Figure 12 View 2 - Proposed

VIEW 03

WEST SIDE OF HUNTINGWOOD AND BRABHAM DRIVE ROUND-ABOUT

Distance class

- Close view
- <100m

Existing composition of the view

This focal view includes a foreground composition of Huntingwood Road, sloping grass berm and mature vegetation including parts of the cricket oval open space. The mid-ground composition includes existing buildings on the site and groups of mature vegetation. There is no access to views above and beyond the site to scenic resources or items.

Visual effects of the proposed development on the composition as modelled

The proposed development will occupy majority of the foreground composition replacing existing areas of open space and vegetation with built form and proposed planting. The continuous screen facade will in time include groundcover, creeping vegetation which will in effect create a virtual 'green wall". In addition, in time the dense woodland planting that is proposed on the sloping berm will create significant screening effects in views. The building is stepped back from this corner location by a wide setback and manoeuvring space which is screened from view. The built from proposed is not dissimilar in height to some existing built forms already present on the site including the existing High-Bay shed form to the south and other development located within the immediate visual context. The proposed development does not block views to any scenic or important features including to or from heritage items. The visual effects are typical of and not dissimilar in height, scale or character to others which exist in the immediate visual context of the subject site. The extent or magnitude of visual change that would occur reflects permissible uses for the zone and as such the likely level of visual effects is contemplated by zone objectives.

Visual effects of proposed development factors	
Visual Character	high
Scenic Quality of View	low-medium
View Composition	high
Viewing Level	nil
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Physical Absorption Capacity	low
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	high
Effects of mitigation-planting (considered 5 years post installation)	high
Overall rating of significance of visual impact	**MEDIUM**

Figure 13 Key Plan of View 3

Figure 14 View 3 - Existing

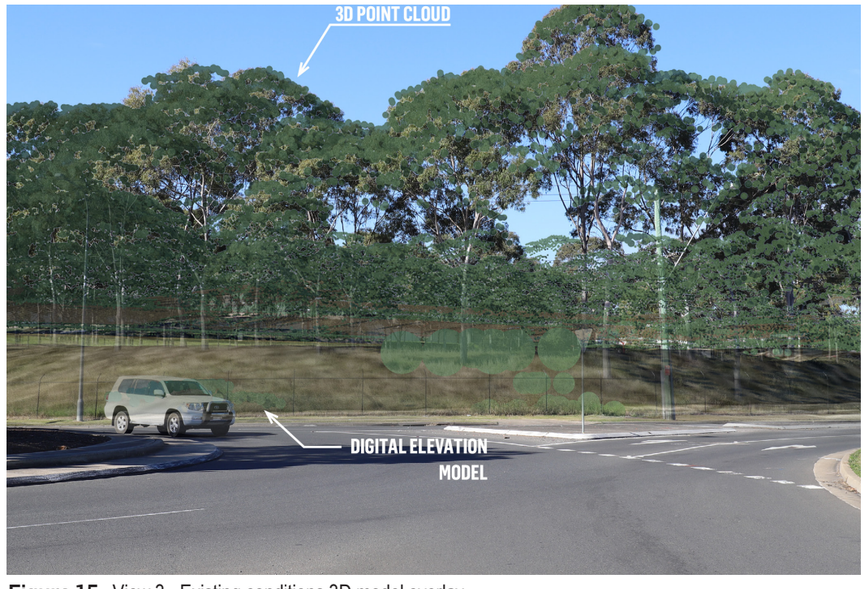


Figure 15 View 3 - Existing conditions 3D model overlay

Figure 16 View 3 - Proposed

VIEW 04

VIEW NORTH FROM HUNTINGWOOD DRIVE FROM THE TOP OF THE SLOPE NORTH OF THE M4

Distance class

- Close view
- <100m

Existing composition of the view

This focal view includes a foreground composition of Huntingwood Road, sloping grass turfed berm and mature vegetation including parts of the cricket oval open space. There is no access to views above and beyond the site to scenic resources or items

Visual effects of the proposed development on the composition as modelled

The proposed development will occupy the majority of the foreground composition replacing existing areas of open space and vegetation with built form and proposed planting. Part of the facade treatment and virtual 'green wall" is visible and in time the dense woodland planting that is proposed for the sloping berm will create significant screening effects in views. The building is stepped back on the corner by a wide setback and manoeuvring space which is screened from view. The built from proposed is not dissimilar in height to some existing built forms already present on the site including the existing High-Bay shed form to the south and other development located within the immediate visual context. The proposed development does not block views to any scenic or important features including to or from heritage items. The visual effects are typical of and not dissimilar in height, scale or character to others which exist in the immediate visual context of the subject site. The extent or magnitude of visual change that would occur reflects permissible uses for the zone and as such the likely level of visual effects is contemplated by zone objectives.

Visual effects of proposed development factors	
Visual Character	high
Scenic Quality of View	low-medium
View Composition	high
Viewing Level	nil
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium-high
Physical Absorption Capacity	low
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	high
Effects of mitigation-planting (considered 5 years post installation)	high
Overall rating of significance of visual impact	**MEDIUM**

Figure 17 Key Plan of View 4

Figure 18 View 4 - Existing

Figure 19 View 4 - Existing conditions 3D model overlay

Figure 20 View 4 - Proposed

6.0 VISUAL IMPACT ASSESSMENT

Having determined the level of extent of the visual change based on the 4 representative modelled views (photomontages) Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. Descriptions of relevant factors to be considered are outlined below, reproduced with the permission of Dr Richard Lamb, who has developed these descriptions over the last 20 years as part of his research in visual perception and the assessment of visual impacts.

The weighting factors most relevant for consideration are sensitivity, visual absorption capacity and compatibility with urban features.

6.1 SENSITIVITY

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

This report addresses potential visual impacts on close views given the limited extent of the potential visual catchment of the existing site and proposed development. Views from four locations were assessed, with the sensitivity of 3 locations were rated as moderate or lower. One location view 4 from Huntingwood Drive approaching the site from the M4 was rated as medium-high based on the likely viewer numbers using this dual carriageway. Notwithstanding these ratings in our opinion there are no other factors that would render these view places as being of moderate or high sensitivity for example its use as an important public reserve, elevated local knoll or visually prominent location or a places of high cultural value (both Indigenous or non-Indigenous)

6.2 PHYSICAL ABSORPTION CAPACITY

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

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

- *Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.*
- *Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.*
- *Low to moderate prominence means:*
  - *Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.*
  - *Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.*

The existing visual environment has a **HIGH** capacity to absorb the visual changes proposed given that the immediate context includes several bulky, tall warehouse forms which block or partially block medium and distant public domain views towards the proposed development. The built form proposed is highly visible (low PAC) only in immediate views from Huntingwood Drive, when the viewer is virtually upon the site.

Two views were rated as medium or high PAC, which provides a 'down-weight' to the level of visual effects, reducing their importance. Views 3 and 4 were rated as having a **LOW** PAC, increasing the level of impact.

6.3 COMPATIBILITY

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

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

The proposed development has high compatibility with the existing visual character of the site and the immediate visual context. We note that the land-use zone does not include numerical controls to comply with, in recognition of the variety of requirements, forms and scales of buildings and facilities that are in the zone. The visual context surrounding the subject site is characterised by built forms that are not dissimilar in form, scale, size and materiality as that proposed. In this regard the proposed development would not be out of place or an have unexpected features for viewers travelling within the immediate or wider visual catchment.

All views were rated as having a **HIGH** compatibility which provides a 'down-weight' to the level of visual effects, reducing their importance.

6.4 REGULATORY CONTEXT COMPATIBILITY

Compatibility with desired future character and objectives of the industrial zone in all views were found to be high.

This provided a 'down-weight' in relation to the overall rating of visual impacts.

6.5 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

Residual effects are discussed by Dr Lamb as follows;

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

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

In our opinion visual impacts on the views modelled can be overcome by the successful implementation of the proposed planting plan which incorporates 'one for one' replacement planting. The proposed planting in time will help to create filtering effects to the lower parts of the built form proposed and will serve to reduce the initial level of visual impacts.

In addition, we are advised that vegetation located close to the boundary will remain and will continue to provide screening effects in the majority of views.

The effects of mitigation was found to be medium-high in all views provide a down-weight to the overall level of visual impacts.

6.5.1 APPLYING THE 'WEIGHTING' FACTORS

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

Assess against relevant information/planning instruments/policies and master plans

The proposed development is consistent with the objectives of the IN2 Light Industrial land-use zone in the BLEP 2015. In this regard the level of effects generated was found to be compatible and consistent with the level of visual effects that would be contemplated by the controls for an Industrial zone. Results of this section provided a 'down-weight' to the level of visual effects.

Overall visual impacts

Taking into consideration the level of visual effects of the proposal on baseline characteristics, and application of impact weighting factors, the visual impacts of the proposed development were found to be low and acceptable.

7.0 CERTIFICATION

7.1 USE OF PHOTOMONTAGES OR OTHER VISUALISATIONS

The Landscape Institute (UK) provides the following guidance:

Visual representations or 'visualisations' must fairly represent what people would perceive in the field. The sophistication of visualisation technique needs to be proportionate to factors such as purpose, use, user, sensitivity of the situation and magnitude of potential effect.

The use of the most appropriate type of visualisation requires an understanding of the landscape and visual context within which the development may be seen, knowledge regarding the type of development proposed, its scale and size, and an understanding of the likely effect of introducing the development into the existing environment.

Photomontages were selected as being an appropriate means to model the potential visual effects of the proposed SSD DA, given that the subject site is located in an area where access to scenic views is likely to be highly contested. This analysis required only block-model photomontages as a means to show the extent of the built form proposed. Other graphic aids which include fine-grained level of architectural detail and a more photo-realistic image of the built forms proposed will be provided by others.

7.2 PHOTOMONTAGES IN THE LAND & ENVIRONMENT COURT OF NSW

The preparation of photomontages has been undertaken to comply with the practice direction for the use of photomontages in the Land and Environment Court of New South Wales which in NSW is the most conservative standard to follow in the absence of any statutory guidelines. This involves following a number of steps as outlined below.

Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location and is to be accompanied by:

- A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
- A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.
- Survey data.
- Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used: for depiction of existing buildings or existing elements as shown in the wire frame; and to establish an accurate camera location and RL of the camera.
- Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
  - The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
  - The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

7.3 CERTIFICATION OF ACCURACY OF PHOTOMONTAGES

The method of preparation is outlined in Appendix 1 of this report, prepared by Urbis' visualisation - lead, Ashley Poon.

The accuracy of the locations of the 3D model of the proposed development with respect to the photographic images was checked by Urbis in multiple ways:

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

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

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

8.0 CONCLUSIONS

The VIA methodology followed and use of accurate photomontages satisfies the SEARs.

The overall level of visuals impacts is derived by considering various relevant factors as to how a proposed development of this size and scale will affect its existing visual context and character and considers the mitigation strategies that are proposed to help reduce those effects.

The final level of visual impacts that would be caused by the approval and subsequent construction of the proposed development, are based on a review of photomontages and assessment against a robust methodology.

The assessment shows that notwithstanding a high level of visibility and extensive changes to the existing visual character of the site, that effects do not directly equate to a high level of visual impact.

The regulatory context of the site allows for bulky warehouse forms and as such associated visual effects and impacts are contemplated by the controls.

In our opinion taking all relevant factors into consideration, the impact weighting factors reduce the significance of visual effects and as a result reduce the overall visual impact ratings to low.

APPENDIX 1

DESCRIPTIONS OF VISUAL EFFECTS AND IMPACTS

This information has been prepared by Richard Lamb and Associates and has been reproduced here with the permission of Dr Richard Lamb.

The descriptions below have been used as a guide to make judgments in relation to the effects and impacts of the proposed development on each modelled views.

Table 3: Description of Visual Effects

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

Table 4: Description of Visual Impacts

Visual Impacts Factors

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

APPENDIX 2

PHOTOMONTAGE PREPARATION AND METHOD BY URBIS

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW

VISUAL ASSESSMENT - PHOTO-SIMULATIONS

PREPARED FOR
FDC CONSTRUCTION
JULY 2021

PHOTO-SIMULATIONS PREPARED BY:

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

DATE PREPARED :

16 July 2021

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

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

LOCATION PHOTOGRAPHER :

Jane Maze-Riley, Urbis - Associate Director, National Design

CAMERA :

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

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2021 with Arnold 4.0 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 22 (GIS Data Mapping / Processing)
- Photoshop CC 2021 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Penrith 2019-06
- Aerial photography from Nearmap - 2021-04-15
- Site survey data received via Client - 2021-05-27
- Proposed 3D Landform model from Civil Engineer - 2021-06-21
- Proposed 3D model received from Architect - 2021-06-09
- Proposed landscape plan from Landscape Architect dated - 2021-06-03

METHODOLOGY :

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

The process for producing these photo-simulations are outlined below:

- Photographs have been taken on site using a full-frame GPS enabled digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken hand-held and at a standing height of 1.6m above natural ground. Photos have generally been taken at 35mm to cover a wider context, with a 50mm reference window provided to assist with standardising the set for a standard view. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photo-simulation, the GPS location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location, orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photo-simulation is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/ buildings may be removed as part of the proposal, these are also removed in the photo-simulation.

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

PHOTO-SIMULATIONS - VIEW LOCATION MAP

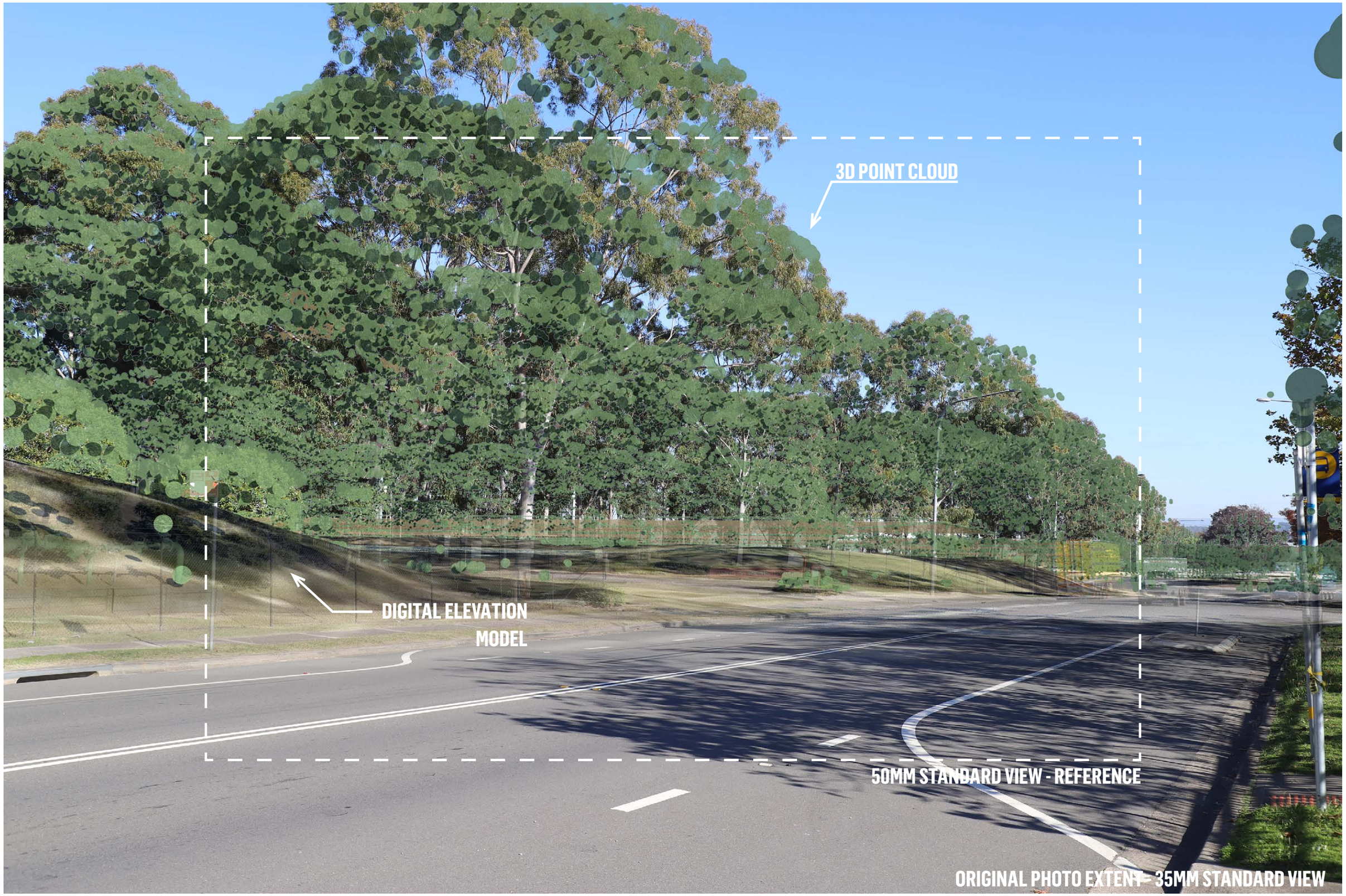
DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_MAP
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 1 (PHOTO 3899) : VIEW LOOKING SOUTH-WEST, HUNTINGWOOD DRIVE | EXISTING PHOTO : 2021-06-02 10:20 AEST

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_1A
REV: -



URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 1 (PHOTO 3899) : VIEW LOOKING SOUTH-WEST, HUNTINGWOOD DRIVE | REFERENCE 3D MODEL - CAMERA MATCH

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_1B
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 1 (PHOTO 3899) : VIEW LOOKING SOUTH-WEST, HUNTINGWOOD DRIVE | PHOTO-SIMULATION

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_1C
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 1 (PHOTO 3899) : VIEW LOOKING SOUTH-WEST, HUNTINGWOOD DRIVE | PHOTO-SIMULATION (WITH VEGETATION)

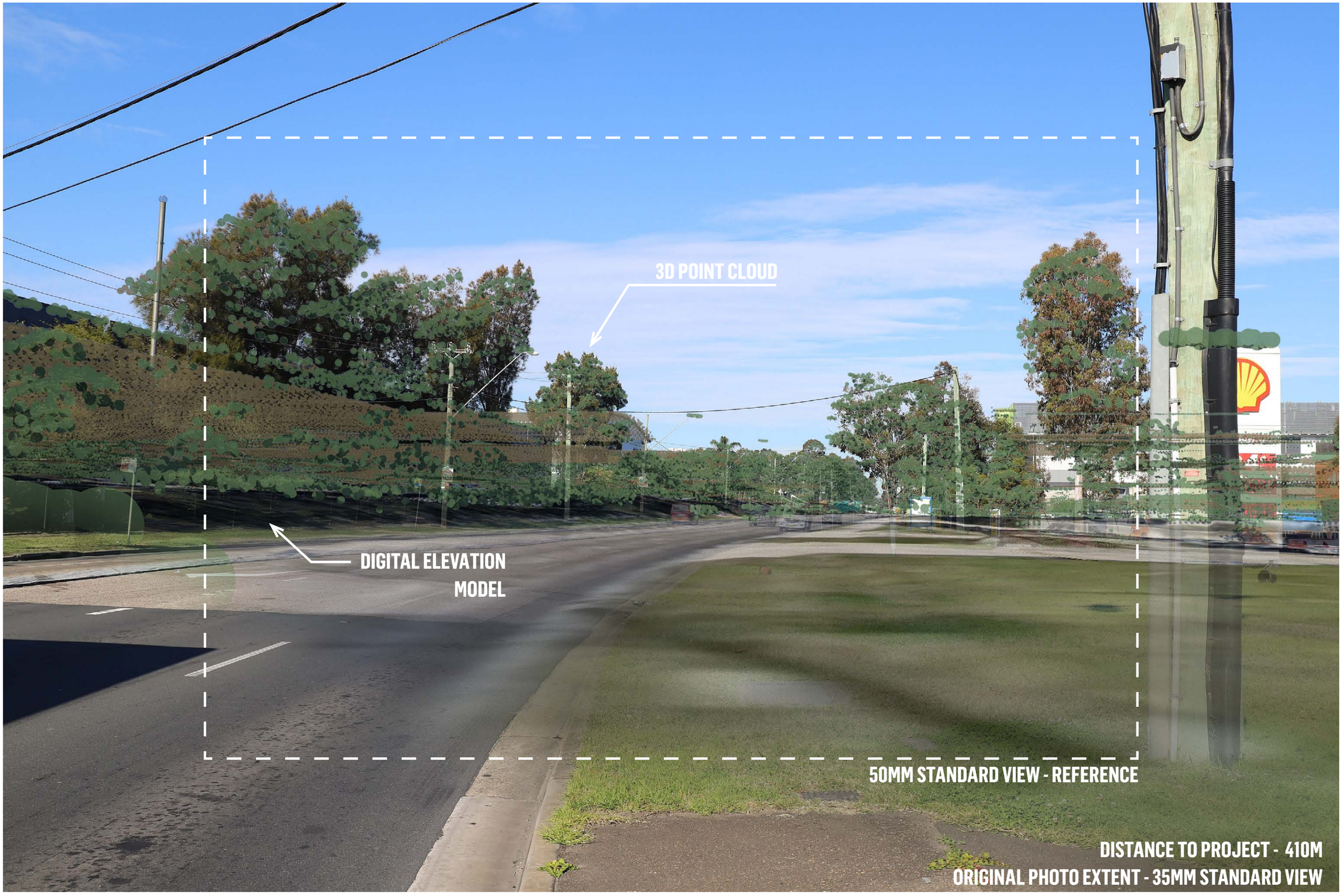
DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_1D
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 2 (PHOTO 3912) : VIEW LOOKING SOUTH, INT. GREAT WESTERN HIGHWAY/BRABHAM DRIVE | EXISTING PHOTO : 2021-06-02 10:41 AEST

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_2A
REV: -



URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 2 (PHOTO 3912) : VIEW LOOKING SOUTH, INT. GREAT WESTERN HIGHWAY/BRABHAM DRIVE | REFERENCE 3D MODEL - CAMERA MATCH

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_2B
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 2 (PHOTO 3912) : VIEW LOOKING SOUTH, INT. GREAT WESTERN HIGHWAY/BRABHAM DRIVE | PHOTO-SIMULATION

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_2C
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 2 (PHOTO 3912) : VIEW LOOKING SOUTH, INT. GREAT WESTERN HIGHWAY/BRABHAM DRIVE | PHOTO-SIMULATION (WITH VEGETATION)

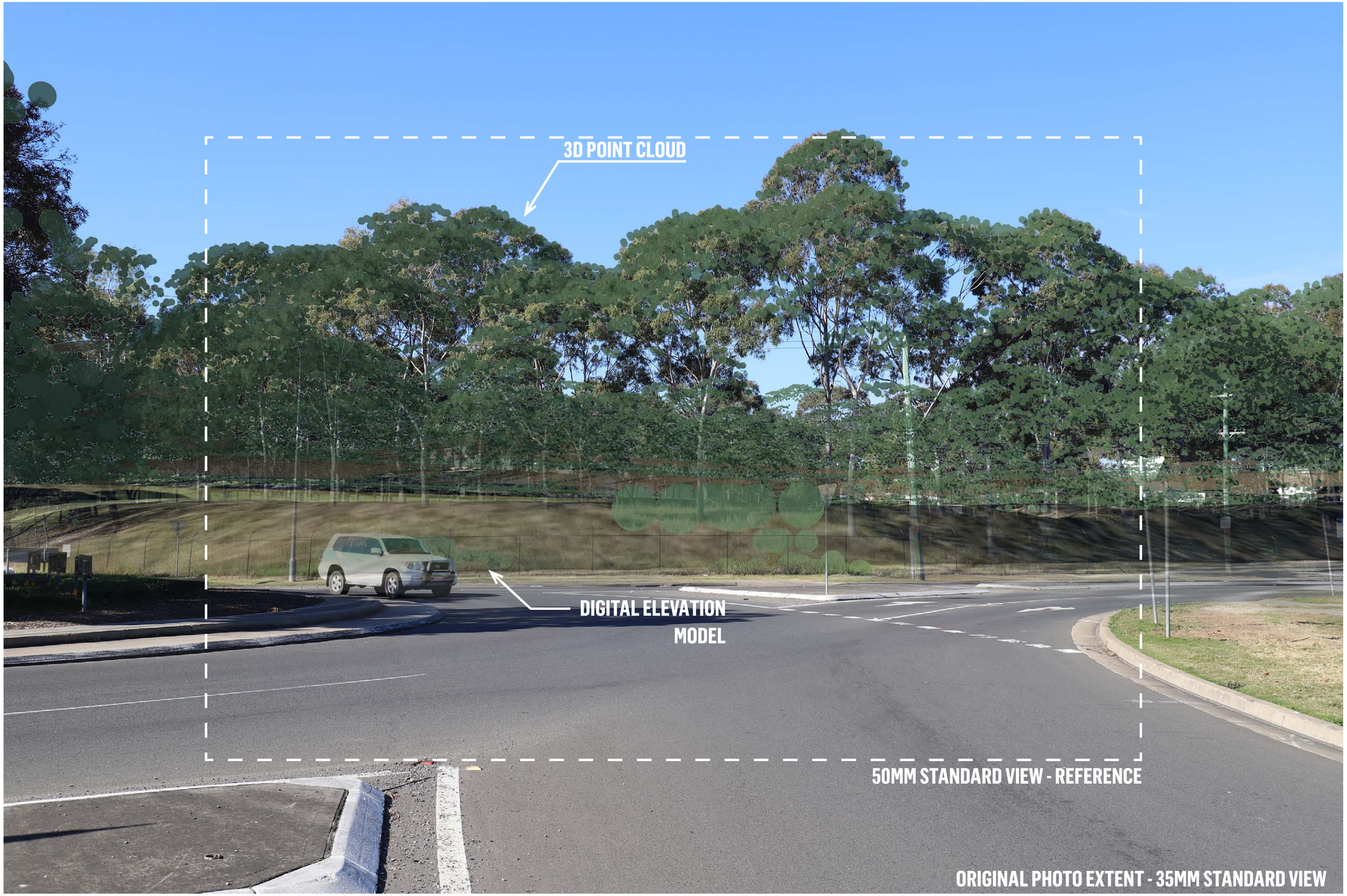
DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_2D
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 3 (PHOTO 3921) : VIEW LOOKING SOUTH-EAST, INTERSECTION HUNTINGWOOD/BRABHAM DRIVE | EXISTING PHOTO : 2021-06-02 10:57 AEST

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_3A
REV: -



URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 3 (PHOTO 3921) : VIEW LOOKING SOUTH-EAST, INTERSECTION HUNTINGWOOD/BRABHAM DRIVE | REFERENCE 3D MODEL - CAMERA MATCH

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_3B
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 3 (PHOTO 3921) : VIEW LOOKING SOUTH-EAST, INTERSECTION HUNTINGWOOD/BRABHAM DRIVE | PHOTO-SIMULATION

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_3C
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 3 (PHOTO 3921) : VIEW LOOKING SOUTH-EAST, INTERSECTION HUNTINGWOOD/BRABHAM DRIVE | PHOTO-SIMULATION (WITH VEGETATION)

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_3D
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 4 (PHOTO 3932) : VIEW LOOKING NORTH-EAST, BRABHAM DRIVE | EXISTING PHOTO : 2021-06-02 11:10 AEST

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_4A
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 4 (PHOTO 3932) : VIEW LOOKING NORTH-EAST, BRABHAM DRIVE | REFERENCE 3D MODEL - CAMERA MATCH

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_4B
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 4 (PHOTO 3932) : VIEW LOOKING NORTH-EAST, BRABHAM DRIVE | PHOTO-SIMULATION

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_4C
REV: -

URBIS

65 HUNTINGWOOD DRIVE, HUNTINGWOOD, NSW - VISUAL ASSESSMENT

VP 4 (PHOTO 3932) : VIEW LOOKING NORTH-EAST, BRABHAM DRIVE | PHOTO-SIMULATION (WITH VEGETATION)

DATE: 2021-07-16
JOB NO: P0026451
DWG NO: VP_4D
REV: -

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