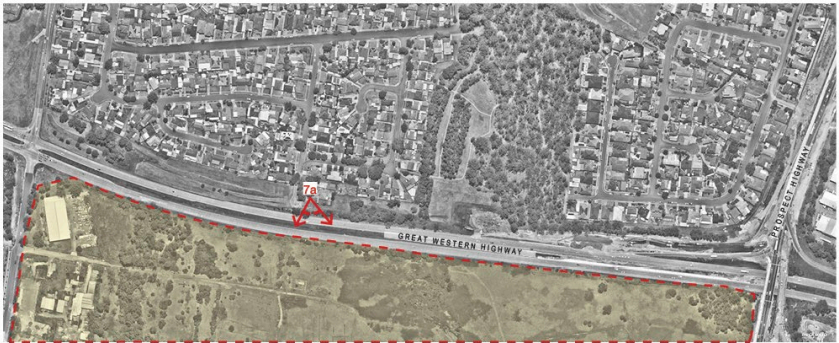


Figure 19 View 7a– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.14 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 RL 72.40

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.

View 7b was assessed in the context of the proposed modification, which includes minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 7b. The modified scheme remains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.

Figure 20 View 7b– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

8.15 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 RL 78.20

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. **The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view.**

An assessment of View 7c was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.

Figure 21 View 7c– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.16 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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. An assessment of View 8 was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4 and increased RL, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected.
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Figure 22 View 8– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.17 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.

View 8a was assessed in the context of the proposed modification, which includes minor amendments to the Warehouse 1 RL as seen from this vantage point. The assessment concluded that these changes remain largely hidden by existing tree coverage and as such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.

Figure 23 View 8a– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

8.18 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.

An assessment of View 8b was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4 and increased RL, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected.

Figure 24 View 8b– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.19 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 Boundary 93.77m
Prominence of the development Viewed at approx. RL 73.60 and RL76.00

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

An assessment of View 8c was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4 and increased RL, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected.

Figure 25 View 8c– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.20 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.

View 8d was assessed in the context of the proposed modification, which includes minor amendments to the Warehouse 1 RL as seen from this vantage point. The assessment concluded that these changes remain largely hidden by existing tree coverage and as such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.

Figure 26 View 8d– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

8.21 Viewpoint 8e

Viewing Location108 Ollier Crescent Prospect looking south

Photomontage FigureFigure 26
RL 69.80

Visual Description

Approx. Viewing Distance from Site Boundary182.00m
Prominence of the developmentViewed at approx. RL 71.40 and RL73.80

Landscape Receptor SensitivityMedium

Landscape Receptor of ChangeMedium

Visual Receptor SensitivityHigh

Magnitude of ChangeLow

Significance of ImpactMinor

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. **The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view.**

An assessment of View 8e was undertaken in light of the proposed design changes. The analysis concluded that the amendments do not alter the overall composition of the view. The warehouse development is predominately shield from view by existing residential built form and changes to Warehouse 3 & 4 facade have no impact to this vantage point. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.

Figure 27 View 8e– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.22 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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. An assessment of View 9 was undertaken in light of the proposed design changes. The analysis concluded that the amendments do not alter the overall composition of the view. The warehouse development is predominately shield from view by existing residential built form and tree coverage. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.
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Figure 28 View 9– Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.23 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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. An assessment of View 10 was undertaken in light of the proposed design changes. The analysis concluded that the amendments do not alter the overall composition of the view. The warehouse development largely integrates into the distant landscape and the minor changes to the facade of warehouse 3 & 4 remain unnoticed. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.
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Figure 29 View 10 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



0 Year



5 Years



15 Years

8.24 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. View 11 was assessed in the context of the proposed modification, which includes minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3b. The modified scheme remains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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Figure 30 View 11 – Existing Baseline & Photomontage



KEYPLAN



Baseline photo



Reference photo



0 Year



5 Years



15 Years

9.0 Conclusions and Non-Technical Summary

Summary of Visual Impact

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

Viewpoint	Location	Sensitivity to Change	Magnitude of Change	Visual Impact Rating	Commentary
1	427 Reservoir Rd, Prospect <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. View 1 was assessed in the context of the proposed modifications, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 1. The modified scheme remains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 2 was assessed in the context of the proposed modifications, which include minor amendments to the Warehouse 2 & 3/4 (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 2. The modified scheme remains consistent with the approved SSDA and is wholly covered by existing tree coverage. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 3a was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3a. The modified scheme remains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 3b was assessed in the context of the proposed modification, which includes minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3b. The modified scheme remains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.

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 provide contextual screening to the proposed development. View 3c was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3c. The modified scheme maintains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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 provide contextual screening to the proposed development. View 3d was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3d. The modified scheme maintains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 3e was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3e. The modified scheme maintains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 3f was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3f. The modified scheme maintains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 4 was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3e. The modified scheme maintains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 5 was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 3 & 4 structure and facades (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 5. The modified scheme maintains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape and create no further detractors from the previous assessment. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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 northwest 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). View 6 was assessed in the context of the proposed modification, which includes minor amendments to the Warehouse 3 & 4 structure and facades. The assessment concluded that these changes remain completely hidden by existing tree coverage and as such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. View 7 was assessed in the context of the proposed modifications, which include structural and façade amendments to Warehouses 3 and 4, as visible from this vantage point. The changes primarily involve the reconfiguration of the office component, which has been separated into two distinct built forms. The assessment determined that these modifications do not result in any discernible impact on the overall visual character, scale, or composition of View 7. The revised façade treatment and office separation remain visually coherent with the approved SSDA and do not introduce any additional bulk or dominance to the view corridor. As such, the overall visual impact remains consistent with the previously approved and assessed scheme.
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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. View 7a was assessed in the context of the proposed modifications, which include the separation of Warehouses 3 and 4, as visible from this vantage point. The assessment determined that these modifications do not result in any additional impact on the overall visual character, scale, or composition of View 7a. The revised façade treatment and office separation remain visually coherent with the approved SSDA and do not introduce any additional bulk or scale. As such, the overall visual impact remains consistent with the previously approved and assessed scheme.
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 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. View 7b was assessed in the context of the proposed modification, which includes minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 7b. The modified scheme remains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view.

					An assessment of View 7c was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.
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 interruptions to any horizon line or district views. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. An assessment of View 8 was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4 and increased RL, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected.
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. View 8a was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 1 RL as seen from this vantage point. The assessment concluded that these changes remain largely hidden by existing tree coverage and as such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. An assessment of View 8b was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4 and increased RL, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected.
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. An assessment of View 8c was undertaken in light of the proposed design changes, which include the physical separation of Warehouses 3 and 4 and increased RL, as observed from this location. The analysis concluded that the amendments do not alter the overall composition of the view. The updated façade articulation and separation of the office components remain in keeping with the design intent of the approved SSDA and do not contribute to any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint is unaffected.
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. View 8d was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 1 RL as seen from this vantage point. The assessment concluded that these changes remain largely hidden by existing tree coverage and as such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.
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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. An assessment of View 8e was undertaken in light of the proposed design changes. The analysis concluded that the amendments do not alter the overall composition of the view. The warehouse development is predominately shield from view by existing residential built form and changes to Warehouse 3 & 4 facade have no impact to this vantage point. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.
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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. An assessment of View 9 was undertaken in light of the proposed design changes. The analysis concluded that the amendments do not alter the overall composition of the view. The warehouse development is predominately shield from view by existing residential built form and tree coverage. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.
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. The revised architectural warehouse scheme shown in this LVIA has very minimal additional visual impact on this view. An assessment of View 10 was undertaken in light of the proposed design changes. The analysis concluded that the amendments do not alter the overall composition of the view. The warehouse development largely integrates into the distant landscape and the minor changes to the facade of warehouse 3 & 4 remain unnoticed. Accordingly, the visual experience from this viewpoint is unaffected, and the overall visual impact is consistent with the outcomes previously assessed and approved.
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. View 11 was assessed in the context of the proposed modification, which include minor amendments to the Warehouse 5 RL (seen by this vantage point). The assessment concluded that these changes have no discernible impact on the visual character or composition of View 3b. The modified scheme maintains consistent with the approved SSDA in terms of scale, form, and visual integration within the existing landscape. As such, there is no deterioration in the visual amenity experienced from this viewpoint, and the overall visual impact remains unchanged from previously assessed.

Affected views: Side-by-side comparison between the Approved SSDA and the S4.55 Modification

Viewpoint 5



Baseline Photo



Reference Photo (SSDA Approved)



0 Year (SSDA Approved)



0 Year (S4.55 Modification)



5 Years (SSDA Approved)



5 Years (S4.55 Modification)



15 Years (SSDA Approved)

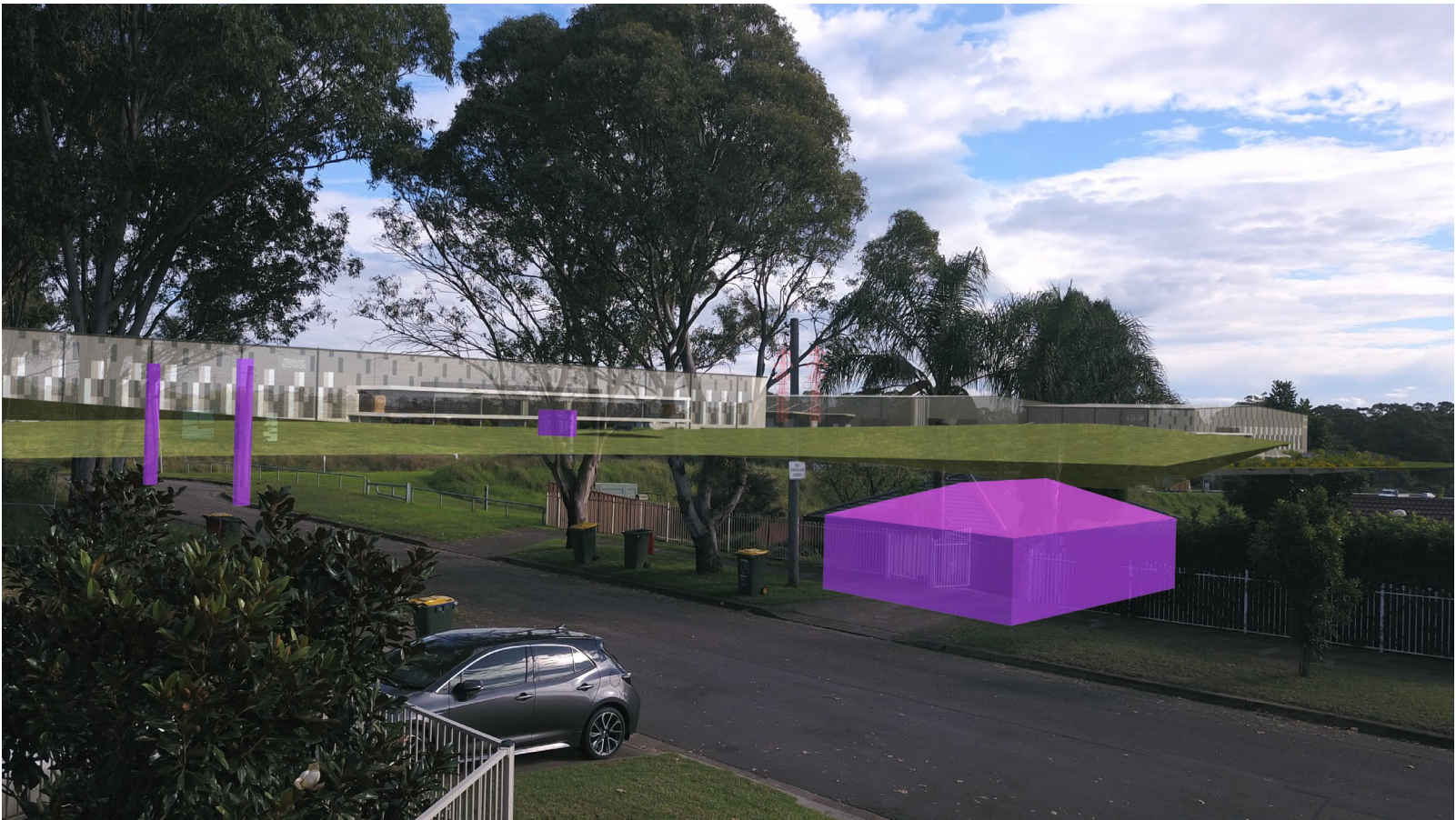


15 Years (S4.55 Modification)

Viewpoint 7



Baseline Photo



Reference Photo (SSDA Approved)



0 Year (SSDA Approved)



0 Year (S4.55 Modification)