



5 Years (SSDA Approved)



5 Years (S4.55 Modification)



15 Years (SSDA Approved)



15 Years (S4.55 Modification)

Viewpoint 7a



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 7c



Baseline Photo



Reference Photo (SSDA Approved)



0 Year (SSDA Approved)



0 Year (\$4.55 Modification)



5 Years (SSDA Approved)



5 Years (\$4.55 Modification)



15 Years (SSDA Approved)

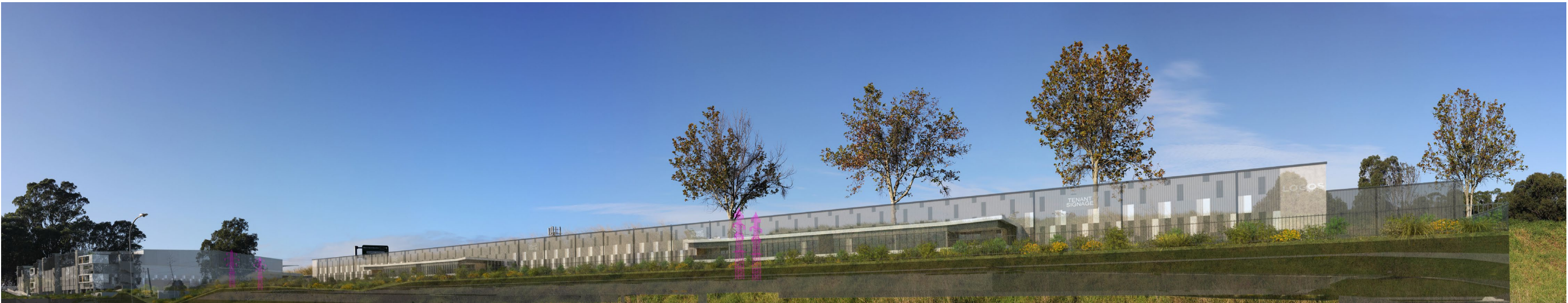


15 Years (S4.55 Modification)

Viewpoint 8



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 8b



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 8c



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 9



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 10



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)

Affected View - Summary Table		Summary of Viewpoint	Assessment between Approved SSD Mod-1 (Oct 2025) & SSD Mod-2 (Jun 2026)
Viewpoint			
Viewpoint 5	View 5 is taken from parkland within the residential area, which sits below the adjacent road reserve. Existing topography and vegetation provide substantial screening, with the view primarily characterised by open space, tree cover and utility infrastructure. The proposed development forms a distant, low-lying element on the horizon and is visually moderated by the strong foreground vegetation and future setback planting, which will further soften views over time. The horizontal form and levels of the development enable it to sit comfortably within its industrial context.	Assessment of the proposed modifications to Warehouses 3 and 4 confirms that the changes do not materially alter the visual character or composition of the view. The amended scheme remains consistent with the approved SSDA in terms of scale, form and landscape integration, resulting in no additional visual impact. Accordingly, the visual amenity experienced from this viewpoint remains unchanged from that previously assessed and approved.	
Viewpoint 7	View 7 is taken from an elevated position approximately level with the second-storey windows of nearby residences. From ground level, views are further filtered by fences, lower topography and other foreground elements typical of the residential setting. While the upper portions of the proposed development are visible on the horizon, the outlook already contains urban elements including roads, dwellings and power lines. Proposed setback landscaping and acoustic mounding will further soften views and, over time, provide a more structured and visually cohesive foreground.	Assessment of the proposed modifications to Warehouses 3 and 4, including the separation of the office components and revised façade treatment, confirms that they do not materially alter the visual character, scale or composition of View 7. The amended design remains consistent with the approved SSDA and does not introduce additional visual bulk or prominence. Accordingly, the overall visual impact remains consistent with that previously assessed and approved.	
Viewpoint 7a	View 7a is taken from ground level adjacent to the rear of a residential property. Existing vegetation, lower topography and proposed landscape planting and acoustic mounding assist in filtering views of the development, with only portions of the upper built form visible. The revised architectural scheme results in negligible additional visual impact.	Assessment of the proposed modifications, including the separation of Warehouses 3 and 4, confirms that the overall visual character and composition of the view remain unchanged. The revised façade treatment is consistent with the approved SSDA and does not introduce additional perceived bulk or scale. Accordingly, the visual impact remains consistent with that previously assessed and approved.	
Viewpoint 7c	View 7c is taken from street level along Desley Crescent, where the existing visual environment is characterised by residential dwellings, roads, vehicles and other urban elements. The proposed development is largely screened by the vegetated ridgeline, with only limited portions of the upper built form visible. Proposed landscape planting and acoustic mounding will further soften views and maintain the existing visual character.	Assessment of the proposed changes, including the separation of Warehouses 3 and 4, confirms that the amendments do not materially alter the composition of the view. The revised façade articulation remains consistent with the approved SSDA and does not increase the perceived bulk or scale. Accordingly, the visual experience from this viewpoint remains unchanged.	
Viewpoint 8	View 8 is taken from the road reserve between the highway and the existing residential area. Existing topography and the vegetated berm form the dominant foreground and substantially screen the development, with only limited portions of the built form visible above the mound. No district or horizon views are affected, and the revised architectural scheme results in negligible additional visual impact.	Assessment of the proposed changes, including the separation of Warehouses 3 and 4 and increased RLs, confirms that the overall composition of the view remains unchanged. The revised façade articulation is consistent with the approved SSDA and does not increase visual bulk or scale. Accordingly, the visual experience from this viewpoint remains unaffected.	

Viewpoint 8b	View 8b is taken from the rear of an adjoining residence looking across the road reserve toward the proposed development. Existing fencing, the vegetated berm and the site's lower topography substantially limit views of the development, with only portions of the warehouse visible above the berm. While the development introduces a new horizontal built form element, it does not affect any district or horizon views. Proposed tree planting will further soften and break up the built form over time.	Assessment of the proposed changes, including the separation of Warehouses 3 and 4 and increased RLs, confirms that the overall composition of the view remains unchanged. The revised façade articulation is consistent with the approved SSDA and does not result in any increased visual bulk or scale. Accordingly, the visual experience from this viewpoint remains unaffected.
Viewpoint 8c	View 8c is taken from ground level adjacent to residences located below the road reserve. The proposed development is largely screened by the existing grassed berm, with additional screen planting further reducing the perceived bulk and scale. Due to the low-lying topography, residences in this area do not have district or horizon views.	Assessment of the proposed changes, including the separation of Warehouses 3 and 4 and increased RLs, confirms that the overall composition of the view remains unchanged. The revised façade articulation is consistent with the approved SSDA and does not result in any increased visual bulk or impact. Accordingly, the visual experience from this viewpoint remains unaffected.
Viewpoint 9	View 9 is taken from the upper levels of a residential apartment building above the shopping centre. Due to the separation distance, existing residential built form and tree coverage, the warehouse development is largely screened and only barely visible on the horizon.	Assessment of the proposed façade design changes confirms they do not alter the overall composition of the view, and the visual impact remains consistent with that previously assessed and approved.
Viewpoint 10	This view is taken from the crest of a hill at a considerable distance from the site. The proposed built form sits within the established developed basin and remains below the horizon line, integrating with the surrounding context rather than appearing visually dominant. As setback planting matures, the development will be partially screened, further reinforcing its integration with the landscape.	Assessment of View 10 confirms that the proposed design changes to the warehouse facade do not materially alter the overall composition of the view. Minor façade refinements to Warehouses 3 and 4 are not readily discernible at this distance, and the visual impact remains consistent with that previously assessed and approved. The revised architectural scheme results in negligible additional visual 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.

Viewpoint	LOGOS/Habit 8	DPE	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 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 <i>“will be clearly noticeable, and the view would be fundamentally altered by its presence.”</i> Under the “very high” definition the development is <i>“creating a new focus and having a defining influence on the view.”</i> 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 <i>“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.”</i> 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 that. <i>“ 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.”</i> 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. I 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.
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 <i>“will be clearly noticeable, and the view would be fundamentally altered by its presence.”</i> Under the “very high” definition the development is <i>“creating a new focus and having a defining influence on the view.”</i> 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	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 – Magnitude of Change	High	Very High	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.

10.0 Glossary of Terms

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