

LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

AUGUSTA ST, HUNTINGWOOD EAST 2148



LOGOS

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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 GVLIA 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 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.
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

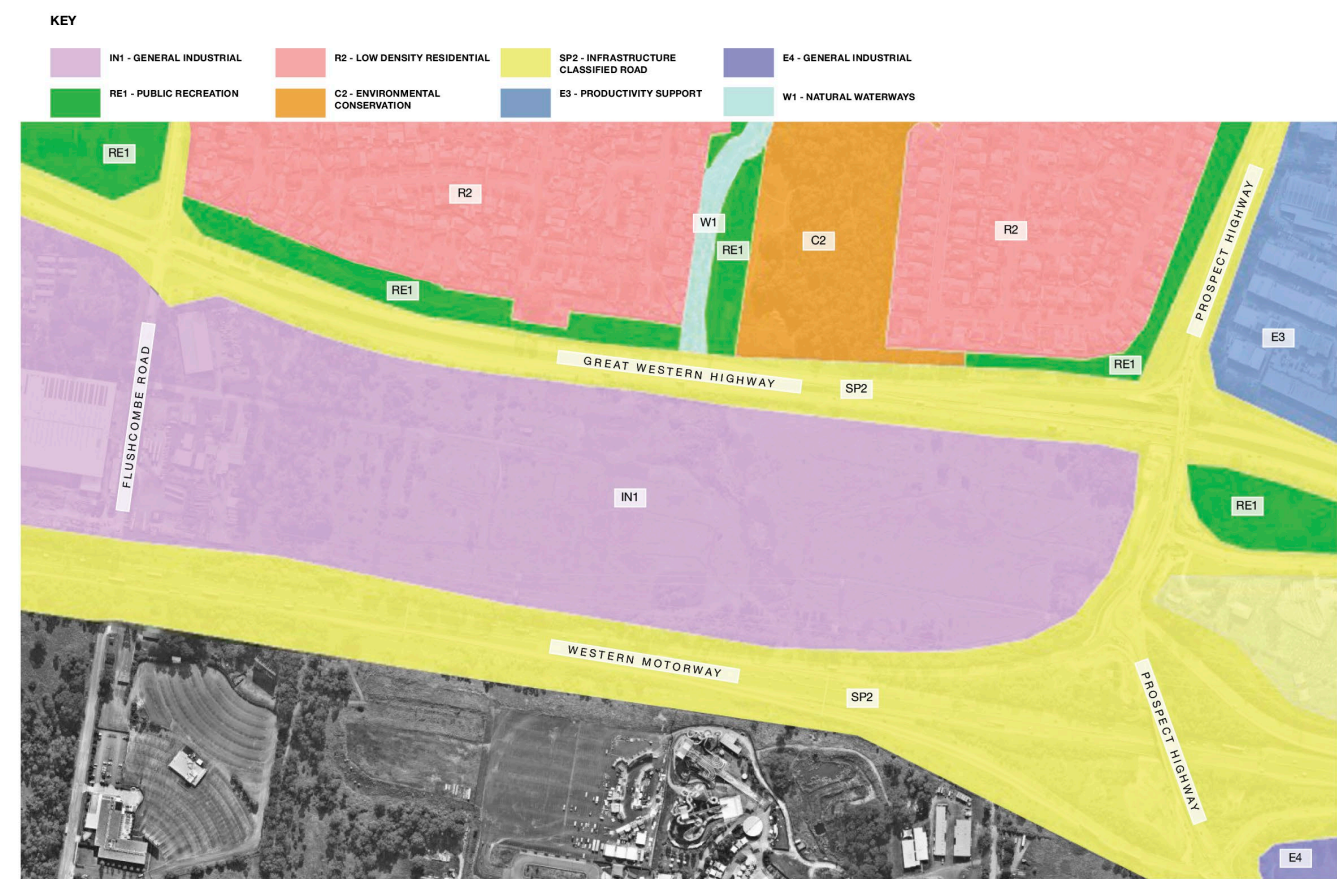


Figure 4 – Site Zoning

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 the 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 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 5a – 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

4.5 Response to Submission (RTS) Key View – Receptor Locations

Following exhibition of the SSD-36138263, comments were raised by the Department of Planning, Housing and Infrastructure (DPHI) regarding viewpoints 3, 7, 8 and 11. As shown in Figure 5b, 14 additional viewpoints have been prepared to respond to DPHI's comments and further justify the overall moderate / minor significance of impact assessment concluded in this report.

Responses to DPHI's commentary are provided in Section 10.



Figure 5b – Visual Receptor Locations (Residential area)

Visual receptor number	Base RL	Ground Floor RL	2nd Floor RL
View 3A (from google street)	76.00	-	-
View 3B Habit8 (house second floor -using drone)	-	-	78.00
View 3C	72.1	73.7	76.1
View 3D	75	76.6	79
View 3E	74.8	76.4	78.8
View 3F	74.6	76.2	78.6
View 3F	71.4	73	75.4
View 7	82.00	-	-
View 7A	80	81.6	84
View 7B	68.4	70	72.4
View 7C	74.3	75.9	78.3
View 8	73.50	-	-
View 8A	70.5	72.1	74.5
View 8B	74.3	75.9	78.3
View 8C	72	73.6	76
View 8D	66	67.6	70
View 8E	69.8	71.4	73.8

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 warehouses. The proposal comprises of construction of four warehouse 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 Flushcombe 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 Façade Design Evolution

Following exhibition of the SSD-36138263, comments were raised by the Department of Planning, Housing and Infrastructure (DPHI) requiring further consideration being required to the visual screening and facade treatment options to alleviate potential impacts on view corridors to residential zone land to the north of the site.

Design amendments made in response to DPHI's commentary are summarize below and assist in the further justification of the overall moderate / minor significance of impact assessment concluded in this report.

6.1 Design Evolution from Original Submission to Response to Submission

- Façade design has been revisited through the proposed introduction of horizontal louvres across the warehouse facade, replacing vertical louvres on the original proposal. These louvres were ultimately swapped with the placement of the mosaic pattern to break down the perceived mass of the structure by adding vertical lines that intersect the horizontal planes.
- The mosaic accent pattern on the upper storey of Building 5 was repositioned lower to adopt a more nuanced approach, with the objective of minimizing emphasis on the building’s height. By lowering the mosaic design, the façade is simplified, creating a cleaner and more streamlined appearance. This simplicity can contribute to a sense of coherence in the building’s design, making it more visually appealing within the site’s context.
- The introduction of vertical louvres breaks up the bulk and scale of a building by creating visual interruptions in its facade. These louvres, typically installed vertically along the building’s exterior, serve to break down the perceived mass of the structure by adding vertical lines that intersect the horizontal planes. This contrast in directionality creates a sense of rhythm and movement, helping the facade blend more harmoniously with its surroundings.
- Introducing brick materiality to a warehouse was explored to enhance its ability to blend into a residential setting. Brick offers a warm and textured appearance that contrasts with the smooth surfaces of the industrial building. This warmth was aimed to help soften the overall aesthetic of the warehouse, making it more inviting and compatible with the surrounding residential viewpoints.
- Landscape planter areas have been introduced to all covered outdoor areas adjacent to the warehouse level amenities and mezzanine offices. In addition, all level 2 mezzanine office covered outdoor areas have had the roof shortened to allow for the introduction of rooftop courtyard access to the sky for higher canopy growth of landscaping. This greens up the horizon and helps to ameliorate the warehouse in with existing and proposed landscape setbacks zones.

6.2 Design Outcomes

Please see below table which outcomes the modifications made to address to Visual impact of the façade on sensitive viewpoints.

Modification	Design Statement	Design Evolution
ROOF FORM ARTICULATION	The roofing for all office areas has been reconfigured, now separated, and lowered to occur immediately above the topmost level 2 mezzanine office floor, as opposed to functioning as an internal ‘dust cover’ roof within the main warehouse roof. By adjusting and fluctuating the roof line along the northern elevation of the warehouse fronting the Great Western Highway, we introduce a dynamic visual element that is not uniform, effectively breaking up the bulk and scale of the roof, enhancing the visual aesthetics of the structure.	

**ACTIVATED
GREEN FAÇADE
& DOUBLE-
STOREY
HEIGHT
FAÇADE CUT-
OUTS TO
BREAKOUT
AREAS**

Landscape planter areas have been introduced to all covered outdoor areas adjacent to the warehouse level amenities and mezzanine offices.

In addition, all level 2 mezzanine office covered outdoor areas have had the roof shortened to allow for the introduction of rooftop courtyard access to the sky for higher canopy growth of landscaping.

To provide a higher ceiling clearance for the aforementioned landscape planters to thrive, all level 1 mezzanine office covered outdoor areas now have the ceiling raised to occur at level 2 slab overhead. This results in a 2-storey high landscaped recesses / negative space / depth within the facade, further breaking up it's bulk & scale with greened articulation occurring within these voids.



**FACADE FORM:
'EXPRESSED
STAIRCASE
TOWERS' &
MATERIALITY:
BRICKWORK**

All fire egress stairs have been strategically relocated outside the main warehouse building line, giving rise to several expressed staircase towers that ascend beyond the warehouse roof line. While facilitating direct access for roof maintenance, the integration of these external stair towers serves to visually diversify the façade in segments, effectively breaking up its bulk and scale.

The staircase towers have been executed in brickwork panelling applied as a facing to pre-cast concrete panels. The introduction of this brick materiality is at attempt to blend in the with the surrounding residential areas predominate choice of walling material, while further breaking up the bulk & scale of the facade.



**VERTICAL
BATTENS
'SOLID TO
ZERO FADE' &
FACADE FORM:
RECESSED
'SHADOW LINE
VERTICAL
SLOTS' OF
GLAZING &
BATTENS**

To enhance the visual appeal of the metal sheet-clad upper warehouse walls facing north, east, and west, the mosaic pattern has been removed and vertical accent fins have been added as continuous aluminium extrusions in a monument finish. Starting from the level 2 concrete dado walls, these battens extend up to the roof level. Varying in spacing, they create a captivating effect of transitioning from solidity to openness, achieving a gradual fade from solid to zero. The aim to create visual interest, while also softening the palette.

To the northern elevation, wherever an expressed brickwork staircase tower occurs, there lies a lift/stair lobby immediately behind. In order to provide daylighting into these internal circulation areas, full-height glazing has been introduced to the facade, and in addition, this allowance has been recessed into the facade line to create vertical accent slots of negative space which create a shadow line effect. Where not full height glazing, the balance is vertical battens finished in monument.



7.0 Landscape Strategy, Design and Mitigation

7.1 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 general local context.

The Huntingwood Precinct Development Control Plan (DCP) 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 natives 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.
- An existing acoustic wall constructed by Transport NSW along the off ramp from the Great Western Highway

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.

7.2 Detailed Landscape Proposals

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

LANDSCAPE MASTERPLAN



Figure 6 - Landscape Masterplan

8.0 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**.

9.0 Visual Impact Assessment

9.1 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
Landscape Receptor of Change	Medium
Visual Receptor Sensitivity	Low
Magnitude of Change	High
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 strong vegetated buffer to the site that helps ameliorate the negative visual detractors, hence providing contextual screening to the proposed development. The proposed development sits well within the site and context and while presenting a recognizable new element on the horizon, the horizontality of the building does not dominate the horizon line.

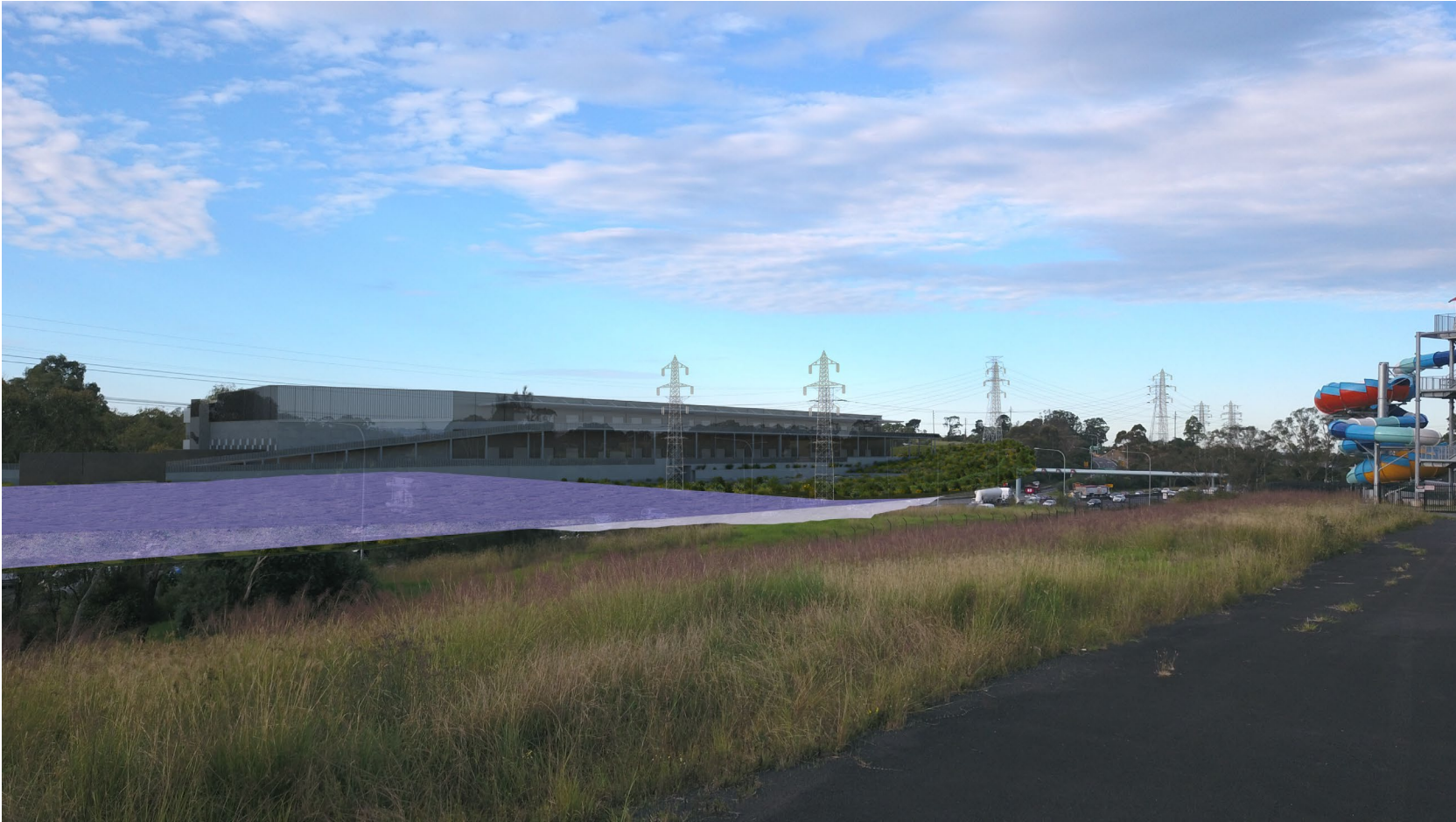
Figure 7 View 1 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.2 Viewpoint 2

Viewing Location		Atura Blacktown, Prospect looking north
Photomontage Figure	Figure 8	RL 87.00
Visual Description		
Approx. Viewing Distance from Site Boundary		327m
Prominence of the development		Viewed at approx. RL 95.00
Landscape Receptor Sensitivity		Medium
Landscape Receptor of Change		Low.
Visual Receptor Sensitivity		Medium
Magnitude of Change		Low
Significance of Impact		Minor/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 strong vegetated buffer to the site that helps ameliorate any built form visual detractors, hence also providing strong 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 present at this view point.

Figure 8 View 2 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.3 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	Medium
Landscape Receptor of Change	High
Visual Receptor Sensitivity	High
Magnitude of Change	High
Significance of Impact	Major/Moderate

Commentary:	The existing view from the upper levels of the two storey residences will experience views to the proposed development between roof structures, existing trees and through the busy Great Western Highway corridor. The upper levels are generally bedrooms/bathrooms and not living areas. The surrounding fringe vegetation in road reserves and setbacks provides a strong vegetated buffer to the site that in addition to the proposed setback landscaping helps provide contextual screening to the proposed development. It is not unusual for residential housing to have views through vegetation to major Sydney roads and associated logistics development sites, especially in industrial zoned suburbs of Sydney.
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Figure 9 View 3a – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.4 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.**

Landscape Receptor of Change **Medium.**

Visual Receptor Sensitivity **Low**

Magnitude of Change **Medium**

Significance of Impact **Minor**

Commentary: This view was taken from the street in front of residential houses 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, houses, roof structures, road reserves and the road corridor hide much of the view from the ground level of the residential housing. The surrounding fringe vegetation provides a strong vegetated buffer to the site that helps provide contextual screening to the proposed development resulting in small views between trees to the proposed built form.

Figure 10 View 3b– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.5 Viewpoint 3c

Viewing Location	43 Hampton Crescent Prospect looking south
Photomontage Figure	Figure 11 RL 72.10

Visual Description	
Approx. Viewing Distance from Site Boundary	80.71m
Prominence of the development	Viewed at approx. RL 73.70

Landscape Receptor Sensitivity	Low
Landscape Receptor of Change	Low
Visual Receptor Sensitivity	Very Low
Magnitude of Change	Very low
Significance of Impact	Negligible

Commentary:	This view was taken from the green buffer between residences and the road corridor as access to the backyards of the residential houses was not possible. This view was taken from a level in line with the ground floor level of the residences. The residential housing estate is much lower than the highway and the proposed development site. Visual detractors in the foreground such as boundary fences, built form, road reserves and the road wall and acoustic wall completely any views towards the site from the ground level of the residential housing. The surrounding fringe vegetation also provides a strong buffer to the site that helps provides contextual screening to the proposed development.
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Figure 11 View 3c– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



4 Years



15 Years

9.6 Viewpoint 3d

Viewing Location	49 Hampton Crescent Prospect -looking south
	Disclaimer: Photo taken in front of boundary fence as access to the private property was not possible.
Photomontage Figure	Figure 12 RL 75.00

Visual Description	
Approx. Viewing Distance from Site Boundary	86.69m
Prominence of the development	Viewed at approx. RL 76.60 and RL 79.00

Landscape Receptor Sensitivity	Very Low
Landscape Receptor of Change	Very Low
Visual Receptor Sensitivity	Low
Magnitude of Change	Very Low
Significance of Impact	Negligible/None

Commentary:	This view was taken from the green buffer between residences and the road corridor as access to the backyards of the residential houses was not possible. This view was taken from a level in line with the ground floor level of the residences. The residential housing estate is much lower than the highway and the proposed development site. Visual detractors in the foreground such as boundary fences, built form, road reserves and the road wall and acoustic wall completely any views towards the site from the ground level of the residential housing. The surrounding fringe vegetation also provides a strong buffer to the site that helps provides contextual screening to the proposed development.
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Figure 12 View 3d– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.7 Viewpoint 3e

Viewing Location 33 Hampton Crescent Prospect looking south

Photomontage Figure **Figure 13**
RL 74.8

Visual Description
Approx. Viewing Distance from Site Boundary 102.77m
Prominence of the development Viewed at approx. RL 76.40 and RL 78.80

Landscape Receptor Sensitivity **Low.**

Landscape Receptor of Change **Low**

Visual Receptor Sensitivity **Low.**

Magnitude of Change **Very Low**

Significance of Impact **Negligible**

Commentary: This view was taken from ground level in the backyard of the residential house at number 33. This view clearly indicates that the residential housing estate is much lower than the road corridor and the development site to the south. Strong and dominant visual detractors in the foreground include colourbond boundary fences and a large piece of road infrastructure consisting of retaining wall and acoustic wall hide all views to the proposed development.

Figure 13 View 3e– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.8 Viewpoint 3f (High View)

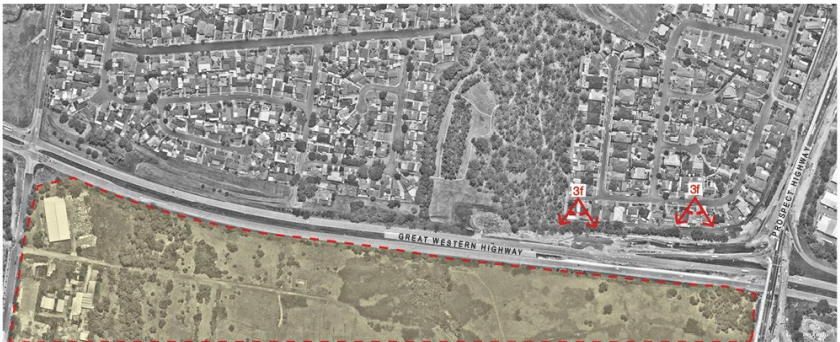
Viewing Location	57 Hampton Crescent Prospect looking south
Photomontage Figure	Figure 14 RL 74.6

Visual Description	
Approx. Viewing Distance from Site Boundary	115m
Prominence of the development	Viewed at approx. RL 76.20 and RL 78.60

Landscape Receptor Sensitivity	Low.
Landscape Receptor of Change	Medium
Visual Receptor Sensitivity	Low
Magnitude of Change	Medium.
Significance of Impact	Minor

Commentary:	This view was taken from a level in line with the second-floor windows of the residences on the north side of Hampton crescent. The view shows that the residential housing estate is much lower than the road corridor and the proposed development site. Visual detractors in the foreground such as mature vegetation, boundary fences, built form, road reserve infrastructure including retaining wall and acoustic wall a large proportion of the proposed development’s built form. The road reserve vegetation provides a strong vegetated buffer to the development site that helps provide contextual screening to the proposed development from the second floor windows noting that the habitable living areas are not present on the second floor of the existing house typology in this street. The presence of the proposed built form in the view line could be considered a minor element in the view.
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Figure 14 View 3f (High View) – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.9 Viewpoint 4

Viewing Location	2 Yallock Place, Prospect looking north east
Photomontage Figure	Figure 15 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	Medium
Landscape Receptor of Change	Very Low
Visual Receptor Sensitivity	High
Magnitude of Change	Very Low
Significance of Impact	Minor/Negligible

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

Figure 15 View 4– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.10 Viewpoint 5

Viewing LocationTimbertop Reserve, Prospect looking south

Photomontage FigureFigure 16
RL 67.50

Visual Description

Approx. Viewing Distance from Site Boundary125m
Prominence of the developmentViewed at approx. RL 69.50

Landscape Receptor Sensitivity	High
Landscape Receptor of Change	Medium
Visual Receptor Sensitivity	Medium.
Magnitude of Change	Medium
Significance of Impact	Moderate

Commentary: The existing view from the parkland in the residential area is sunken well below the road reserve. The vegetated road reserve combined with the levels creates a natural visual screen to a majority of the proposed built form. The view is dominated with open space and some vegetation along the road reserves in the foreground. Distant views include tree planting and the large power line towers with wires. While the proposed development forms a recognizable element on the horizon, the strong foreground vegetation provides pending on where you are in the park is an effective buffer to the site that helps ameliorate the negative visual detractors from that proposed built form. Proposed tree planting in setbacks will further reduce the impact of the proposed building in the view line from years 5 onwards. The horizontality of the building and proposed levels contribute to the development sitting comfortably within its context. It is not uncommon to see built form from green space adjoining zoned industrial land.

Figure 16 View 5– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.11 Viewpoint 6

Viewing Location Flushcombe Road Reserve / Park, Blacktown looking south east

Photomontage Figure **Figure 17**
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 **Medium**

Landscape Receptor of Change **Very Low**

Visual Receptor Sensitivity **Low**

Magnitude of Change **Medium**

Significance of Impact **Moderate/Minor**

Commentary: This view was taken from the pocket park (Flushcombe rd intersection) area to the north west of the site. The view line corridor 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” which consists of thick and scattered vegetation, road reserves, traffic, traffic lights, housing, a commercial building and the topography when analyzed with the distance from the site distracts from the proposed minor built form that can be seen from this view. (between trees)

Figure 17 View 6– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Years



5 Years



15 Years

9.12 Viewpoint 7

Viewing Location	37 Desley Cr looking south west
Photomontage Figure	Figure 18 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
Landscape Receptor of Change	High
Visual Receptor Sensitivity	Medium
Magnitude of Change	High
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 habitable 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 of the proposed development. While the proposed development will form a low recognizable element in the horizon, the managed landscape in front will over time form a strong buffer that will be a more ordered and structured outlook than the current view over un-managed vegetation.
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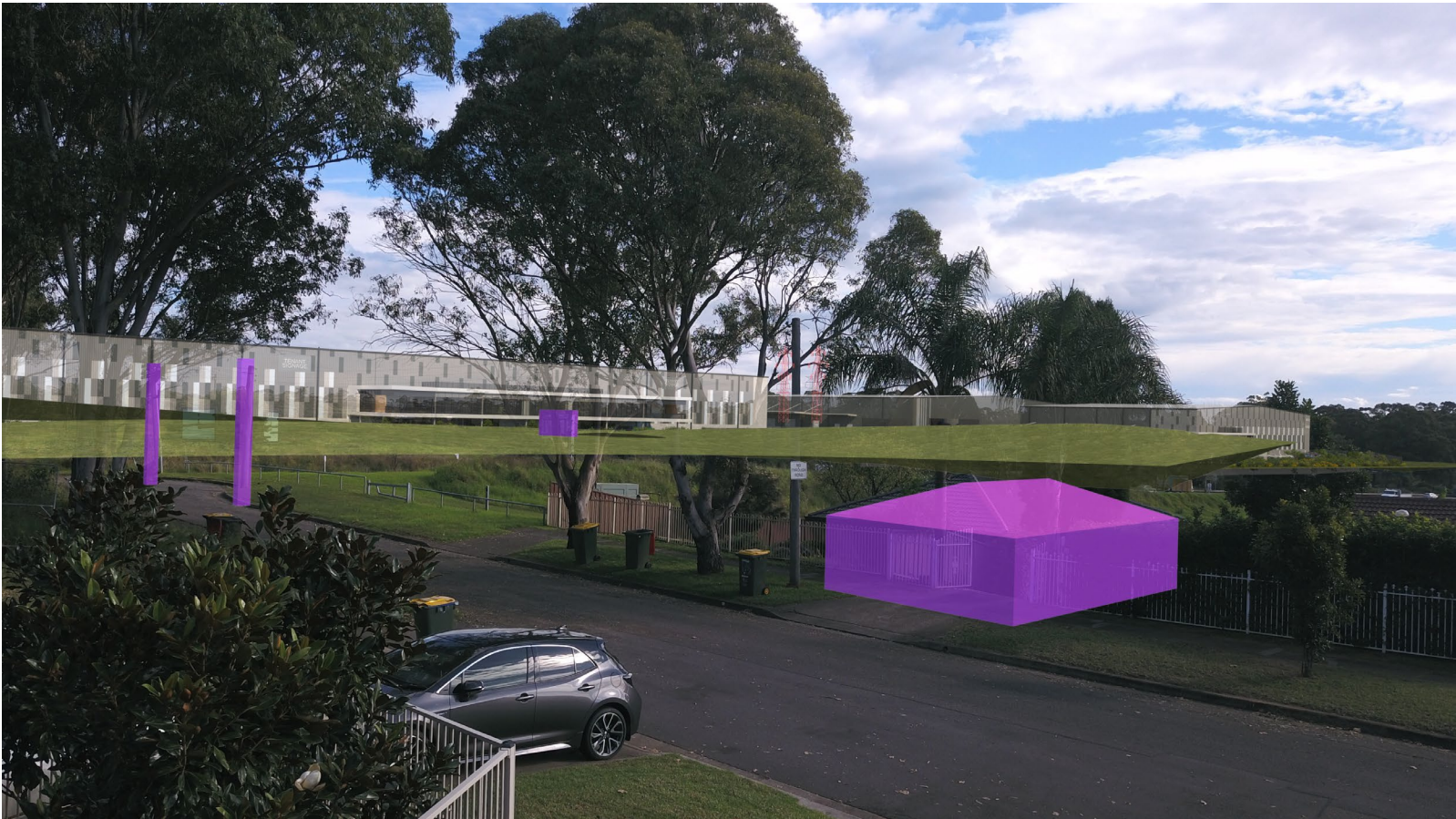
Figure 18 View 7– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.13 Viewpoint 7a

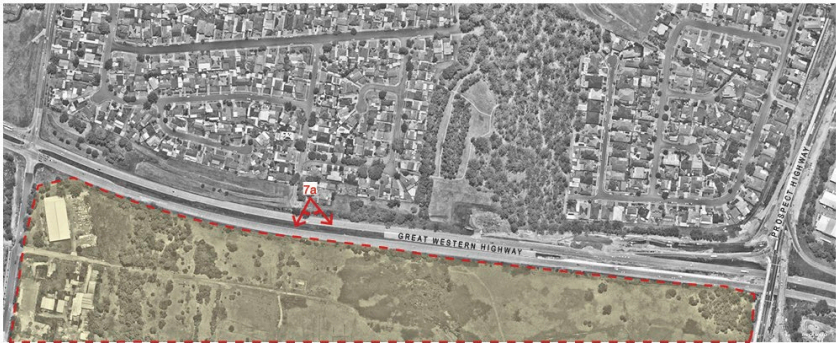
Viewing Location	21 Brae Street Prospect looking south
Photomontage Figure	Figure 19 RL 80.00

Visual Description	
Approx. Viewing Distance from Site Boundary	72m
Prominence of the development	Viewed at approx. RL 81.6 and RL84.00

Landscape Receptor Sensitivity	Medium
Landscape Receptor of Change	High
Visual Receptor Sensitivity	Medium
Magnitude of Change	High
Significance of Impact	Moderate

Commentary:	This view was taken from ground level in front of the backyard of the residence due to access restrictions. This viewpoint if taken from within the backyard would have existing visual detractors such as boundary fences, the lower topography and vegetation. While parts of the horizon line consist of the proposed built form, the tree planting in the foreground and proposed setback landscaping and acoustic mounding will help ameliorate any major visual impact from the proposal. It is not uncommon to see the horizontality of built form on the horizon or through vegetation when looking at industrial zoned sites from housing estates and road corridors.
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Figure 19 View 7a– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.14 Viewpoint 7b

Viewing Location 29 Desley Crescent Prospect looking south

Photomontage Figure **Figure 20**
RL 68.40

Visual Description

Approx. Viewing Distance from Site Boundary 72m
Prominence of the development Viewed at approx. RL 70.00 and RL72.40

Landscape Receptor Sensitivity **Medium**

Landscape Receptor of Change **Medium**

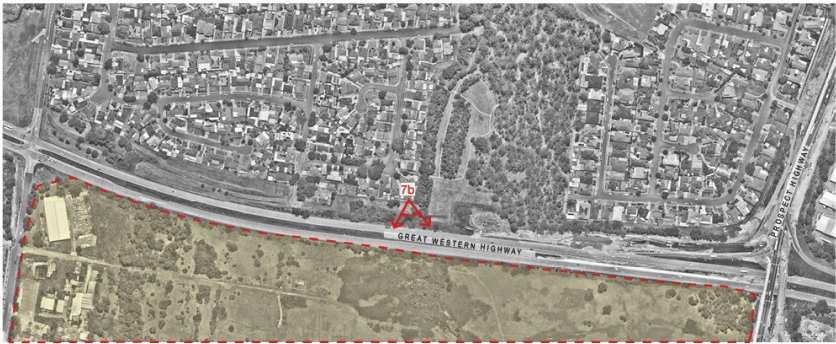
Visual Receptor Sensitivity **High**

Magnitude of Change **Low**

Significance of Impact **Minor**

Commentary: This view was taken from the backyard of the residence. Views from this ground level will be partly screened by fences, the residential property's lower topography and foreground vegetation which form strong existing contextual visual detractors. The upper floors of the residential houses are mostly bedrooms and bathrooms and generally are not living areas. While a small proportion of the top of the proposed built form can be seen "popping up" subtly over the vegetated ridge line, the proposed built form is barely recognizable from this view point.

Figure 20 View 7b– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.15 Viewpoint 7c

Viewing Location 16 Desley Crescent Prospect looking south

Photomontage Figure **Figure 21**
RL 74.2

Visual Description

Approx. Viewing Distance from Site Boundary 139.29m
Prominence of the development Viewed at approx. RL 75.80 and RL78.20

Landscape Receptor Sensitivity **Medium.**

Landscape Receptor of Change **Medium**

Visual Receptor Sensitivity **High**

Magnitude of Change **High.**

Significance of Impact **Moderate**

Commentary: This view was taken from street level in front of the existing residences in Desley crescent. Views from ground level have many visual detractors such as roads, cars, fences, houses, 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. The proposed setback landscaping and acoustic mounding will help ameliorate any impact from the proposal. While a small proportion of the top of the proposed built form can be seen subtly over the vegetated ridge line, the proposed built form is recognizable forming a moderate component in the existing view corridor.

Figure 21 View 7c– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.16 Viewpoint 8

Viewing Location	Back of 16 Tyne Place, Prospect looking south
Photomontage Figure	Figure 22 RL 72.00

Visual Description	
Approx. Viewing Distance from Site Boundary	65m
Prominence of the development	Viewed at approx. RL 73.50

Landscape Receptor Sensitivity	Low
Landscape Receptor of Change	Medium
Visual Receptor Sensitivity	Low
Magnitude of Change	Medium
Significance of Impact	Minor

Commentary:	The view point is from the road reserve between the highway and the existing residential housing subdivision. An existing grassed berm and the sunken topography limit the built form impact on the residential properties. The proposed built form is slightly visible from these properties as it appears to “pop out” over the mound. As there are no distant views or horizon lines affected, it is not unreasonable to see parts of an industrial warehouse where land is zoned industrial. The dominant view is the foreground which consists of the vegetated berm that screens off the road corridor therefore there are no interruption to any horizon line or district views
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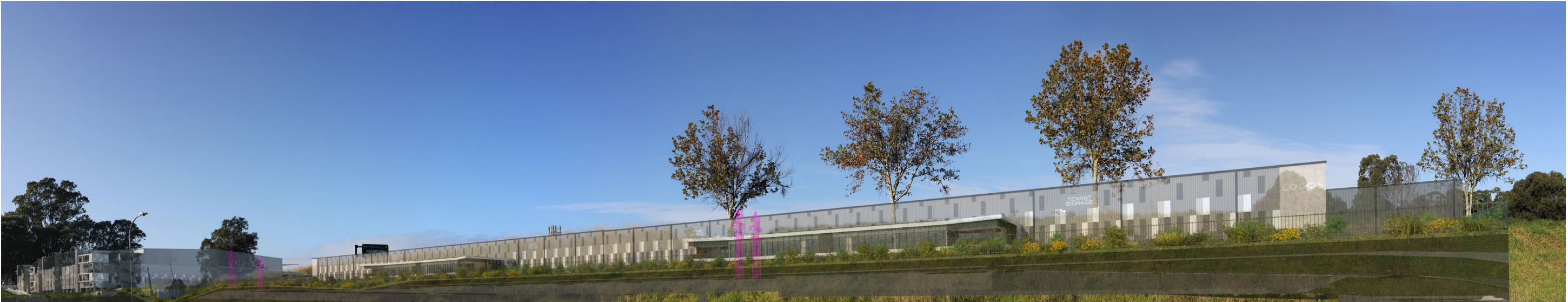
Figure 22 View 8– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.17 Viewpoint 8a

Viewing Location	6 Tyne Place Prospect looking south
Photomontage Figure	Figure 23 RL 70.5

Visual Description	
Approx. Viewing Distance from Site Boundary	139.29m
Prominence of the development	Viewed at approx. RL 72.10 and RL74.50

Landscape Receptor Sensitivity	Medium
Landscape Receptor of Change	Medium
Visual Receptor Sensitivity	High
Magnitude of Change	Low
Significance of Impact	Minor

Commentary:	This view was taken from the backyard of the residence. Views from this ground level will be partly screened by fences, the residential property's lower topography and foreground vegetation which form strong existing contextual visual detractors. The upper floors of the residential houses are mostly bedrooms and bathrooms and generally are not living areas. While a small proportion of the top of the proposed built form can be seen subtly over the vegetated ridge line, the proposed built form is recognizable forming a minor component in the existing view corridor.
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Figure 23 View 8a– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.18 Viewpoint 8b

Viewing Location 22 Tyne Place Prospect looking south

Photomontage Figure **Figure 24**
RL 74.3

Visual Description
Approx. Viewing Distance from Site Boundary 90m
Prominence of the development Viewed at approx. RL 75.90 and RL78.30

Landscape Receptor Sensitivity **Low**

Landscape Receptor of Change **Medium**

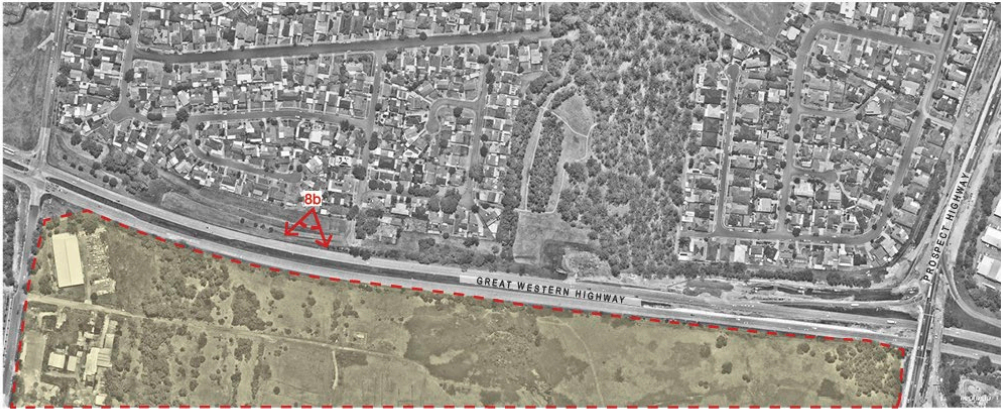
Visual Receptor Sensitivity **Low**

Magnitude of Change **Medium**

Significance of Impact **Minor**

Commentary: The view point is from the backyard of the residence looking at the road reserve and towards the proposed development. An existing grassed vegetated berm and the sunken topography limit the built form impact on the residential properties. The backyard fencing and road reserve are visual detractors in this view point. The proposed built form is slightly visible from these properties as it appears to “pop out” over the mound creating a new long horizontal element that while noticeable in the view there are no distant views or horizon lines affected. The proposed tree planting will eventually break up the horizontality of the built form. It is not unreasonable to see parts of an industrial warehouse where land is zoned industrial.

Figure 24 View 8b– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.19 Viewpoint 8c

Viewing Location

16 Tyne Place Prospect looking south
View taken in front of residences as access to the backyards was not possible.

Photomontage Figure

Figure 26
RL 72.00

Visual Description

Approx. Viewing Distance from Site Boundary93.77m
Prominence of the developmentViewed at approx. RL 73.60 and RL76.00

Landscape Receptor SensitivityMedium

Landscape Receptor of ChangeHigh

Visual Receptor SensitivityMedium

Magnitude of ChangeMedium

Significance of ImpactModerate/minor

Commentary:

This view was taken from ground level in front of residences that sit behind a grassed reserve. If the shot was to be taken from within the backyards view detractors such as colourbond fencing and planting would be assessed in the anlaysis. Without the detractors the proposed built form is screened by the grass berm that adjoins the road reserve. The houses sit below the berm and are lower than the road reserve. This lowers the impact of the proposed built form. Proposed screen tree planting also helps ameliorate the bulk and scale of the proposed warehouse. As the residences in this area sit low in the topography they do not have district views or views to a horizon.

Figure 25 View 8c– Existing Baseline & Photomontage



Baseline photo



KEYPLAN



Reference photo



0 Year



5 Years



15 Years

9.20 Viewpoint 8d

Viewing Location 108 Ollier Crescent Prospect looking south

Photomontage Figure **Figure 25**
RL 66.00

Visual Description

Approx. Viewing Distance from Site Boundary 104.22m
Prominence of the development Viewed at approx. RL 67.60 and RL70.00

Landscape Receptor Sensitivity **Medium**

Landscape Receptor of Change **High**

Visual Receptor Sensitivity **Medium.**

Magnitude of Change **High**

Significance of Impact **Moderate**

Commentary: This view was taken from ground level in front of residences that sit behind a grassed reserve. If the shot was to be taken from within the backyards view detractors such as colourbond fencing and planting would be assessed in the analysis. The proposed built form is screened by the grass partly vegetated berm that adjoins the road reserve. The houses sit below the berm and are lower than the road reserve. This lowers the impact of the proposed built form. Proposed screen tree planting also helps ameliorate the bulk and scale of the proposed warehouse. As the residences in this area sit low in the topography they do not have district views or views to a horizon and the development is barely recognizable in the view.

Figure 26 View 8d– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.21 Viewpoint 8e

Viewing Location 108 Ollier Crescent Prospect looking south

Photomontage Figure **Figure 26**
RL 69.80

Visual Description

Approx. Viewing Distance from Site Boundary 182.00m
Prominence of the development Viewed at approx. RL 71.40 and RL73.80

Landscape Receptor Sensitivity **Medium**

Landscape Receptor of Change **Medium**

Visual Receptor Sensitivity **High**

Magnitude of Change **Low**

Significance of Impact **Minor**

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 pockets of distant vegetation. Proposed setback landscaping and acoustic mounding along the road reserve will contribute to alleviating any potential impact from the proposed development. From this vantage point, the development will be scarcely noticeable in the distance.

Figure 27 View 8e– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.22 Viewpoint 9

Viewing Location	8 Myrtle St looking south
Photomontage Figure	Figure 27 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
Landscape Receptor of Change	Very Low.
Visual Receptor Sensitivity	Low
Magnitude of Change	Very Low
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 and it forms a barely recognizable element on the horizon.
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Figure 28 View 9– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.23 Viewpoint 10

Viewing Location	293-295 Flush Combe Road, Blacktown looking south east
Photomontage Figure	Figure 28 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
Landscape Receptor of Change	Medium
Visual Receptor Sensitivity	High
Magnitude of Change	Medium
Significance of Impact	Moderate/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 and does not look to “stand out” or dominate the district views. AS setback tree planting grows, the proposed development is partly screened and the mix of built form and vegetation compliments the context in which it is located.
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Figure 29 View 10 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.24 Viewpoint 11

Viewing Location	St Bartholomew's Church & Cemetery, Prospect looking west
Photomontage Figure	Figure 29 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	High
Landscape Receptor of Change	High
Visual Receptor Sensitivity	Very High
Magnitude of Change	High
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 north and east not to the west as the western edge is the vehicle access point to the cemetery site. The Landscaped setback has been increased from 5m to 8m to help ameliorate the impact.

Figure 30 View 11 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

10.0 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 <i>(Looking North-East)</i>	Low	High	Moderate / Minor	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 strong vegetated buffer to the site that helps ameliorate the negative visual detractors, hence providing contextual screening to the proposed development. The proposed development sits well within the site and context and while presenting a recognizable new element on the horizon, the horizontality of the building does not dominate the horizon line.
2	Atura Blacktown, Prospect <i>(Looking North)</i>	Medium	Low	Minor / Negligible	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 strong vegetated buffer to the site that helps ameliorate any built form visual detractors, hence also providing strong 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 present at this view point.
3a	51 Hampton Cr, Prospect <i>(Looking South)</i>	Medium / High	High	Major / Moderate	The existing view from the upper levels of the two storey residences will experience views to the proposed development between roof structures, existing trees and through the busy Great Western Highway corridor. The upper levels are generally bedrooms/bathrooms and not living areas. The surrounding fringe vegetation in road reserves and setbacks provides a strong vegetated buffer to the site that in addition to the proposed setback landscaping helps provide contextual screening to the proposed development. It is not unusual for residential housing to have views through vegetation to major Sydney roads and associated logistics development sites, especially in industrial zoned suburbs of Sydney.
3b	41 Hampton Crescent, Prospect <i>(Looking South)</i>	Low	Medium	Minor	This view was taken from the street in front of residential houses 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, houses, roof structures, road reserves and the road corridor hide much of the view from the ground level of the residential housing. The surrounding fringe vegetation provides a strong vegetated buffer to the site that helps provide contextual screening to the proposed development resulting in small views between trees to the proposed built form.
3c	43 Hampton Crescent Prospect <i>(Looking South)</i>	Low / Very Low	Very Low	Negligible	This view was taken from the green buffer between residences and the road corridor as access to the backyards of the residential houses was not possible. This view was taken from a level in line with the ground floor level of the residences. The residential housing estate is much lower than the highway and the proposed development site. Visual detractors in the foreground such as boundary fences, built form, road reserves and the road wall and acoustic wall completely any views towards the site from the ground level of the residential housing. The surrounding fringe vegetation also provides a strong buffer to the site that helps provides contextual screening to the proposed development.
3d	49 Hampton Crescent Prospect <i>(Looking South)</i>	Low / Very Low	Very Low	Negligible / None	This view was taken from the green buffer between residences and the road corridor as access to the backyards of the residential houses was not possible. This view was taken from a level in line with the ground floor level of the residences. The residential housing estate is much lower than the highway and the proposed development site. Visual detractors in the foreground such as boundary fences, built form, road reserves and the road wall and acoustic wall completely any views towards the site from the ground level of the residential housing. The surrounding fringe vegetation also provides a strong buffer to the site that helps provides contextual screening to the proposed development.
3e	33 Hampton Crescent Prospect <i>(Looking South)</i>	Low	Very Low	Negligible	This view was taken from ground level in the backyard of the residential house at number 33. This view clearly indicates that the residential housing estate is much lower than the road corridor and the development site to the south. Strong and dominant visual detractors in the foreground include colourbond boundary fences and a large piece of road infrastructure consisting of retaining wall and acoustic wall hide all views to the proposed development.

3f	57 Hampton Crescent Prospect (<i>Looking South</i>)	Low	Medium	Minor	This view was taken from a level in line with the second-floor windows of the residences on the north side of Hampton crescent. The view shows that the residential housing estate is much lower than the road corridor and the proposed development site. Visual detractors in the foreground such as mature vegetation, boundary fences, built form, road reserve infrastructure including retaining wall and acoustic wall a large proportion of the proposed development's built form. The road reserve vegetation provides a strong vegetated buffer to the development site that helps provide contextual screening to the proposed development from the second floor windows noting that the habitable living areas are not present on the second floor of the existing house typology in this street. The presence of the proposed built form in the view line could be considered a minor element in the view.
4	2 Yallock Place, Prospect (<i>Looking North East</i>)	Medium / High	Very Low	Minor / Negligible	The view from the heritage house and property looks over the road corridor and across relatively thick vegetation and into the proposed development site. The middle ground tree planting and the topography contribute in hiding the proposed development from this property. The large electrical transmission towers dominate the horizon line. The proposal does not impact this property.
5	Timbertop Reserve, Prospect (<i>Looking South</i>)	High / Medium	Medium	Moderate	The existing view from the parkland in the residential area is sunken well below the road reserve. The vegetated road reserve combined with the levels creates a natural visual screen to a majority of the proposed built form. The view is dominated with open space and some vegetation along the road reserves in the foreground. Distant views include tree planting and the large power line towers with wires. While the proposed development forms a recognizable element on the horizon, the strong foreground vegetation provides pending on where you are in the park is an effective buffer to the site that helps ameliorate the negative visual detractors from that proposed built form. Proposed tree planting in setbacks will further reduce the impact of the proposed building in the view line from years 5 onwards. The horizontality of the building and proposed levels contribute to the development sitting comfortably within its context. It is not uncommon to see built form from green space adjoining zoned industrial land.
6	Flushcombe Road Reserve / Park, Blacktown (<i>Looking South East</i>)	Medium / Low	Medium	Moderate / Minor	This view was taken from the pocket park (Flushcombe rd intersection) area to the north west of the site. The view line corridor 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" which consists of thick and scattered vegetation, road reserves, traffic, traffic lights, housing, a commercial building and the topography when analyzed with the distance from the site distracts from the proposed minor built form that can be seen from this view. (between trees)
7	37 Desley Cr, prospect (<i>Looking South West</i>)	Medium	High	Moderate	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 habitable 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 of the proposed development. While the proposed development will form a low recognizable element in the horizon, the managed landscape in front will over time form a strong buffer that will be a more ordered and structured outlook than the current view over un-managed vegetation.
7a	21 Brae Street Prospect (<i>Looking South</i>)	Medium	High	Moderate	This view was taken from ground level in front of the backyard of the residence due to access restrictions. This viewpoint if taken from within the backyard would have existing visual detractors such as boundary fences, the lower topography and vegetation. While parts of the horizon line consist of the proposed built form, the tree planting in the foreground and proposed setback landscaping and acoustic mounding will help ameliorate any major visual impact from the proposal. It is not uncommon to see the horizontality of built form on the horizon or through vegetation when looking at industrial zoned sites from housing estates and road corridors.
7b	29 Desley Crescent Prospect (<i>Looking South</i>)	Medium / High	Low	Minor	This view was taken from the backyard of the residence. Views from this ground level will are partly screened by fences, the residential property's lower topography and foreground vegetation which form strong existing contextual visual detractors. The upper floors of the residential houses are mostly bedrooms and bathrooms and generally are not living areas. While a small proportion of the top of the proposed built form can be seen "popping up" subtly over the vegetated ridge line, the proposed built form is barely recognizable from this view point.
7c	16 Desley Crescent Prospect (<i>Looking South</i>)	Medium	High	Moderate	This view was taken from street level in front of the existing residences in Desley crescent. Views from ground level have many visual detractors such as roads, cars, fences, houses, 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. The proposed setback landscaping and acoustic mounding will help ameliorate any impact from the proposal. While a small proportion of the top of the proposed built form can be seen subtly over the vegetated ridge line, the proposed built form is recognizable forming a moderate component in the existing view corridor.
8	Back of 16 Tyne Place, Prospect (<i>Looking South</i>)	Low	Medium	Minor	The view point is from the road reserve between the highway and the existing residential housing subdivision. An existing grassed berm and the sunken topography limit the built form impact on the residential properties. The proposed built form is slightly visible from these properties as it appears to "pop out" over the mound. As there are no distant views or horizon lines affected, it is not unreasonable to see parts of an industrial warehouse where land is zoned industrial. The dominant view is the foreground which consists of the vegetated berm that screens off the road corridor therefore there are no interruption to any horizon line or district views.

8a	6 Tyne Place Prospect <i>(Looking South)</i>	Medium / High	Low	Minor	This view was taken from the backyard of the residence. Views from this ground level will be partly screened by fences, the residential property's lower topography and foreground vegetation which form strong existing contextual visual detractors. The upper floors of the residential houses are mostly bedrooms and bathrooms and generally are not living areas. While a small proportion of the top of the proposed built form can be seen subtly over the vegetated ridge line, the proposed built form is recognizable forming a minor component in the existing view corridor.
8b	22 Tyne Place Prospect <i>(Looking South)</i>	Low	Medium	Minor	The view point is from the backyard of the residence looking at the road reserve and towards the proposed development. An existing grassed vegetated berm and the sunken topography limit the built form impact on the residential properties. The backyard fencing and road reserve are visual detractors in this view point. The proposed built form is slightly visible from these properties as it appears to "pop out" over the mound creating a new long horizontal element that while noticeable in the view there are no distant views or horizon lines affected. The proposed tree planting will eventually break up the horizontality of the built form. It is not unreasonable to see parts of an industrial warehouse where land is zoned industrial.
8c	16 Tyne Place Prospect <i>(Looking South)</i>	Medium	Medium	Moderate / Minor	This view was taken from ground level in front of residences that sit behind a grassed reserve. If the shot was to be taken from within the backyards view detractors such as colourbond fencing and planting would be assessed in the analysis. Without the detractors the proposed built form is screened by the grass berm that adjoins the road reserve. The houses sit below the berm and are lower than the road reserve. This lowers the impact of the proposed built form. Proposed screen tree planting also helps ameliorate the bulk and scale of the proposed warehouse. As the residences in this area sit low in the topography they do not have district views or views to a horizon.
8d	108 Ollier Crescent Prospect <i>(Looking South)</i>	Medium	High	Moderate	This view was taken from ground level in front of residences that sit behind a grassed reserve. If the shot was to be taken from within the backyards view detractors such as colourbond fencing and planting would be assessed in the analysis. The proposed built form is screened by the grass partly vegetated berm that adjoins the road reserve. The houses sit below the berm and are lower than the road reserve. This lowers the impact of the proposed built form. Proposed screen tree planting also helps ameliorate the bulk and scale of the proposed warehouse. As the residences in this area sit low in the topography they do not have district views or views to a horizon and the development is barely recognizable in the view.
8e	85 Ollier Crescent Prospect <i>(Looking South)</i>	Medium	Low	Minor	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 pockets of distant vegetation. Proposed setback landscaping and acoustic mounding along the road reserve will contribute to alleviating any potential impact from the proposed development. From this vantage point, the development will be scarcely noticeable in the distance.
9	8 Myrtle St, Prospect <i>(Looking South)</i>	Low	Very Low	Negligible	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 and it forms a barely recognizable element on the horizon.
10	293-295 Flushcombe Road, Blacktown <i>(Looking South East)</i>	Medium / High	Medium	Moderate / Minor	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 and does not look to "stand out" or dominate the district views. AS setback tree planting grows, the proposed development is partly screened and the mix of built form and vegetation compliments the context in which it is located.
11	St Bartholomew's Church & Cemetery, Prospect <i>(Looking West)</i>	High / Very High	High	Major	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 north and east not to the west as the western edge is the vehicle access point to the cemetery site. The Landscaped setback has been increased from 5m to 8m to help ameliorate the impact.

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.

10.1 - Visual Impact Justification

Magnitude of Change/Significance of Impact justification's:

Having taken 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 Guidelines:

Viewpoint	Habit 8 Rating	DPE Rating	Reasoning
3A – Magnitude of Change	High	Very High	The existing baseline view is interrupted by a motorway , foreground “noise/detractors” including roads, cars, houses, fences and existing vegetation. As we could not access the backyard of this view point, we took the shot higher at Level 2 with a drone. Fences and the road reserve screen the proposed development from ground floor (shown in View 3C, 3D, 3E) and the current higher view shot would be from a future second floor which don’t have living areas. (mostly bedrooms and bathrooms for second floors) Distant views are dominated by an overgrown weed infested site, some vegetation and power lines . Under our proposed “high” definition the development “will be clearly noticeable, and the view would be fundamentally altered by its presence.” Under the “very high” definition the development is “creating a new focus and having a defining influence on the view.” We argue a proposed building screened by trees adjoining a motorway cannot be considered a “defining influence” to a view that is accepted to be of medium-high sensitivity.
3B – Magnitude of Change	Medium	Very High	Upon review, we have downgraded the Magnitude of Change on this view to medium which describes the change as “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.” In our professional opinion, the proposed development is moderately effected at a medium range. It is screened by existing trees, proposed trees , an acoustic wall/slip lane and other residential houses in the foreground forming distractions/detractors from the view. We disagree that the Change is Very High which states as per Government guidelines for LVIA's. “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.” Refer to Yr 0-15 of the proposed development clearly does not create a new focus with a defining influence on the view as its obstructed and sitting behind housing and road infrastructure and existing trees. The very high definition also makes reference to ‘ close range ” . The proposed development is separated by a massive road reserve, acoustic barrier, slip lane, multiple lane highway and landscape set back. We would not describe that as “close range”.
3B – Significance of Impact	Minor	Major/Moderate	The view is not sensitive. The view is taken from second floor of residences where those floors are dominated by bedrooms and bathrooms, not living areas. The view has many existing visual detractors. The view is a considerable distance from the proposed development. The view is screened by road infrastructure and existing trees. The proposed development therefore has a minor impact on these properties from this particular view point. Refer to the Significance of Impact table which is a Government guideline for LVIA's. The surrounding fringe vegetation provides a strong vegetated buffer to the site that helps provide contextual screening to the proposed development resulting in small views between trees to the proposed built form and therefore in our professional opinion not considered a creating a new focus point or a defining influence on the view.
7 – Magnitude of Change	High	Very High	The existing baseline view is interrupted by a motorway , foreground “noise/detractors” including roads, cars, houses, fences and existing vegetation. Distant views are dominated by an overgrown weed infested site, some vegetation, signage and power lines . Under our proposed “high” definition the development “will be clearly noticeable, and the view would be fundamentally altered by its presence.” Under the “very high” definition the development is “creating a new focus and having a defining influence on the view.” We would describe a proposed building screened by trees adjoining a motorway cannot be considered a “defining influence” to what is a view that is of medium sensitivity.
7 – Significance of Impact	Moderate	Major/Moderate	As per Government guideline for LVIA's, the Significance of impact is determined by the Magnitude of Change description. If the magnitude of Change is higher then the impact will increase with it.
8 – Magnitude of Change 8 – Significance of Impact	Medium Minor	High Moderate	The view point is from the road reserve between the highway and the existing residential housing subdivision. An existing grassed berm and the sunken topography limit the built form impact on the residential properties. The proposed built form is slightly visible from these properties as it appears to “pop out” over the mound. As there are no distant views or horizon lines affected, it is not unreasonable to see parts of an industrial warehouse where land is zoned industrial. The dominant view is the foreground which consists of the vegetated berm that screens off the road corridor therefore there are no interruption to any horizon line or district views. The Magnitude of Change on this view is medium which describes the change as “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.” This is also reflected in the additional viewpoints 8A, 8B, and 8C, which demonstrate the minor/moderate impact to the visual receptor's along Tyne Place.
11 – Magnitude of Change 11 – Significance of Impact	High Major	Very High Substatial	The existing baseline view from the hill is not of high scenic quality and although the cemetery site is of important heritage significance, the view to the west is not as important or far reaching as the views from Prospect Hill to the north and east. The current view is burdened by degraded weed infested site, large motorway junction point and high voltage transmission towers/wires. The impact on the cemetery site from the new development is mostly effecting the driveway of people exiting and the parking area, not the cemetery burial area. With the proposed landscape setback and screen tree planting, we consider the magnitude of change to be “High” not “very high” as the proposed built form is not a major impact considering all the existing infrastructure and development in the locality. As per Government guideline for LVIA's, the Significance of impact is determined by the Magnitude of Change description. If the magnitude of Change is higher then the impact will increase with it.

11.0 Department of Planning and Environment Comments and Response

	Augusta Street – Warehouse and Distribution Centre (SSD-36138263)	
	Further consideration of the potential impacts on view corridors to residential zoned land to the north of the site, visual screening, and facade treatment options for the facades of the development is required.	
1	The Department has reviewed the Visual Impact Assessment (VIA) prepared by Habit8 Pty Ltd and does not agree with the significance of impact assessed for Viewpoints 3a, 3b, 7, 8 and 11. The Department considers Viewpoint 3a, 3b and 7 to have a Very High magnitude of change and Major to Major/Moderate significance of visual impact, Viewpoint 8 to have a High magnitude of change and Moderate significance of impact, and Viewpoint 11 to have a Very High magnitude of change and Substantial significant of visual impact. The Department requests further information to justify the magnitude of change and significance of visual impacts prescribed for Viewpoints 3a, 3b, 7 and 8. The Department additionally requests further consideration be provided to the design of the development and/or treatment options to mitigate the visual impact of the development on these receiver locations.	Please see Section 10.1 of the Report for detail justification of chosen magnitude of change and significance of impact. Following exhibition of the SSD-36138263, comments were raised by the Department of Planning, Housing and Infrastructure (DPHI) requiring further consideration being required to the visual screening and facade treatment options to alleviate potential impacts on view corridors to residential zone land to the north of the site. Design amendments made in response to DPHI's commentary are summarize in Section 6.0 and assist in the further justification of the overall moderate / minor significance of impact assessment concluded in this report.
2	Furthermore, the Department notes Viewpoints 3a and 3b have been undertaken to simulate a ground floor and first floor comparison of residential receiver viewpoints on Hampton Crescent. However, this has not be undertaken for other viewpoints within close proximity to the development such as Viewpoints 7 and 8 at Desley Crescent and Tyne Place. The VIA should be updated to provide additional comparison of ground floor and first floor views at Viewpoints 7 and 8.	Viewpoint 7a An additional perspective, labeled as Viewpoint 7a, has been captured to replicate the sight from the ground level of Bray Street, facing southward toward the planned industrial development. This particular viewpoint was photographed from the backyard of a residential property. The view from this vantage point is partially obstructed by fences and foreground vegetation, which collectively serve as significant existing visual elements. The upper levels of the residential houses primarily consist of bedrooms and bathrooms and are not typically utilized as living spaces. Although a small portion of the proposed structure can be discerned subtly protruding above the vegetated ridge line, it is challenging to identify the proposed development clearly from this specific viewpoint. Viewpoint 8e An additional perspective, labeled as Viewpoint 8e, has been captured to replicate the sight from the first level of Olliver Crescent facing southward toward the planned industrial development. This is the closest two-storey residential house with viewpoints back towards the proposed development. This viewpoint was photographed from a level corresponding to the second-floor windows of the residential building. At ground level, the view would be hindered by fencing, the lower landscape, and various foreground interruptions, notably houses. While certain portions of the horizon are obscured by the proposed development, the current sight-line encompasses visual disturbances such as roads, houses, and power lines, although distant vegetation serves as a positive feature. Proposed setback landscaping and acoustic mounding along the road reserve will that helps provide contextual screening to the proposed development resulting in small views between trees and houses to the proposed built form and therefore in our professional opinion not considered a creating a new focus point or a defining influence on the view.

12.0 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.