

LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

AUGUSTA ST, HUNTINGWOOD EAST 2148



LOGOS

Issue	Description	Author	Date
A	DRAFT	DV	27.06.2023
B	DRAFT	DV	05.07.2023
C	DRAFT	DV	06.07.2023
D	DRAFT	DV	07.07.2023
E	DRAFT	DV	04.09.2023
F	DRAFT	DV	05.09.2023
G	DRAFT	DV	06.09.2023

Contents

1.0 Introduction

- 1.1 Project Background
- 1.2 This Report and Author

2.0 Methodology of Assessment

- 2.1 Guidelines
- 2.2 Computer Generated Visualizations
- 2.3 Sensitivity of the Landscape Resource
- 2.4 Visual Receptor Sensitivity
- 2.5 Significance of the Impact
- 2.6 Site Inspection and Photographic Recording
- 2.7 Visualization of the Development
- 2.8 Assessment of Visual Impact

3.0 The Site and Environs

- 3.1 Context

4.0 Baseline Description

- 4.1 Planning Context
- 4.2 Landscape Character
- 4.3 Sensitivity of the Landscape
- 4.4 Key views – receptor locations

5.0 Development Proposals

- 5.1 Building Typologies
- 5.2 Block Configuration and Site Planning Requirements
- 5.3 Proof of Concept
- 5.4 Site Access
- 5.5 Hierarchy of Function of Public Space
- 5.6 Wayfinding

6.0 Landscape Strategy, Design and Mitigation

- 6.1 Potential Effects of the Development
- 6.2 Detailed Landscape Proposals

7.0 Landscape Impact Assessment

8.0 Visual Impact Assessment

- Viewpoint 1 – 427 Reservoir Rd, Prospect looking north east
- Viewpoint 2 – Atura Blacktown, Prospect looking north
- Viewpoint 3a – 51 Hampton Cr looking south
- Viewpoint 3b – 41 Hampton Crescent, Prospect looking south
- Viewpoint 4 – 2 Yallock Place, Prospect looking north east
- Viewpoint 5 – Timbertop Reserve, Prospect looking south
- Viewpoint 6 – Flush Combe Road Reserve / Park, Blacktown looking south east
- Viewpoint 7 – 37 Desley Cr looking south west
- Viewpoint 8 – Back of 16 Tyne Place, Prospect looking south
- Viewpoint 9 – 8 Myrtle St looking south
- Viewpoint 10 – 293-295 Flush Combe Road, Blacktown looking south east
- Viewpoint 11 – St Bartholomew's Church & Cemetery, Prospect looking west

9.0 Conclusions

10.0 Glossary of Terms

1.0 - Introduction

1.1 Project Background

The Application of this Landscape and Visual Impact Assessment (LVIA) seeks approval to redevelop the site to accommodate a warehouse and distribution centre use inclusive of the following:

- Site establishment works, including tree removal, minor excavation / bulk earthworks.
- Construction and operation of four (4) new warehouse buildings comprising a multi-level warehouse building on the eastern portion of the site and three single storey warehouse buildings on the western portion of the site. The warehouse buildings will include ancillary office space and indicative warehouse fit out works including warehouse racking.
- The warehouse and distribution tenancies are proposed to be operated 24 hours per day, 7 days per week.
- Other associated works including landscaping (incorporating acoustic mounding), at-grade car parking and general site improvements.
- Business and building identification signage including wayfinding signage.
- Vehicle access provided via Augusta Street and a new proposed access from the Great Western Highway
- Lot consolidation of properties.

1.2 This Report and Author

Habit8 has been commissioned by The Trustee for Huntingwood Property Trust to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD- 36138263) for the proposed Augusta Street warehouse and distribution centre at Augusta Street, Blacktown.

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

The requirements of the SEARS for VIA's include:

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.

The purpose of this VIA is to investigate any potential visual impacts the proposed development may have on surrounding public and private spaces and provide a detailed assessment of the sensitivity and magnitude of the changes from a variety of surrounding public and private viewpoints.

2.0 – Methodology of Assessment

2.1 Guidelines

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

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

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

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

As stated in paragraph 1.20 of the GLVIA:

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

2.2 Computer Generated Visualizations

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

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

2.3 Sensitivity of the Landscape Resource

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

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

Table: Landscape Receptor Sensitivity Criteria

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

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

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

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

Table: Landscape Receptor of Change Criteria

Category	Definition
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. Large scale effects influencing several landscape types or character areas.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.

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

2.4 Visual Receptor Sensitivity

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

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

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

Table: Visual Receptor Sensitivity

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

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

Table: Visual Receptor Magnitude of Change Criteria

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

2.5 Significance of the Impact

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

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

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

Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, Habit8 will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

2.6 Site Inspection and Photographic Recording

The consultant team carried out a site inspection to verify the results of desktop study and to evaluate the existing visual character of the area. Locations were identified that would potentially be subject to visual impacts from the Proposal. **Photographs were taken by Habit8 from key viewpoints. This information was later used to create the photomontages.**

2.7 Visualization of the Development

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

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

2.8 Assessment of Visual Impact

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

- **The structure dwellers, motorist and pedestrians along Great Western Highway and Western Motorway**

Views at a variety of distances from the proposed development have also been considered, however it is noted that the site flanked with RE1 (Public Recreation) and R2 (Low Density Residential) directly north and to the west of the site are considered the most significant in regard to visual impact. It is expected that for the R2 zoned areas (Low Density Residential) residential properties north of these areas, the significance of that for the visual impact will be **negligible/minor**.

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

3.0 - The Site and Environs

The site is located at Blacktown, NSW which consists of the following 13 properties.

1. Lot 1 DP835264
2. Lots 218-219 DP457024
3. Lot 2151 DP135859
4. Lot 2 DP516449
5. Lot 163-164, 168-188 and 216 DP8716
6. Lot 1 DP119616
7. Lots 4-6 DP226294
8. Lots 50-52 DP1144623
9. Lot 7 DP803359
10. Lots 6-10 DP801210
11. Lot 4 DP585492
12. Lot 4 DP583442
13. Lot 2 DP1263824

The site location is shown in Figure 1.



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

The site is located at Augusta Street, Blacktown, within the Blacktown LGA. The site comprises multiple parcels of land. Huntingwood is known for its industrial and commercial precincts. It is situated approximately 35 kilometers west of the Sydney central business district (CBD).

The subject site is anchored along the two major transport corridors. It is situated to the east of the Great Western Highway, which is a major arterial road that runs in an east-west direction, connecting Sydney to the western regions of New South Wales. To the south lies the Western (M4) Motorway. The M4 is a significant freeway that connects Sydney's western suburbs to the city center and is an essential transport corridor for both commuters and commercial traffic. Access to the site is currently available from Augusta Street which connects to Flushcombe Road to the west.

Blacktown Creek intersects the subject site from north to south direction. The eastern part of the site slopes to the west, while the western part of the site slopes to the east, with the central low point at Blacktown Creek adjacent to the easement for water supply.

There are multiple easements and restrictions to the site which includes the 30m wide easement for transmission lines along the southern part and an easement for water supply which runs north-south within the central part of the site.



Figure 2 – Lots



Figure 3 – Regional Context

3.1 Context

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

Table 2 – Surrounding Development

Lot	Features
South	Western Motorway Recreational and Entertainment facilities (water park and drive in movie theatre)
North	Great Western Highway R2 Low Density Residential RE1 Public Recreation C2 Environmental Conservation W1 Natural Waterways (Blacktown Creek)
East	Prospect Highway RE1 Public Recreation
West	IN1 General Industrial

Table 1: Site Description

ADDRESS	TITLE
3 Augusta Street Blacktown NSW 2148	Lot 1 DP835264
Augusta Street Blacktown NSW 2148	Lots 218-219 DP457024
13 Augusta Street Blacktown NSW 2148	Lot 2151 DP135859
13 Augusta Street Blacktown NSW 2148	Lot 2 DP516449
Great Western Highway Blacktown NSW 2148 13 Augusta Street Blacktown NSW 2148 Augusta Street Blacktown NSW 2148 18-30 Augusta Street Blacktown NSW 2148 14 Augusta Street Blacktown NSW 2148 426 Flushcombe Road Blacktown NSW 2148	Lot 163-164, 168-188 and 216 DP8716
Great Western Highway Blacktown NSW 2148	Lot 1 DP119616
Augusta Street Blacktown NSW 2148	Lots 4-6 DP226294
Prospect Highway Prospect NSW 2148	Lots 50-52 DP1144623
Prospect Highway Prospect NSW 2148	Lot 7 DP803359
Augusta Street Blacktown NSW 2148 Western Motorway Prospect NSW	Lots 6-10 DP801210
(Unknown)	Lot 4 DP585492
(Unknown)	Lot 4 DP583442
Augusta Street Blacktown NSW 2148	Lot 2 DP1263824

4.0 – Baseline Description

4.1 Planning Context

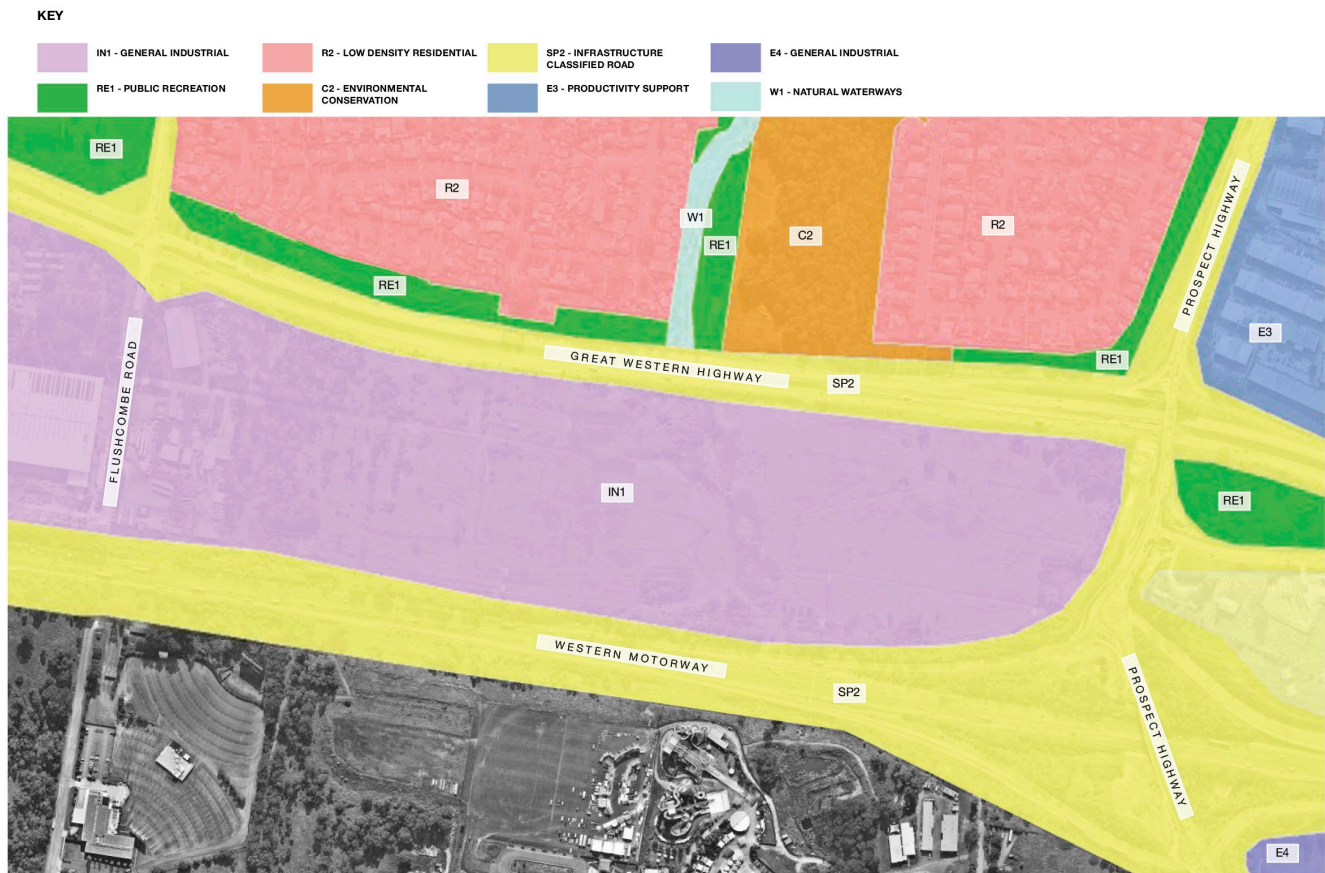


Figure 4 – Site Zoning

4.2 Landscape Character

The existing character of the study area is primarily industrial, bound by major thoroughfares on all sides and flanked with low density residential to the north. The southern boundary of the site includes the 30m wide easement for transmission lines with opportunity to create open spaces along Blacktown Creek which runs north-south on the central part of the site.

4.3 Sensitivity of the Landscape

The protection and enhancement of the scenic and cultural landscape of Blacktown and its broader regional landscape networks, is a key asset for the proposed development, including the riparian corridor buffer along the Blacktown Creek

The site is generally of a gently undulating landform, with elevations ranging from 68m along the Blacktown Creek to 92m in the east of the site. In general, lower-lying areas are located in the centre of the sites while the high points are located east and west side of the site.

A local value may be held by some visual receptors with high sensitivity to the site including residential areas to the north of the site across the Great Western Highway. These views are likely to be based on perceptual aspects such as wildness, tranquility, land use and green open space. The site is privately owned and therefore does not add any recreational benefit to the community.

It is worth noting the context of the housing immediately on northern side of the GWH with the landform changing from east to west with many receptors sitting lower than the road level in the west and then higher than the road as you move east towards to the Prospect Highway. The character of the adjacent sites is generally **RE1 – Public Recreation and R2 – Low Density Residential**. These visual receptors sensitivity changes as the landform does. Passing pedestrians and motorists will interact with the site along both the north and southern frontages, with these visual receptors considered of medium sensitivity.

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

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

4.4 Key Views – Receptor Locations

The symbols and numbering on the following map indicate the locations from viewpoints close to nearby sensitive residential receptors and significant vantage points within the surrounding public domain. The most visual sensitive receptors are those properties north of the site. Photomontages from eye level have been generated to represent as closely as possible views from these receptor locations. Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints 1 to 11.



Figure 5 – Visual Receptor Locations

Visual receptor number	Estimated RL of photo
1	RL 86.00
2	RL 95.00
3A (from google street)	3A RL 76.00
3B Habit8 (house second floor -using drone)	3B RL 78.00
4	RL 93.00
5	RL 69.5
6	RL 72.5.00
7	RL 82.00
8	RL 73.5
9	RL 69.00
10	RL 96.5.00
11	RL 92.2

5.0 Development Proposals

The following extract has been taken from the Technical Reports by Urbis and Pace Architects:

5.1 Built Elements

The Huntingwood Logistics Estate is proposed to deliver a range of single and multi-level warehouse or distribution centre. The proposal comprises of construction of four warehouse or distribution centre buildings, vehicle access via Augusta Street and Flush Combe Rd and a new access from the Great Western Highway, on-site carparking provisions, and riparian planting and landscaping with the conservation areas and along the site boundaries.

5.2 Materials

External building facade for the warehouse building is a mix of precast concrete dado wall panels (White, Wind spray, Shale Grey and Monument shade) and prefinished panelised light-weight cladding system (Orange RAL2008 or similar)

Office areas are a combination of precast concrete panels, metal and aluminum timber-look cladding, glazing, aluminum slat timber-look screen fencing, and powder coated aluminum columns in the same neutral shades.

The use of precast concrete paneling provides a neutrally coloured appearance to the development. This neutral approach has already been incorporated on the industrial developments along Great Western Motorway, Western Motorway and Prospect Highway.

Refer to section 6.0 Visual Assessment for further description of materials and finishes from visual receptor locations

5.3 Floor Levels

Warehouse 1	RL 73.32
Warehouse 2	RL 76.00
Warehouse 3	RL 78.10
Warehouse 4	RL 78.10
Warehouse 5	RL 76.00

5.4 Ridge Height Levels

Warehouse 1	RL 90.12
Warehouse 2	RL 92.80
Warehouse 3	RL 94.90
Warehouse 4	RL 94.90
Warehouse 5	RL 107.10

5.5 Site Access

Access for vehicles will be from Augusta Street coming from Flush Combe Rd. Loading hardstand and waste collections areas are screened from street fronts by the building form and landscaping. Carparking for warehouse is contained behind the setback landscaping area from the western side of the development.

5.6 Setbacks

Building setbacks follow or exceed the required setback along street frontages. Landscape buffer zones widths for streets are as follows:

M4 Western Motorway	20m landscape setback (with 30m easement line)
Great Western Highway	20m landscape setback
Flushcombe Road	5m landscape setback

5.7 Lighting

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

5.8 Signage

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

6.0 Landscape Strategy, Design and Mitigation

6.1 Potential effects of the development

It has been established in section 4.3 that the **sensitivity of the landscape is low** and the ability of the site to accept the proposal is judged to be appropriate. From baseline study it is apparent that visual receptors close and across the development site are of great importance to local content.

The Huntingwood Precinct Development Control Plan (DCP) and minutes recognize the site's designation as "Zone 1" and emphasize its high sensitivity. According to the DCP, any alteration in land use within this zone would be easily noticeable and therefore classified as an impact. The document stresses the significance of implementing visual mitigation measures to address this sensitivity. It further recommends adhering to urban design guidelines that account for the visual aspects of the precinct. These guidelines aim to ensure that any proposed developments or changes in land use consider and accommodate the visual sensitivity of the area.

The nearest residential properties to the site around 75m north will have minor/moderate change of view facing the development and horizon beyond. Any visual impact would be mitigated through:

- Preservation of the existing trees and vegetation surrounding the site with the aim of shielding built form from visual receptors. This strategy involves protecting a substantial number of native trees along the western and northern boundaries, as well as within conservation zones.
- Orientation of noise-generating facilities, including loading docks and truck movements away from visually sensitive areas.
- Detailed design which considered the scale of the buildings to create visual interest in the façade through rhythm and articulation, using different layers of materials and patterns resulting in varied built form that exceeds typical industrial look and feel.
- Selection of facade colours that limit the amount of contrast and reflection with the surrounding landscapes.
- Incorporation of high-quality landscaping which helps to achieve conservation of the existing natural environment through enhancing endemic canopy tree planting, while also providing greening to the street scape and built-form.
- Amelioration of acoustic impacts through landscape mounding on the northern setback will provide visual screening of part of the development from residential properties to the north.

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

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

6.2 Detailed Landscape Proposals

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

LANDSCAPE MASTERPLAN

DESIGN NOTES

1. **SITE ENTRY FEATURE**
 - Feature tree (Ø5m OC) and shrub planting
 - Entry feature walls and signage (To future detail)
2. **AUGUSTA STREET SETBACK**
 - Canopy street tree planting (6m ht+) to turf verge
 - Large canopy trees in setback
 - Footpath & cycleway to DCP requirements
3. **CARPARK**
 - Feature tree planting at carpark entry points
 - Canopy trees (6m ht + Ø10m OC)
 - Mix of low groundcover and screening shrubs at perimeter
4. **TRUCK ENTRY/EXIT**
 - 4a. TRUCK ENTRY
 - 4b. TRUCK EXIT
5. **CAR ENTRY / EXIT AND ENTRY FEATURE**
6. **SCREEN TREE PLANTING**
7. **FLUSHCOMBE LANDSCAPE SETBACK**
 - 2m landscape setback from boundary to fence line
 - Canopy street tree planting (6m ht+) to turf verge
 - Large canopy trees in setback (10m min ht x 10m dia canopy)
8. **GREAT WESTERN HIGHWAY SETBACK**
 - Large canopy tree planting (15m ht x 10m dia)
 - Canopy tree planting (10m ht)
 - Screening shrubs (min 3m ht) to acoustic wall
9. **REINFORCED TURF FOR VEHICLE ACCESS**
10. **CONSERVATION AREA**
11. **HERITAGE SITE**
12. **BLACKTOWN CREEK RE-ALIGNED CHANNEL AND RIPARIAN ZONE**
13. **BOARDWALK**
14. **VIEWING PLATFORM**
15. **BASIN PLANTING**
 - Small tree / large shrub planting (less than 4m HT)
 - Hydromulch (native grass mix) and tubestock planting
16. **EASEMENT PLANTING**
 - Small tree / large shrub planting (less than 4m HT)
 - Hydromulch (native grass mix) and tubestock planting
17. **EXISTING ELECTRICAL EASEMENT AREA RETAINED + REGENERATED**
18. **SETBACK OPEN SPACE**

KEY

- ACOUSTIC WALL
- ACOUSTIC MOUND

TREE CANOPY COVER

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
908	3m	7	6,699
108	5m	20	3,900
416	6m	30	11,730
340	8m	50	16,000
78	10m	78	4,814

TOTAL SITE AREA 266,400
 TOTAL TREE NO. 2000
 TOTAL SQM CANOPY COVER 43,243
 TOTAL CANOPY PERCENTAGE 17.38%

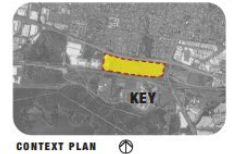


Figure 6 - Landscape Masterplan

7.0 Landscape Impact Assessment

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

8.0 Visual Impact Assessment

8.1 Viewpoint 1

Viewing Location 427 Reservoir Rd, Prospect looking north east

Photomontage Figure **Figure 7**
RL 84.00

Visual Description

Approx. Viewing Distance from Site Boundary 133m
Prominence of the development Viewed at approx. RL 86.00

Landscape Receptor Sensitivity

Low. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Landscape Receptor of Change

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

Visual Receptor Sensitivity

Low. View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.

Magnitude of Change

High. The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.

Significance of Impact

Moderate/Minor

Commentary:

The existing view has many detractors. Major highways, large power line towers and easements and an existing site overgrown with weeds with no maintenance or current landscape management implemented. Surrounding fringe vegetation provides a great buffer to the site that helps ameliorate the negative visual detractors, hence also providing great contextual screening to the proposed development. The development sits well within the site and contextually does not feel out of place.

Figure 7 View 1 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.2 Viewpoint 2

Viewing Location

Atura Blacktown, Prospect looking north

Photomontage Figure

Figure 8
RL 87.00

Visual Description

Approx. Viewing Distance from Site Boundary
Prominence of the development

327m
Viewed at approx. RL 95.00

Landscape Receptor Sensitivity

Low. Undesignated landscape and features: few distinctive landscape characteristics; presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Landscape Receptor of Change

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

Visual Receptor Sensitivity

Low. View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.

Magnitude of Change

Very Low. The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. Long range views with a negligible part of the view affected.

Significance of Impact

Negligible

Commentary:

The existing view from the upper levels of the function centre looks over the "drive in" parking area. Whilst the foreground is a bitumen car park and a motorway there are middle- and long-distance views of vegetation and the horizon. The surrounding fringe vegetation provides a great buffer to the site that helps ameliorate the negative visual detractors, hence also providing great contextual screening to the proposed development. The sites topography further hides the development from this visual receptor so only a very small part of the proposed development roof is in view.

Figure 8 View 2 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.3 Viewpoint 3a

Viewing Location	51 Hampton Cr looking south
-------------------------	-----------------------------

Photomontage Figure	Figure 9
---------------------	-----------------

RL 74.00

Visual Description

Approx. Viewing Distance from Site Boundary	125m
---	------

Prominence of the development	Viewed at approx. RL 76.00
-------------------------------	----------------------------

Landscape Receptor Sensitivity

Low. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Landscape Receptor of Change

High. Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.

Visual Receptor Sensitivity

Medium. View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.

Magnitude of Change

High. The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.

Significance of Impact

Moderate

Commentary:

The existing view from the upper levels of the two storey residences will experience views between roof structures ,existing trees and through the Great Western Highway of the new development. The upper levels are generally bedrooms/bathrooms and not living areas. The surrounding fringe vegetation in road reserves and setbacks provides a great buffer to the site that in addition to the proposed setback landscaping helps provide great contextual screening to the proposed development.

Figure 9 View 3a – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.4 Viewpoint 3b

Viewing Location	41 Hampton Crescent, Prospect looking south
-------------------------	---

Photomontage Figure	Figure 10 RL 72.00
---------------------	------------------------------

Visual Description

Approx. Viewing Distance from Site Boundary	85m
Prominence of the development	Viewed at approx. RL 78.00

Landscape Receptor Sensitivity

Low. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Landscape Receptor of Change

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

Visual Receptor Sensitivity

Low. View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.

Magnitude of Change

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

Significance of Impact**Minor****Commentary:**

This view was taken from the street as access to the backyards of the residential houses was not possible. This view was taken from a level in line with the second-floor windows of the residence. The view shows that the residential housing estate is much lower than the highway and the development site. Visual detractors in the foreground such as boundary fences, built form, road reserves and the highway hide much of the view from the ground level of the residential housing. The surrounding fringe vegetation provides a great buffer to the site that helps provide great contextual screening to the proposed development.

Figure 10 View 3b– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.5 Viewpoint 4

Viewing Location

2 Yallock Place, Prospect looking north east

Photomontage Figure

Figure 11
RL 91.00**Visual Description**

Approx. Viewing Distance from Site Boundary

288m

Prominence of the development

Viewed at approx. RL 93.00

Landscape Receptor Sensitivity**Low.** Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.**Landscape Receptor of Change****Very Low.** Barely discernible loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements not uncharacteristic within the existing landscape. Effects only experienced on parts of the site at a very localized level.**Visual Receptor Sensitivity****Low.** View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.**Magnitude of Change****Very Low.** The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. Long range views with a negligible part of the view affected.**Significance of Impact****Negligible****Commentary:**

The view from the heritage house and property looks over the highway and across relatively thick vegetation and into the proposed development site. The middle ground tree planting and the topography contribute in hiding the site. The large electrical transmission towers dominate the horizon line. The proposal does not impact this property.

Figure 11 View 4– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.6 Viewpoint 5

Viewing Location	Timbertop Reserve, Prospect looking south
-------------------------	---

Photomontage Figure	Figure 12 RL 67.50
---------------------	------------------------------

Visual Description

Approx. Viewing Distance from Site Boundary	125m
Prominence of the development	Viewed at approx. RL 69.50

Landscape Receptor Sensitivity

High. Locally designated valued landscape and features: many distinctive landscape characteristics: very few landscape detractors. Uncommon receptor in good condition. A landscape receptor sensitive to disturbance or change in character due to the development proposals. Limited potential for substitution or replacement.

Landscape Receptor of Change

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

Visual Receptor Sensitivity

Medium. View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.

Magnitude of Change

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

Significance of Impact**Moderate/Minor****Commentary:**

The existing view from the parkland in the residential area and is sunken well below the highway. The view is of open space with some vegetation along the road reserves. Distant views include tree planting and the power line towers with wires. Foreground vegetation provides pending on where you are in the park is a great buffer to the site that helps ameliorate the negative visual detractors. Proposed planting in setbacks will further reduce the impact of the new built form element in the view line.

Figure 12 View 5– Existing Baseline & Photomontage



KEYPLAN



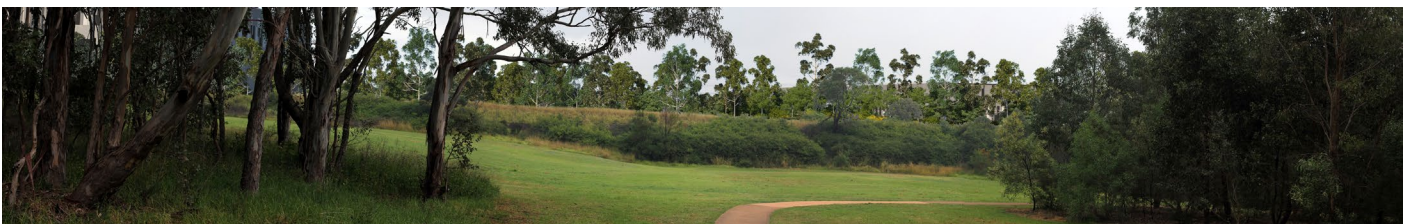
Baseline photo



0 Year



5 Years



15 Years

8.7 Viewpoint 6

Viewing Location

Flush Combe Road Reserve / Park, Blacktown looking south east

Photomontage Figure

Figure 13

RL 70.50

Visual Description

Approx. Viewing Distance from Site Boundary

176m

Prominence of the development

Viewed at approx. RL 72.50

Landscape Receptor Sensitivity

Low. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Landscape Receptor of Change

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

Visual Receptor Sensitivity

Low. View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.

Magnitude of Change

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

Significance of Impact

Minor

Commentary:

This view was taken from the pocket park area to the north west of the site. The view is across the park and onto a major intersection of Flushcombe rd and the Great Western highway which form major detractors in the view. The foreground "visual noise" combined with the distance from the site and topography distracts from the proposed minor built form that can be seen from this view.

Figure 13 View 6– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.8 Viewpoint 7

Viewing Location	37 Desley Cr looking south west
-------------------------	---------------------------------

Photomontage Figure	Figure 14 RL 80.00
---------------------	------------------------------

Visual Description

Approx. Viewing Distance from Site Boundary	95m
---	-----

Prominence of the development	Viewed at approx. RL 82.00
-------------------------------	----------------------------

Landscape Receptor Sensitivity

Medium. Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition. A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement.

Landscape Receptor of Change

High. Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.

Visual Receptor Sensitivity

Medium. View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.

Magnitude of Change

High. The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.

Significance of Impact**Moderate****Commentary:**

This view was taken from a level in line with the second-floor windows of the residence. Views from ground level will be screened by fences, the lower topography and a multitude of foreground visual detractors. The upper floors of the residential houses are mostly bedrooms and bathrooms and generally are not living areas. While parts of the horizon are covered with proposed built form, the current view line has roads, houses, power lines as visual detractors while positive elements include distant vegetation. Proposed setback landscaping and acoustic mounding will help ameliorate any impact from the proposal.

Figure 14 View 7– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.9 Viewpoint 8

Viewing Location

Back of 16 Tyne Place, Prospect looking south

Photomontage Figure

Figure 15
RL 72.00**Visual Description**Approx. Viewing Distance from Site Boundary
Prominence of the development65m
Viewed at approx. RL 73.50**Landscape Receptor Sensitivity****Low.** Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.**Landscape Receptor of Change****Medium.** Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.**Visual Receptor Sensitivity****Low.** View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.**Magnitude of Change****Medium.** The proposed development will form a new and recognizable element within the view which is likely to be recognized by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.**Significance of Impact****Minor****Commentary:**

The view point is from the road reserve between the highway and residential housing. An existing grassed berm and the sunken topography limit the built form impact.

Figure 15 View 8– Existing Baseline & Photomontage



KEYPLAN



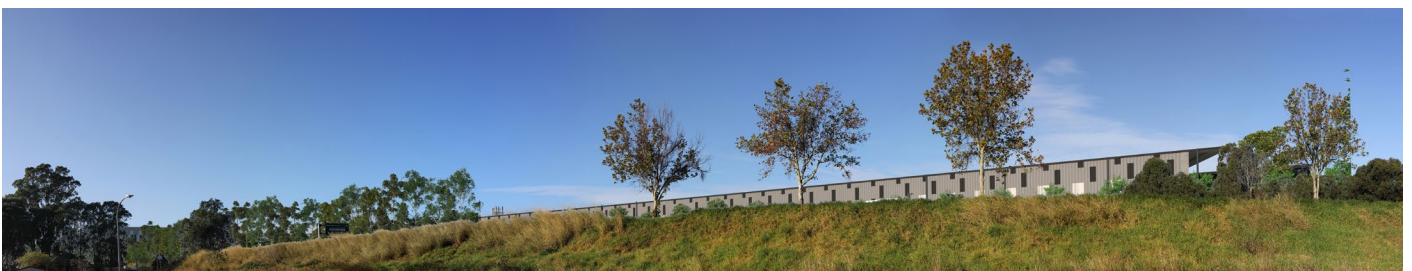
Baseline photo



0 Year



5 Years



15 Years

8.10 Viewpoint 9**Viewing Location**

8 Myrtle St looking south

Photomontage Figure

Figure 16
RL 61.00**Visual Description**

Approx. Viewing Distance from Site Boundary

480m

Prominence of the development

Viewed at approx. RL 69.00

Landscape Receptor Sensitivity

Low. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Landscape Receptor of Change

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

Visual Receptor Sensitivity

Low. View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance

Magnitude of Change

Very Low. The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. Long range views with a negligible part of the view affected.

Significance of Impact**Negligible****Commentary:**

This view was taken with a drone from the upper levels of the residential apartment block that sits above the shopping centre. The distance to the development proposal and foreground trees hide the development from the view as it forms a barely recognizable element on the horizon.

Figure 16 View 9– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.11 Viewpoint 10

Viewing Location	293-295 Flush Combe Road, Blacktown looking south east
Photomontage Figure	Figure 17 RL 94.50
Visual Description	
Approx. Viewing Distance from Site Boundary	985m
Prominence of the development	Viewed at approx. RL 96.50
Landscape Receptor Sensitivity	Medium. Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition. A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement.
Landscape Receptor of Change	Low. Minor loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may not be uncharacteristic within the existing landscape. Effects at the site level (within the development itself)
Visual Receptor Sensitivity	Medium. View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.
Magnitude of Change	Low. The proposed development will for a minor constituent of the view being partially visible or at sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Significance of Impact	Minor
Commentary:	This view was taken from the top of the hill at a considerable distance from the site. The foreground is heavily developed and this forms many detractors to the proposed development. The proposed built form sits within the developed basin and well below the horizon line. It “blends” into the context.

Figure 17 View 10 – Existing Baseline & Photomontage



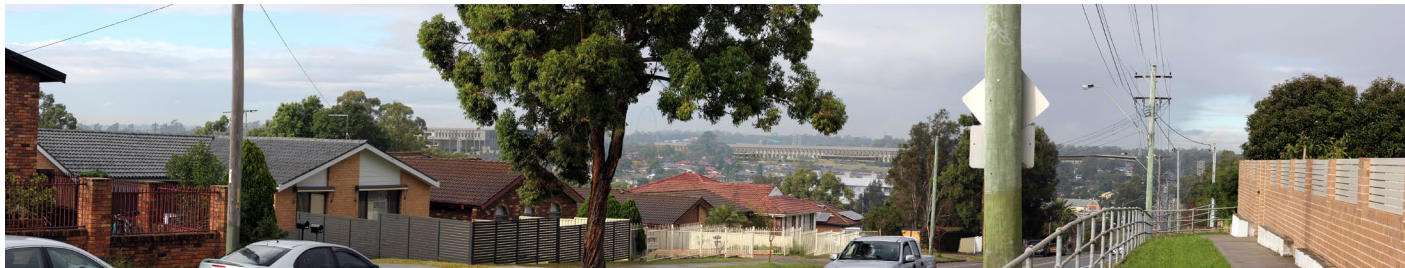
KEYPLAN



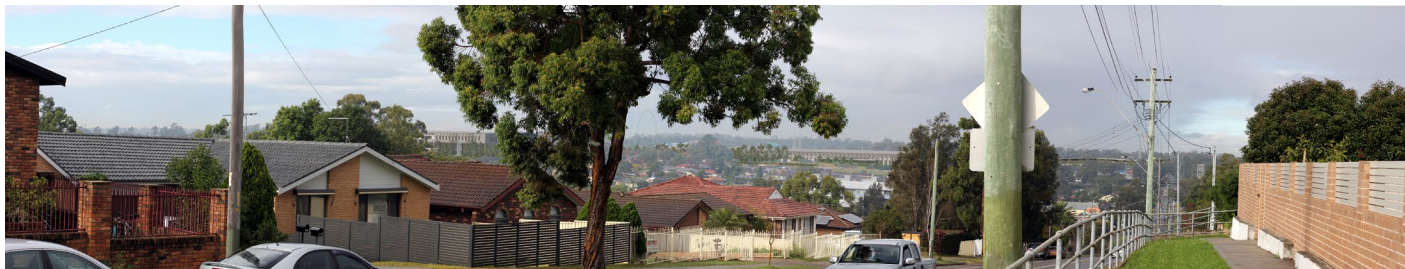
Baseline photo



0 Year



5 Years



15 Years

8.12 Viewpoint 11

Viewing Location

St Bartholomew's Church & Cemetery, Prospect looking west

Photomontage Figure

Figure 18

RL 90.00

Visual Description

Approx. Viewing Distance from Site Boundary

60m

Prominence of the development

Viewed at approx. RL 92.20

Landscape Receptor Sensitivity

Low. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Landscape Receptor of Change

High. Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.

Visual Receptor Sensitivity

Very High. Designed view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognized in planning policy designation [LEP, DCP, DOP]. Views from the main living space of residential properties, state public rights of way e.g. bush trails and state designated landscape feature with public access. Visitors to heritage assets of state importance.

Magnitude of Change

High. The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.

Significance of Impact**Major****Commentary:**

Although the proposed development visually dominates the view west, it is sitting in what is a busy, altered and "messy" landscape. The context around the church and cemetery is heavily developed with residential, commercial, an intersection of major motorways and highways and a series of slip lanes. Other detractors include the power line towers and wires and degraded weed infested road verges. The proposed building will be screened with trees and lower storey planting which will help screen the facades. The main views from the cemetery are to the east not the west. (Vehicle access point)

Figure 18 View 11 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

9.0 Conclusions and Non-Technical Summary

Summary of Visual Impact

The overall visual impact assessment is collated in the below table:

Viewpoint	Location	Sensitivity to Change	Magnitude of Change	Visual Impact Rating	Commentary
1	427 Reservoir Rd, Prospect (Looking North-East)	Low	High	Moderate/Minor	The visual impact of the proposed development is considered moderate/minor given the existing view has many detractors. Major highways, large power line towers and easements and an existing site overgrown with weeds with no maintenance or current landscape management implemented. Surrounding fringe vegetation provides a great buffer to the site that helps ameliorate the negative visual detractors, hence also providing great contextual screening to the proposed development. The development sits well within the site and contextually does not feel out of place.
2	Atura Blacktown, Prospect (Looking North)	Low	Very Low	Negligible	The visual impact of the proposed development is considered negligible given the surrounding fringe vegetation provides a great buffer to the site that helps ameliorate the negative visual detractors, hence also providing great contextual screening to the proposed development. The sites topography further hides the development from this visual receptor so only a very small part of the proposed development roof is in view.
3a	51 Hampton Cr, Prospect (Looking South)	Medium	High	Moderate	The visual impact of the proposed development is considered moderate given the existing view from the upper levels of the two storey residences will experience views between roof structures, existing trees and through the Great Western Highway of the new development. The upper levels are generally bedrooms/bathrooms and not living areas. The surrounding fringe vegetation in road reserves and setbacks provides a great buffer to the site that in addition to the proposed setback landscaping helps provide great contextual screening to the proposed development.

3b	41 Hampton Crescent, Prospect (Looking South)	Low	Medium	Minor	The visual impact of the proposed development is considered minor given the view shows that the residential housing estate is much lower than the highway and the development site. Visual detractors in the foreground such as boundary fences, built form, road reserves and the highway hide much of the view from the ground level of the residential housing. The surrounding fringe vegetation provides a great buffer to the site that helps provide great contextual screening to the proposed development.
4	2 Yallock Place, Prospect (Looking North East)	Low	Very Low	Negligible	The visual impact of the proposed development is considered negligible given the view from the heritage house and property looks over the highway and across relatively thick vegetation and into the proposed development site. The middle ground tree planting and the topography contribute in hiding the site. The large electrical transmission towers dominate the horizon line. The proposal does not impact this property.
5	Timbertop Reserve, Prospect (Looking South)	Medium	Medium	Moderate/Minor	The visual impact of the proposed development is considered moderate/minor given existing view from the parkland in the residential area and is sunken well below the highway. The view is of open space with some vegetation along the road reserves. Distant views include tree planting, and the power line towers with wires. Foreground vegetation provides pending on where you are in the park is a great buffer to the site that helps ameliorate the negative visual detractors. Proposed planting in setbacks will further reduce the impact of the new built form element in the view line.
6	Flushcombe Road Reserve / Park, Blacktown (Looking South East)	Low	Medium	Minor	The visual impact of the proposed development is considered minor given the view if you cross the park and onto a major intersection of Flush Combe rd. and the Great Western highway which form major detractors in the view. The foreground "visual noise "combined with the distance from the site and topography distracts from the proposed minor built form that can be seen from this view.
7	37 Desley Cr, prospect (Looking South West)	Medium	High	Moderate	The visual impact of the proposed development is considered moderate given the views from ground level will be screened by fences, the lower topography and a multitude of foreground visual detractors. The upper floors of the residential houses are mostly bedrooms and bathrooms and generally are not living areas. While parts

					of the horizon are covered with proposed built form, the current view line has roads, houses, power lines as visual detractors while positive elements include distant vegetation. Proposed setback landscaping will help ameliorate any impact from the proposal.
8	Back of 16 Tyne Place, Prospect (<i>Looking South</i>)	Low	Medium	Minor	The visual impact of the proposed development is considered minor given the viewpoint is from the road reserve between the highway and residential housing. An existing grassed berm and the sunken topography limit the built form impact.
9	8 Myrtle St, Prospect (<i>Looking South</i>)	Low	Very Low	Negligible	The visual impact of the proposed development is considered moderate given the distance to the development proposal and foreground trees hide the development from the view as it forms a barely recognizable element on the horizon.
10	293-295 Flushcombe Road, Blacktown (<i>Looking South East</i>)	Medium	Low	Minor	The visual impact of the proposed development is considered minor given this view was taken from the top of the hill at a considerable distance from the site. The foreground is heavily developed and this forms many detractors to the proposed development. The proposed built form sits within the developed basin and well below the horizon line. It "blends" into the context.
11	St Bartholomew's Church & Cemetery, Prospect (<i>Looking West</i>)	Very High	High	Major	The visual impact of the proposed development is considered major . Although given the proposed development visually dominates the view west, it is sitting in what is a busy, altered and "messy" landscape. The context around the church and cemetery is heavily developed with residential, commercial, an intersection of major motorways and highways and a series of slip lanes. Other detractors include the power line towers and wires and degraded weed infested road verges. The proposed building will be screened with trees and lower storey planting which will help screen the facades. The main views from the cemetery are to the east not the west. (Vehicle access point)

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

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

Views from adjacent residential properties to the northeast of the site shall have views to the proposed development but are proposed to be mitigated with tall native canopy trees, screening shrubs and groundcovers are planted. Following maturity, these planted buffers will provide a dense screen to help to soften and screen the development.

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

Passing motorists will also experience a **minor** change in view because of the retention of selected existing trees, and proposed tree planting will form a canopy screen similar and better than the existing buffer of scattered and sparse trees. Noting that there are no footpaths or cycleways on the M4 Motorway or the Great Western Highway. Pedestrians and cyclists only interact with the view of the development via Flush Combe Avenue.

As previously discussed within sections of this report, the development is proposed to be heavily landscaped in proposed setbacks surrounding the site and in road reserves and vegetation buffers helping to soften and screen views for these users. It should also be noted that these users living along and/or traveling in north-south direction along M4 Motorway barely experience views which include the current warehouse facility.

Although not the main focus of this report, the value of the site itself has been assessed based on the character and context in which it is currently located. It has been concluded that the significance of the impact upon the landscape at this project development on average to be **moderate/minor**. This is in part due to large setbacks that are planted with large canopy tree, the site topography in relation to its context, existing vegetation, large road reserves, busy and large pieces of road infrastructure, surrounding development, power line easements towers and wires and the fact that the site is zoned for industrial. It must be noted that some visual receptors predominantly to the North (Residential Areas) and East (St Bartholomew's Church & Cemetery) of the proposed development will be impacted by the visual dominance of the warehouse structures and as a result, mitigation measures have been considered through the planning and design of the proposed development.

The strategies employed have been outlined below and will have the effect of shielding the development and moderating the impact to these sensitive receptors.

The following mitigation measures have been implemented into the master planning and design of the proposed development:

- Preservation of the existing trees and vegetation surrounding the site aims to shield the development through a filtered perspective. This involves safeguarding a substantial number of natives trees along the western and northern boundaries, as well as within conservation zones.
- Orientation of noise-generating facilities, including loading docks away from visually sensitive areas
- Consideration has been given to the scale of the buildings to create visual interest in the façade through rhythm and articulation, using different layers of materials and patterns resulting in varied built form that exceeds typical industrial look and feel.
- Incorporation of high-quality landscaping which helps to achieve conservation of the existing natural environment through enhancing endemic canopy tree planting, while also providing greening to the street scape and built-form.
- Introduction of acoustic mounding which can be landscaped and softened in replacement of acoustic walls to improve the visual amenity of those visual receptors while also limiting noise pollution.

10.0 Glossary of Terms

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