

# OEE Project Silverback SSDA

## SSD-120888992

### *Visual Impact Assessment*

Prepared For

**Goodman Property Services (Aust) Pty Ltd**

JULY 2026

Final

# Acknowledgement of Country

We acknowledge the Traditional Owners of the lands we operate on. We acknowledge their continuing connection to Country through culture and community and we pay our respects to Elders past and present.

## Urbis staff responsible for this report

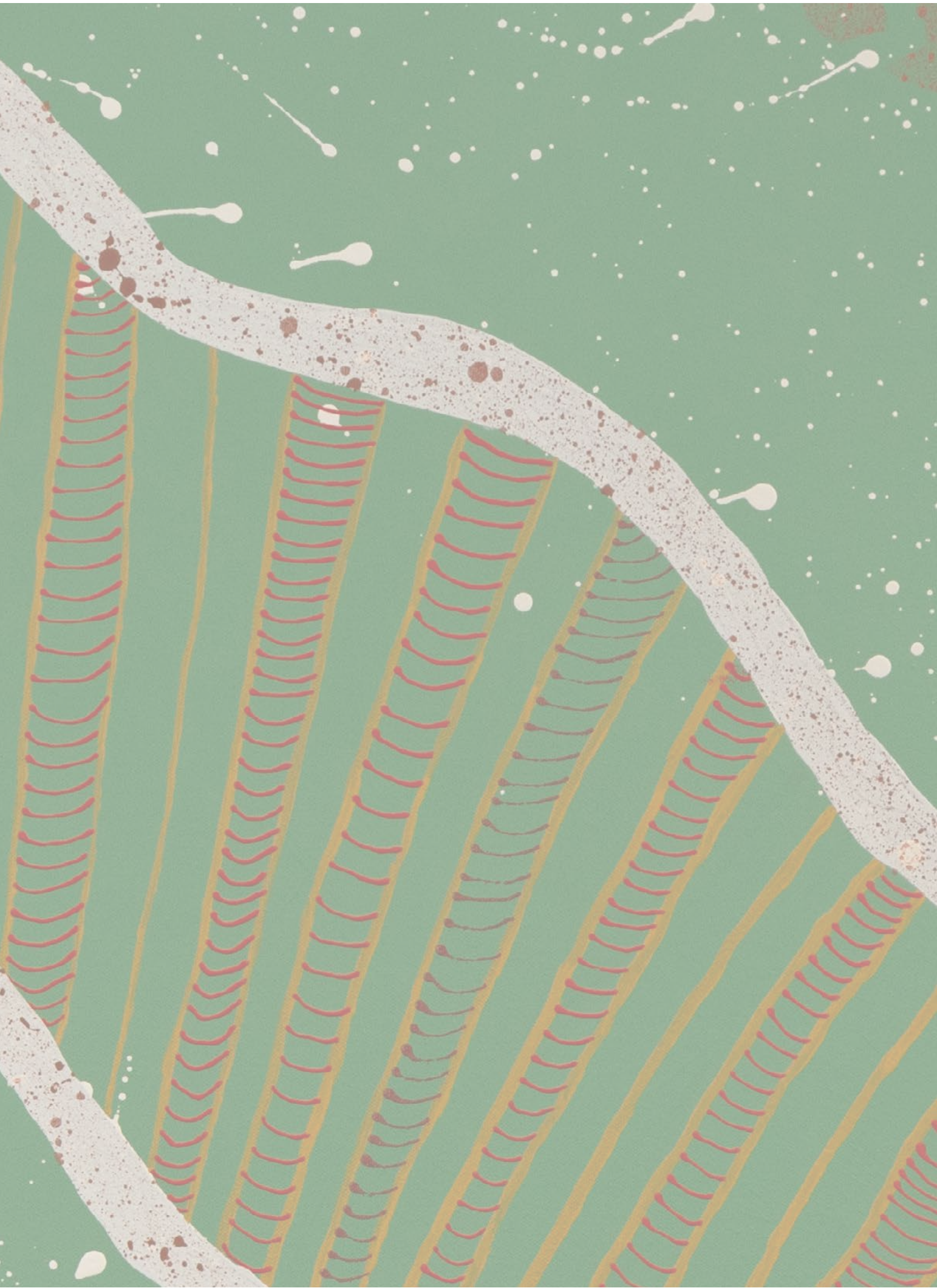
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# Executive summary



- Urbis prepared a Visual Impact Assessment to support proposed Concept Plan Amendments (MOD 6) under SSDA 37486043 (as modified) and Detailed Application (Proposed Works) under SSD-120888992.
- The detailed application SSDA seeks approval for the construction, and operation of 2 warehouse buildings and internal site infrastructure.
- Minor additions to the roof will be added (roof access stairs, plant & solar) and are considered minor in context of any potential visual impact.
- The site is within an evolving industrial precinct at the edge of a semi-rural landscape, characterised by large-format logistics development, low building heights, open landholdings and fragmented vegetation.
- The site is not a heritage item, is not within a Heritage Conservation Area, and is not subject to documented or protected views.
- Urbis applied a tailored visual impact methodology suited to urban and industrial contexts, drawing on established NSW guidance, national and international best practice, and 30 years of applied research.
- The assessment separates objective visual baseline information from subjective judgement to provide a robust and transparent evaluation of visual effects.
- The visual catchment is constrained by topography, vegetation and surrounding built form, limiting visibility largely to nearby local roads.
- Public domain views of the proposal are confined to close and medium-distance views from surrounding roads primarily used by freight and logistics vehicles.
- The site is not visible from public open space, recreation areas or high-amenity public locations.
- The scenic quality of the site is negligible due to prior clearing, earthworks and the highly modified industrial context.
- The surrounding environment has a high physical absorption capacity, with existing development, vegetation and landform reducing the prominence of the proposal.
- The proposal is visually compatible with existing and anticipated industrial development, consistent with the IN1 General Industrial zoning and surrounding built form.
- Viewing periods are brief and typically from moving vehicles, further limiting perception of visual effects.
- No views to scenic features or heritage items are blocked by the proposal.
- Residual visual impacts are low and considered acceptable, reflecting the industrial setting and the scale and nature of surrounding development.
- Of five representative public domain views assessed, one recorded a 'nil' impact and four recorded 'low' impacts.
- Taking into consideration the existing visual context and baseline factors against which to measure change, the level of visual effects of the proposed development and in the context of additional weighting factors, the visual impacts of the proposed development were found to be acceptable.

# 01 Introduction



## 1.1 Introduction

This Visual Impact Assessment has been prepared by Urbis to address the following Development Applications:

- Concept Plan Amendments (Mod 6): Amendments to State Significant Development Application 37486043 (as modified) in accordance with Section 4.24 of the Environmental Planning & Assessment Act 1979
- Detailed Application (Proposed Works): State Significant Development Application (SSDA) No. 120888992 based on Industry-Specific Secretary's Environmental Assessment Requirements (SEARs) dated 8 May 2026.

The proposed development is being undertaken by Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of BGMG 14 Pty Ltd (ACN 661 888 884) as trustee of BGMG 1 Oakdale East Trust No.2 (Owner). The development is located at 2-10 Old Wallgrove Road, Horsley Park (the Site ). The folio identifier number is Lot 109 of Deposited Plan 1293112.



Figure 1 Proposal site within the OEE

## 1.2 Proposed development

### Concept Plan Amendments | State Significant Development Application 37486043 (Mod 6)

As part of the proposed works under SSD-120888992, the following amendments are proposed to the Concept approval and Stage 1 Infrastructure works approved under SSDA 37486043:

- Amendment to approved Masterplan and Subdivision plan to accommodate revised Precinct 2-5 layout which will consolidate Precincts 2, 4 and 5, resulting in a total of three (3) precincts. (Precinct 1, 2 & 3).
- Amendment of Stage 2 infrastructure scope to accommodate revised and consolidated Precinct 2-5 layout
- Amendment of Development Controls, including those prescribed under Condition A9 & A10 of the consent, specifically:
  - Building Height
  - Maximum GLA
- Increase maximum permissible vehicle from a 30 m super B-double to a 36.5m B-triple (Condition D14)

This application, inclusive of the amendments to the Concept approval under SSD 37486043, seeks to facilitate the development of Building 2A, 2B & Lot 2C and associated Internal infrastructure changes.

### Detailed Application | State Significant Development Application SSD-120888992

The SSDA seeks approval for the construction, fit-out, operation and use of 2 warehouse buildings and associated internal site infrastructure works to accommodate the proposed building layouts. Specifically, this includes:

#### Warehouses and Distribution Building – Building 2A

- 24/7 warehouse and distribution use.
- Construction, operation, fit-out (warehouse racking and office fit-out) and use of approximately 18,110 sqm warehouse with ancillary office GLA. Proposed ridge height of 14.6m (excluding rooftop plant and solar).
- Includes hard stand, dock offices, loading bays, landscaping, electric vehicle charging, solar panels and signage.

#### Warehouses and Distribution Building – Building 2B & Lot 2C

- 24/7 warehouse and distribution use for parcel processing and sorting facility.
- Construction, operation, fit-out (office and warehouse) use of approximately 142,157 sqm of warehouse and office GLA across two levels spanning a proposed ridge height of 25.0m (excluding rooftop plant, roof access stairs and solar).
- Warehouse fit-out includes automation and sortation equipment along with associated mezzanine structures.

- Building 2B will include hardstand, heavy rigid parking, guardhouses, dock offices, loading bays, landscaping, electric vehicle charging, goods collection lockers, six lithium-ion battery energy storage systems (BESS) external to the main warehouse building and fleet workshop, weighbridges, fleet workshop, dock temperature control with external units, emergency generators, refuelling bay, truck wash and signage.

- Dangerous goods (DGs) are proposed to be stored at the site, which are below the threshold quantities under Chapter 3 of the *State Environmental Planning Policy (Resilience and Hazard) 2021*.
- Ground Improvements to Warehouse 2B building footprint (i.e. pilling), including a 200mm thick layer of Cement Treated Fine Crushed Rock (CTFCR) placed under the entire warehouse footprint.

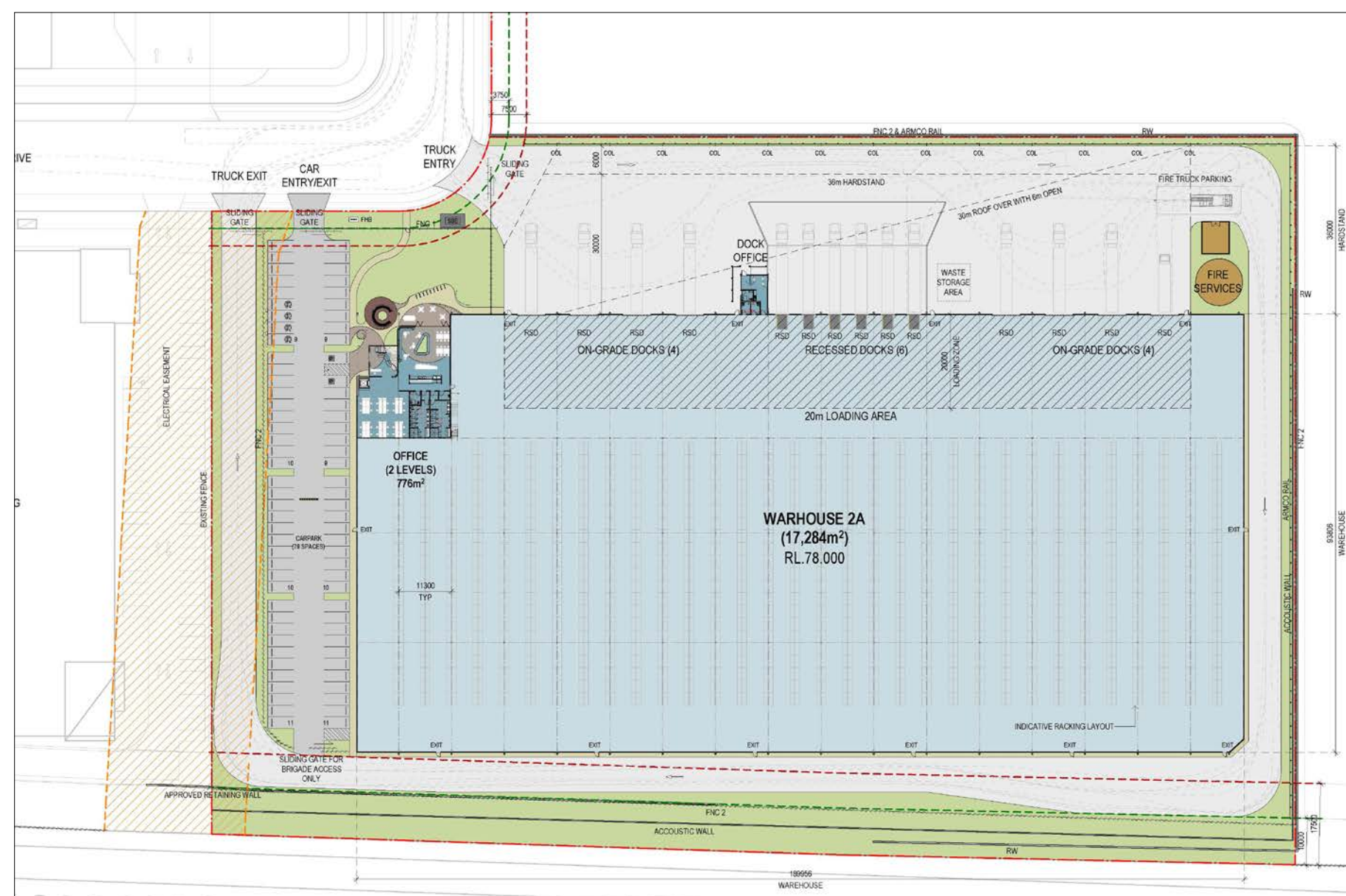


Figure 2 Lot 2A site plan

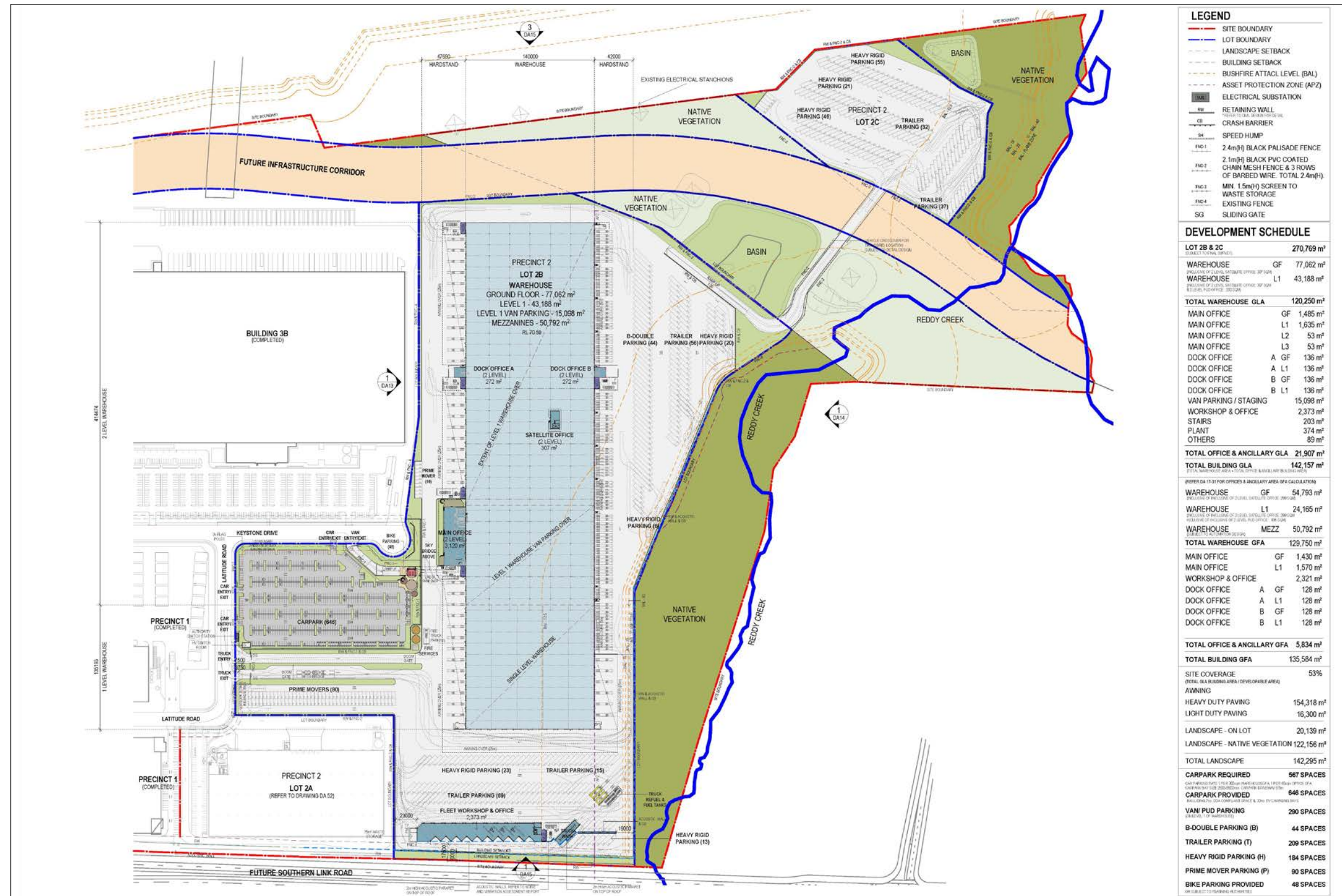


Figure 3 Lot 2B & 2C site plan

# 02 Methodology



## 2.1 Urbis methodology

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW. It is based on widely adopted concepts and terminology included in multiple Visual Impact Assessment (VIA) methods, guidelines and objectives.

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than Landscape Character Visual Impacts Assessments (LCVIA).

An LCVIA takes a more holistic approach to changes proposed to the physical and visual landscape, which in our opinion is more appropriate to assess the impacts of development in greenfield locations or sites that are predominantly characterised by rural or open, less developed landscapes.

The Urbis methodology identifies objective ‘visual baseline’ information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method takes into consideration other relevant factors such as the underlying strategic planning intent of the site, its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

The Urbis method also distinguishes and places ‘weight’ on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

The sequence of steps and logic flow is shown graphically in the method flow chart.

Our method also has regard to:

‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition) (GLVIA3) Landscape Institute and Institute of Environmental Management & Assessment (2013)

The Landscape Institute Technical Guideline Note- Visual Representation of Development Proposals (AILA 2019)

Guidance note for Landscape and Visual Assessment (AILA 2018)

Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services 2018 (RMS LCIA)

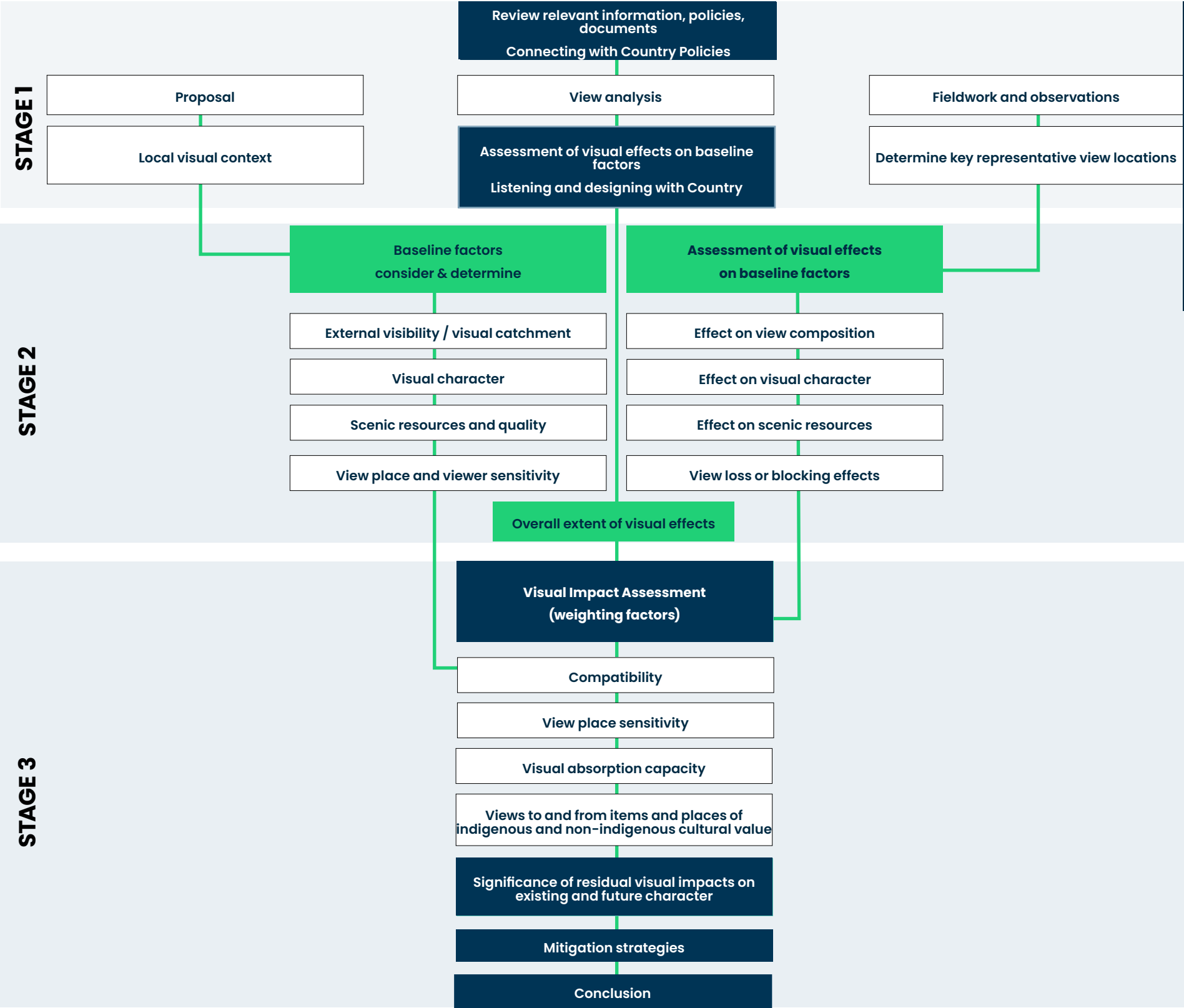


Figure 4 Urbis methodology flowchart

A photograph of a paved road stretching into the distance, lined with tall, thin trees. The scene is overlaid with a semi-transparent blue filter. In the distance, a few vehicles are visible on the road. On the right shoulder, there are orange traffic cones and a yellow sign.

# 03 **Baseline visual analysis**

## 3.1 Visual context

The context surrounding the site is characterised by a semi-rural landscape at the edge of an evolving industrial precinct. The area is characterised by a mix of large-format employment and logistics development alongside agricultural uses, rural-residential properties and ancillary industrial structures, typically located on expansive landholdings.

Built form is generally low in height but with large floorplates, with contemporary industrial buildings set back from road corridors and partially screened by vegetation.

Vegetation within the locality is varied and fragmented. It includes scattered mature eucalyptus trees, roadside planting, shelter belts and remnant patches of Cumberland Plain Woodland interspersed with cleared paddocks and managed grassland. Landscaping associated with newer industrial development introduces more formal planting in parts, though the broader landscape remains open and expansive in character. The road network comprises wide carriageways and verges, with utility infrastructure and long sightlines across undeveloped or sparsely developed land contributing to the overall visual setting.

Topography across the area is gently undulating to generally flat, consistent with the Cumberland Plain.

While urbanisation is increasing, aspects of the former rural landscape remain evident through the scale of allotments, open spaces and intermittent vegetation, illustrating the area's transition between metropolitan industrial development and the peri-urban fringe.

## 3.2 Heritage items

The site is not a heritage item, nor is it located within a Heritage Conservation Area.

## 3.3 Documented views

There are no documented views to or across the site.

## 3.4 Public domain visual catchment

Potential visibility of the proposal was determined by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth. Due to the underlying topography and presence of vegetation within the surrounding area, the visual catchment of proposed works is constrained.

### PUBLIC DOMAIN

The proposal would be visible from the following locations:

- Burley Road along the southern site boundary
- Latitude Road within the wider estate
- Keystone Drive within the wider estate
- The southern end of Roberts Road to the north.
- Limited sections of Walworth Road due to its elevation.
- Views of the site are not possible from any surrounding public open recreation space.

### Key observations:

- Due to the limited height of the proposed buildings, combined with the surrounding visual context, the ability to perceive the proposal from public domain locations is generally restricted to limited close and medium distance viewing locations.



Figure 5 Existing development north and west of the site within the OEE

### 3.5 Inspected fieldwork locations

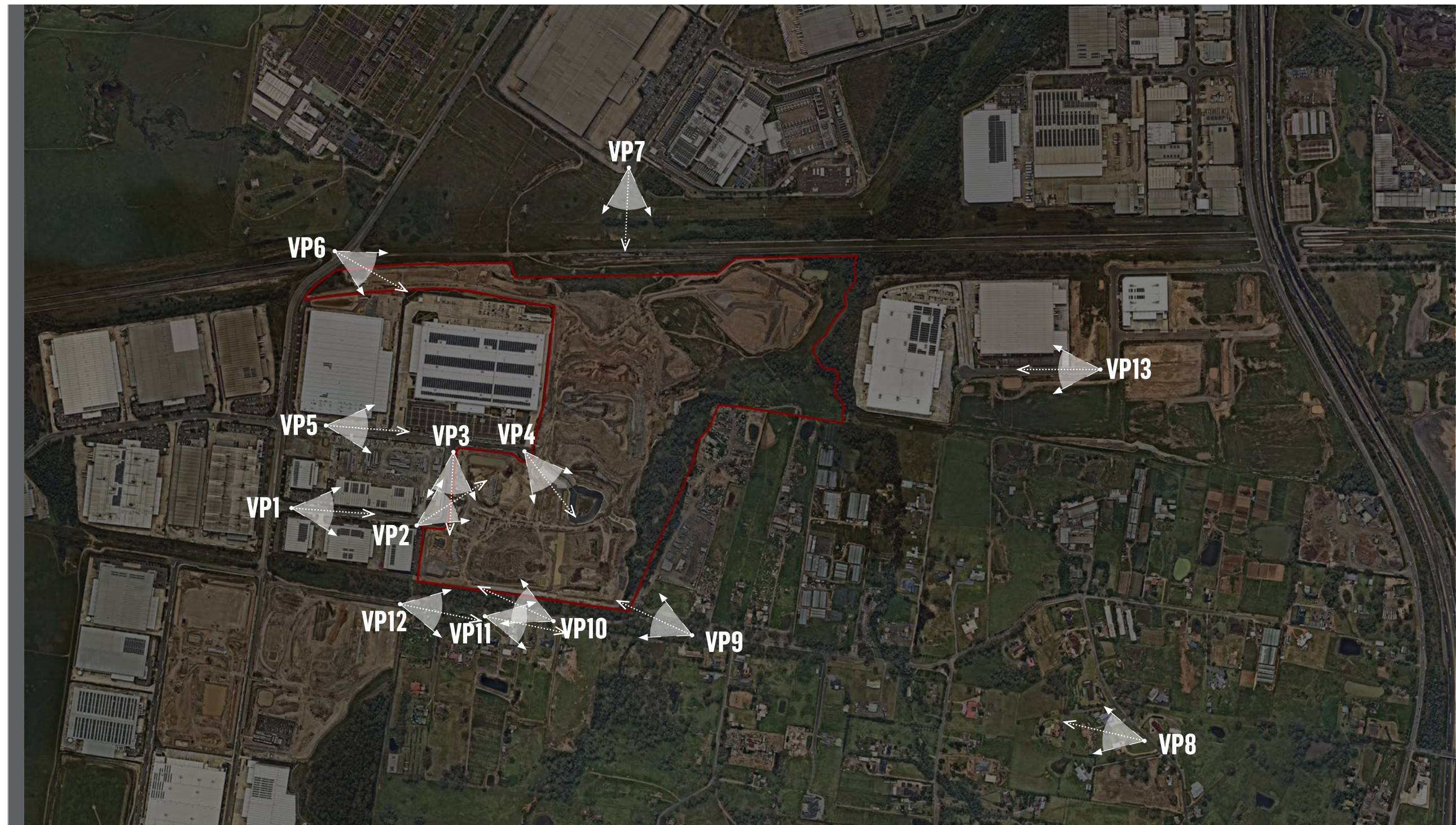


Figure 6 Locations inspected during fieldwork



**Photo 1.** Latitude Road looking east



**Photo 2.** View north-east from Latitude Road



**Photo 3.** View south-east from Latitude Road



**Photo 4.** View south-east from Keystone Drive



**Photo 5.** View east from Keystone Drive



**Photo 6.** View south-east from Old Wallgrove Road



Photo 7. View south from Roberts Road



Photo 8. View west from Walworth Road



Photo 9. View west from Burley Road



Photo 10. View north-west from outside 251 Burley Road



Photo 11. View east from outside 263A Burley Road



Photo 12. View east from outside 321 Burley Road



**Photo 13.** View east from Monument industrial Estate

### 3.6 Visual character of the site

The site has been cleared of vegetation and heavily modified through earthworks. The site currently has areas of stockpiling, basins and informal dirt roads and laydown areas with machinery and hardstand parking areas.

### 3.7 Scenic quality

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features. Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

The site is heavily modified through vegetation clearing and earthworks. Further, the site is located within an employment precinct comprised of logistics and distribution buildings within a landscape that has been highly modified.

As such, the scenic quality of the site is negligible.

### 3.8 Public view place sensitivity

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.

Views to the site and proposal are available from surrounding roads including Burley Road, Latitude Road & Roberts Road.

Views from Latitude Road and Roberts Road would typically be gained by freight and logistics vehicles accessing the industrial estates as there are no through roads which non commercial vehicles would be using. Views from Burley Road are from vehicles accessing residential properties and limited to the western end of Burley Road. For all roads, views would typically be brief in nature.

Views of the site and proposal are not possible from any surrounding public recreation space.

Overall the view place sensitivity is low.

### 3.9 Private view place sensitivity

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.

Close views of the site and proposal is limited to a small number of dwellings south of the site along Burley Road from 251 –321 Burley Road. Potential views from these properties will be filtered by intervening mature vegetation south of the site. Visibility of the proposal from dwellings further east along Burley Road are likely to be highly filtered or blocked as a result of topography, and intervening vegetation.

Long distance views would be limited due to topography and vegetation, and likely only possible from a small number of dwellings along Walworth Road due to its elevated position. Due to the distance, the proposal would be viewed in a wide composition that would include developments of a similar nature to the proposed.



# 04 Visual effects analysis

## 4.1 Selection of views for analysis

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and LiDAR data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 5 public view locations for further analysis, including views mandated within the SEARs.

| No.   | Photomontage location                   |
|-------|-----------------------------------------|
| PM 01 | View north-west from 198 Burley Road    |
| PM 02 | View south-east from Old Wallgrove Road |
| PM 03 | View south-west from Roberts Road       |
| PM 04 | View north-west from Walworth Road      |
| PM 05 | View north-west along Burley Road       |

## 4.2 Certification of photomontages

The method of preparation is outlined in Appendix 3 of this report.

The accuracy of the locations of the 3D model (prepared by the project architects) of the proposed development inserted into digital photographs has been checked by Urbis in multiple ways:

1. The placement and location of the 3D architectural model was checked against surveyed visible fixed features using LiDAR data.
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 Urbis and were considered to be within reasonable limits.

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales photomontage policy.

Urbis certifies, 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.



Figure 7 Photomontage location map

# Photomontage 01

## View north-west from 198 Burley Road

**Distance class**

- Medium
- 230m

**Existing composition of the view**

The composition is characterised by a flat, open expanse of grassland in the foreground. The mid-ground is comprised of band of mature riparian vegetation of varying tree species surrounding Reedy Creek which largely obstructs views to the site, with only a small amount of elevated land visible to the right of the view. No items are visible in the distance.

**Visual effects of the proposal on the composition as modelled**

- The foreground is unaffected.
- The proposal introduces a small amount of new built form development visible through retained, intervening vegetation around Reedy Creek.
- The majority of the proposal is blocked from view by the intervening vegetation.
- The proposal does not block views to any scenic or highly valued features.
- The proposal does not block views to any heritage items.

**Visual effects of Proposal (quantum of change) on existing view attributes**

|                                  |     |
|----------------------------------|-----|
| Visual character                 | low |
| Scenic quality                   | low |
| View composition                 | low |
| View blocking of scenic elements | low |

**Overall rating of effects on baseline factors**

low

**Weighting factors**

|                                                 |                    |
|-------------------------------------------------|--------------------|
| View place sensitivity                          | medium (neutral)   |
| Physical absorption capacity                    | high (down-weight) |
| Compatibility with context and visual character | medium (neutral)   |
| Viewing period                                  | high (up-weight)   |
| Viewing distance                                | medium (neutral)   |

See section 5.7 for overall visual impact rating.



Figure 8 Viewpoint 01 location.



Figure 9 Viewpoint 01 existing view.



Figure 10 Viewpoint 01 photomontage.

# Photomontage 02

## View south-east from Old Wallgrove Road

**Distance class**

- Medium
- 580m

**Existing composition of the view**

The foreground is comprised of the Old Wallgrove Road carriageway and road reserve to the north. The midground composition includes vegetation north of the OEE and areas of stockpiling within the northern part of the estate. Beyond, the northern elevation of a large, contemporary development within Precinct 3 of the estate is visible.

**Visual effects of the proposal on the composition as modelled**

Due to intervening topography, vegetation and built-form development combined with the height of the proposed buildings, the proposal is blocked from view.

The existing view composition is fully retained.

| Visual effects of Proposal (quantum of change) on existing view attributes |     |
|----------------------------------------------------------------------------|-----|
| Visual character                                                           | nil |
| Scenic quality                                                             | nil |
| View composition                                                           | nil |
| View blocking of scenic elements                                           | nil |
| Overall rating of effects on baseline factors                              |     |
| nil                                                                        |     |

**Weighting factors**

|                                                 |     |
|-------------------------------------------------|-----|
| View place sensitivity                          | n/a |
| Physical absorption capacity                    | n/a |
| Compatibility with context and visual character | n/a |
| Viewing period                                  | n/a |
| Viewing distance                                | n/a |

See section 5.7 for overall visual impact rating.



Figure 11 Viewpoint 02 location.



Figure 12 Viewpoint 02 existing view.



Figure 13 Viewpoint 02 photomontage.

# Photomontage 03

## View south-west from Roberts Road

**Distance class**

- Medium
- 350m

**Existing composition of the view**

The foreground and midground is comprised of an electricity easement with open expanses of grassland, grouping of trees and multiple electricity pylons and overhead power lines. Beyond, filtered views of stockpiling and vegetated embankments are visible, as is the eastern elevation of the Precinct 3 development.

**Visual effects of the proposal on the composition as modelled**

The foreground is unaffected.

The proposal introduces new, contemporary development which presents as a low height development which is visually consistent with the neighbouring built forms visible within the estate.

Intervening topography and vegetation block sections of the northern elevations of the buildings.

The proposal does not block views to any scenic or highly valued features.

The proposal does not block views to any heritage items.

**Visual effects of Proposal (quantum of change) on existing view attributes**

|                                  |     |
|----------------------------------|-----|
| Visual character                 | low |
| Scenic quality                   | low |
| View composition                 | low |
| View blocking of scenic elements | low |

|                                                      |            |
|------------------------------------------------------|------------|
| <b>Overall rating of effects on baseline factors</b> | <b>low</b> |
|------------------------------------------------------|------------|

**Weighting factors**

|                                                 |                    |
|-------------------------------------------------|--------------------|
| View place sensitivity                          | low (down-weight)  |
| Physical absorption capacity                    | medium (neutral)   |
| Compatibility with context and visual character | high (down-weight) |
| Viewing period                                  | low (down-weight)  |
| Viewing distance                                | medium (neutral)   |

See section 5.7 for overall visual impact rating.



Figure 14 Viewpoint 03 location.



Figure 15 Viewpoint 03 existing view.

Original Photo Extent - 35mm Standard View



Figure 16 Viewpoint 03 photomontage.

# Photomontage 04

## View north-west from Walworth Road

Distance class

- Distant
- 1.4km

Existing composition of the view

The expansive composition is characterised by undulating topography with the mid and foreground occupied by large, rural residential lots and private dwellings with generous spatial separations from one another. Beyond, bands of vegetation, particularly around Reedy Creek are visible, with sections of development within the OEE visible. Distant views are to the Blue Mountains.

Visual effects of the proposal on the composition as modelled

The foreground and mid-ground are unaffected.

The proposal introduces new, contemporary development to the distant composition where sections of the mid and upper parts of the proposed buildings are visible above intervening vegetation and built form.

The proposal does not block views to any scenic or highly valued features, including the distant Blue Mountains.

The proposal does not block views to any heritage items.

Due to the expansive composition and limited visibility of the proposal, the intrinsic character of the view is retained.

Visual effects of Proposal (quantum of change) on existing view attributes

|                                  |     |
|----------------------------------|-----|
| Visual character                 | low |
| Scenic quality                   | low |
| View composition                 | low |
| View blocking of scenic elements | low |

|                                               |     |
|-----------------------------------------------|-----|
| Overall rating of effects on baseline factors | low |
|-----------------------------------------------|-----|

Weighting factors

|                                                 |                    |
|-------------------------------------------------|--------------------|
| View place sensitivity                          | medium (neutral)   |
| Physical absorption capacity                    | high (down-weight) |
| Compatibility with context and visual character | high (down-weight) |
| Viewing period                                  | low (down-weight)  |
| Viewing distance                                | low (down-weight)  |

See section 5.7 for overall visual impact rating.



Figure 17 Viewpoint 04 location.



Figure 18 Viewpoint 04 existing view.



Figure 19 Viewpoint 04 photomontage.

# Photomontage 05

## View north-west along Burley Road

**Distance class**

- Medium
- 160m

**Existing composition of the view**

The composition is characterised by Burley Road, with large, mature trees in the road reserve that separates the carriageway from the southern site boundary and filters views of stockpiling and a retaining wall on site. To the south of Burley Road is another large road reserve which is largely devoid of vegetation and borders onto front boundaries of residential properties. The topography inclines to the west which blocks long distance views beyond.

**Visual effects of the proposal on the composition as modelled**

- The foreground is unaffected.
- The proposal introduces sections of new development to the mid-ground composition which is filtered by intervening retained vegetation in the road reserve.
- The proposal replaces stockpiling on site and blocks sections of open sky.
- The proposal does not block views to any scenic or highly valued features.
- The proposal does not block views to any heritage items.

**Visual effects of Proposal (quantum of change) on existing view attributes**

|                                  |            |
|----------------------------------|------------|
| Visual character                 | low-medium |
| Scenic quality                   | low        |
| View composition                 | low-medium |
| View blocking of scenic elements | low        |

|                                               |            |
|-----------------------------------------------|------------|
| Overall rating of effects on baseline factors | low-medium |
|-----------------------------------------------|------------|

**Weighting factors**

|                                                 |                   |
|-------------------------------------------------|-------------------|
| View place sensitivity                          | low (down-weight) |
| Physical absorption capacity                    | medium (neutral)  |
| Compatibility with context and visual character | medium (neutral)  |
| Viewing period                                  | low (down-weight) |
| Viewing distance                                | medium (neutral)  |

See section 5.7 for overall visual impact rating.



Figure 20 Viewpoint 05 location.



Figure 21 Viewpoint 05 existing view.



Figure 22 Viewpoint 05 photomontage.



# 05 Visual impact assessment

Having determined the extent of the visual change based on the 5 representative modelled views (photomontages), Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

## 5.1 Sensitivity

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

There are no documented significant views within or towards the site that would be impacted by the proposal. The site contains no State or local heritage items, and none are located immediately adjacent the site.

The site is not visible from high-value public spaces and the surrounding context does not contain existing public lookouts, parks, pedestrian corridors, or gathering spaces that would increase visual sensitivity.

Potential public domain views of the site are largely restricted to close surrounding roads which are largely utilised by freight and logistics vehicles and limited numbers of residential receivers south of the site which would be able to perceive a small section of the overall proposal.

Given these factors, the overall view place sensitivity rating for the site and is considered low.

## 5.2 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 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.

▪ 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 level of PAC due to surrounding development, topography and vegetation. Locations in where the proposal can be perceived are largely restricted to close and medium viewing locations, with those locations also being limited in number. More distant viewing locations are further restricted by the height of the proposed built forms which largely prevents them being seen over intervening elements apart from limited, elevated locations such as Walworth Road.

## 5.3 Visual 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.

The proposal has a high level of visual compatibility with its surrounding visual context to the north, south and west in the OEE which have large, rectangular floorplates and development of comparable heights to the proposal. Further warehouse and logistics development are present in the Oakdale West Estate, to the south along Johnston Crescent and north-west around Roberts Road.

Further, as the proposal site is located within IN1 (General Industrial) zoned land, the proposal is visually compatible with the anticipated likely visual character of the site and surrounding area.

## 5.4 Viewing period

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or waterways, provide for greater potential for the viewer to perceive the visual effects.

Visual effects of the proposal with regard to viewing periods from close locations in the public domain are low, typically from moving viewing situations and experienced for short periods from surrounding roads, primarily from freight and logistics vehicles.

## 5.5 Viewing distance

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the

development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

Views of the proposal from the public domain are principally limited to close and medium locations with limited long distance opportunities to view the proposal due to topography, vegetation and existing development which creates a small, constrained visual catchment.

## 5.6 Significance of residual visual impacts

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.

The residual impacts are considered low acceptable given the location of the site and surrounding context which includes examples of comparable development and the land zoning which would likely anticipate development similar to the proposal.

## 5.7 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.

Table 3 – Summary of Visual Effects and Weighting Factors.

| Visual Effect Rating                      | VP1    | VP2 | VP3    | VP4    | VP5        |
|-------------------------------------------|--------|-----|--------|--------|------------|
| Visual character                          | low    | nil | low    | low    | low-medium |
| Scenic quality                            | low    | nil | low    | low    | low        |
| View composition                          | low    | nil | low    | low    | low-medium |
| View blocking of scenic elements          | low    | nil | low    | low    | low        |
| Weighting Factors                         | VP1    | VP2 | VP3    | VP4    | VP5        |
| View Place Sensitivity                    | medium | n/a | low    | medium | low        |
| PAC                                       | high   | n/a | medium | high   | medium     |
| Compatibility with Urban & Visual Context | medium | n/a | high   | high   | medium     |
| Viewing Period                            | high   | n/a | low    | low    | low        |
| Viewing Distance                          | medium | n/a | medium | low    | medium     |
| Visual Impact Rating                      | VP1    | VP2 | VP3    | VP4    | VP5        |
|                                           | Low    | Nil | Low    | Low    | Low        |

## 5.8 Summary

- The proposal does not block views to any scenic or highly valued features from the assessed representative views.
- The proposal does not block views to any heritage items from the assessed representative views.
- The proposal has a medium-high compatibility with the surrounding visual context.
- Intervening elements surrounding the proposal including topography, vegetation and built form block large sections of the development from view from the surrounding visual catchment.
- The most heavily trafficked road (Old Wallgrove Road) would be unaffected by the proposal due to intervening elements.
- Where the proposal is visible from limited, elevated locations, it is viewed in a wide composition where it occupies a small section of the wider view, therefore retaining the intrinsic character of the view.
- Impact ratings for the 5 assessed representative public domain views were:
  - 1 ‘Nil’ rating
  - 4 ‘Low’ ratings

Overall, visual impacts are acceptable and the proposal is supported on visual impact grounds.

The background of the slide is a photograph of a paved road that curves to the right, surrounded by a dense forest of tall, thin trees. The entire image is covered with a semi-transparent teal overlay. Overlaid on this is the text '06 Appendix'.

# 06 Appendix

# Appendix 1

## Analysis of visual effects

Published on the NSW Department of Planning, Housing and Infrastructure website via major projects tab (NSW DPHI). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

| 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 (Glimpses-as explained in viewing period).                                                       | 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-as explained in viewing period).                                                              | 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).                                                                                                                 |
| Viewer sensitivity           | Residences providing distant views (>1000m).                                                                                                                                                                               | Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.                                                                                                             | Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.                                                                                                  |
| View composition             | Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.                                  | Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.                                                 | Feature or focal views significantly and detrimentally changed.                                                                                                                                                                                                              |
| Viewing period               | Glimpse (e.g. moving vehicles).                                                                                                                                                                                            | Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).                                                                                                                                              | Majority of the day (e.g. 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 1      Description of visual effects.

| 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 location is 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

## Analysis of visual impacts

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

# Silverback Oakdale East VIA

*Appendix A*  
*Visual Assessment | Photomontages*

**Photomontages Prepared By:**

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

**Date Prepared:**

26 May 2026

**Visualisation Artist:**

Ashley Poon, Urbis – Lead Visual Technologies Consultant  
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Carlos Cortes, Urbis – Senior Visual Technologies Consultant  
Bachelor of Industrial Design (Engineering).

**Location Photographer:**

Nick Sisam, Urbis – Associate Director, National Design  
under direction from Jane Maze-Riley, Urbis – Director, National Design

**Camera:**

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

**Camera Lens and Type:**

Canon EF24-105mm f/4L IS II USM

**Software Used:**

- 3DSMax 2023 with Arnold 5 (3D Modelling and Render Engine)
- AutoCAD 2025 (2D CAD Editing)
- Globalmapper 26.2 (GIS Data Mapping / Processing)
- Photoshop CC 2026 (Photo Editing)

**Data Sources:**

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) – Penrith 2019-07
- Aerial photography from Nearmap (geo-referenced JPG) – 2026 -03-17
- Proposed architectural drawings received from Architect (AutoCAD DWG and PDF) – Dated 2026-4-23\_
- Proposed 3D model received from Architect (Autodesk Revit) – Received Dated 2026-4-23
- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) – Penrith 2019-07
- Aerial photography from Nearmap (geo-referenced JPG) – 2026-03-28 and 2025-12-14

**Methodology:**

Photomontages provided on the following pages have been produced with a high degree of accuracy to satisfy the intent of the requirements as set out in the practice direction for the use of visual aids in the NSWLEC Policy: Use of Photomontages and Visualisation Tools, May 2024 (the Policy).

The process for producing these photomontages is outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.60m above natural ground level. Photos have generally been taken at a standard focal length of 50mm, or 35mm to show a slightly wider context. 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, 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 photomontage, the photo's 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 and 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 photomontage 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 photomontage.





Original Photo Extent – 35mm Standard View



## SILVERBACK OAKDALE EAST, HORSELY PARK NSW – Visual Assessment

VP01 (Photo 4642): Looking North West at 198 Burley Road – Existing Conditions 2022-11-01-10:43 AEDT

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_01A  
REV: -





## SILVERBACK OAKDALE EAST, HORSELY PARK NSW – Visual Assessment

VP01 (Photo 4642): Looking North West at 198 Burley Road – Photomontage – Proposed Development

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_01C  
REV: -



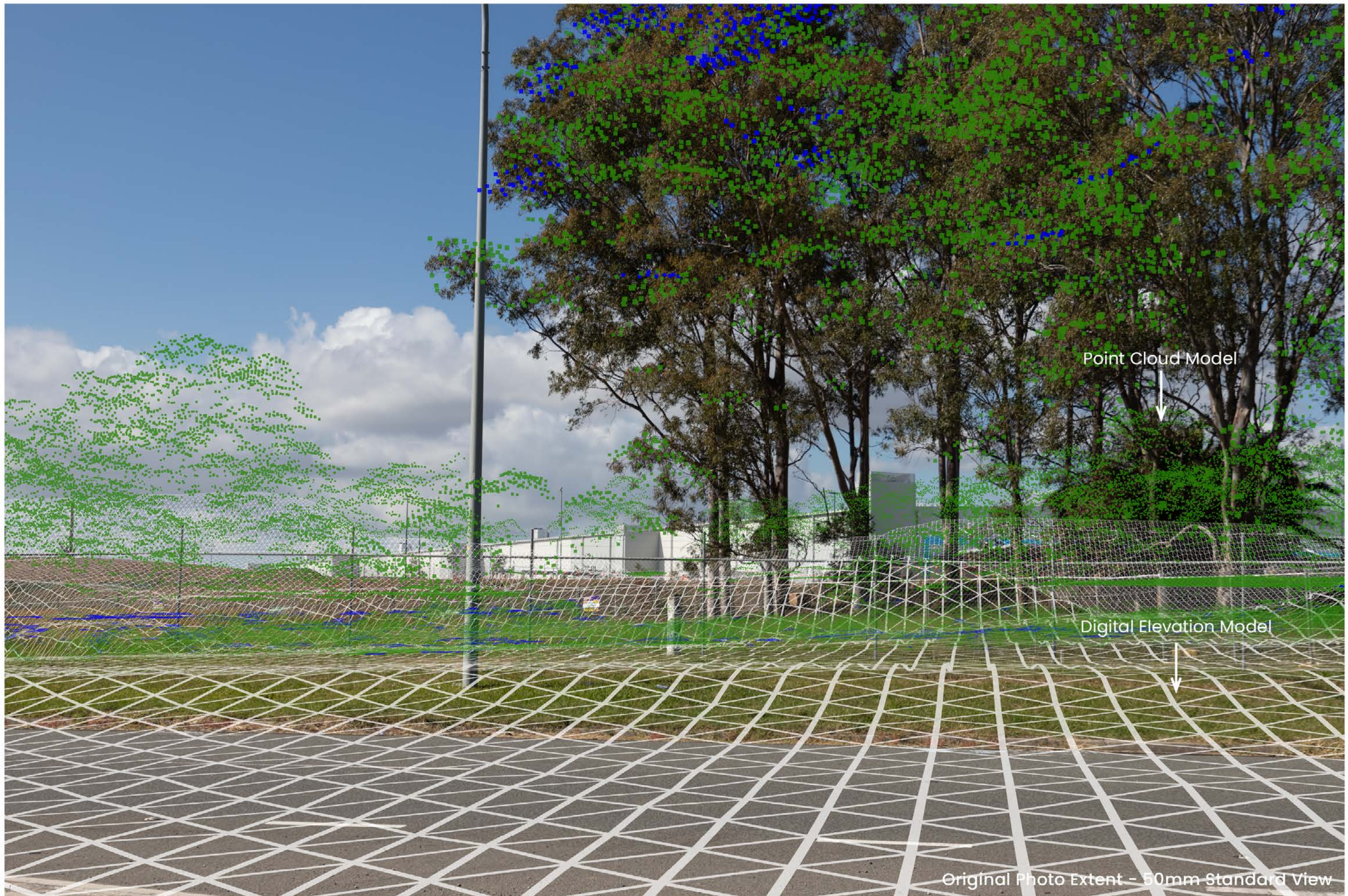
Original Photo Extent - 50mm Standard View



## SILVERBACK OAKDALE EAST, HORSELY PARK NSW - Visual Assessment

VP02 (Photo 6512): Looking East South East on Old Walgrove Rd - Existing Conditions 2026-04-20 11:45 AEST

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_02A  
REV: -





Proposed Development



Distance to Project - 580m  
Original Photo Extent - 50mm Standard View

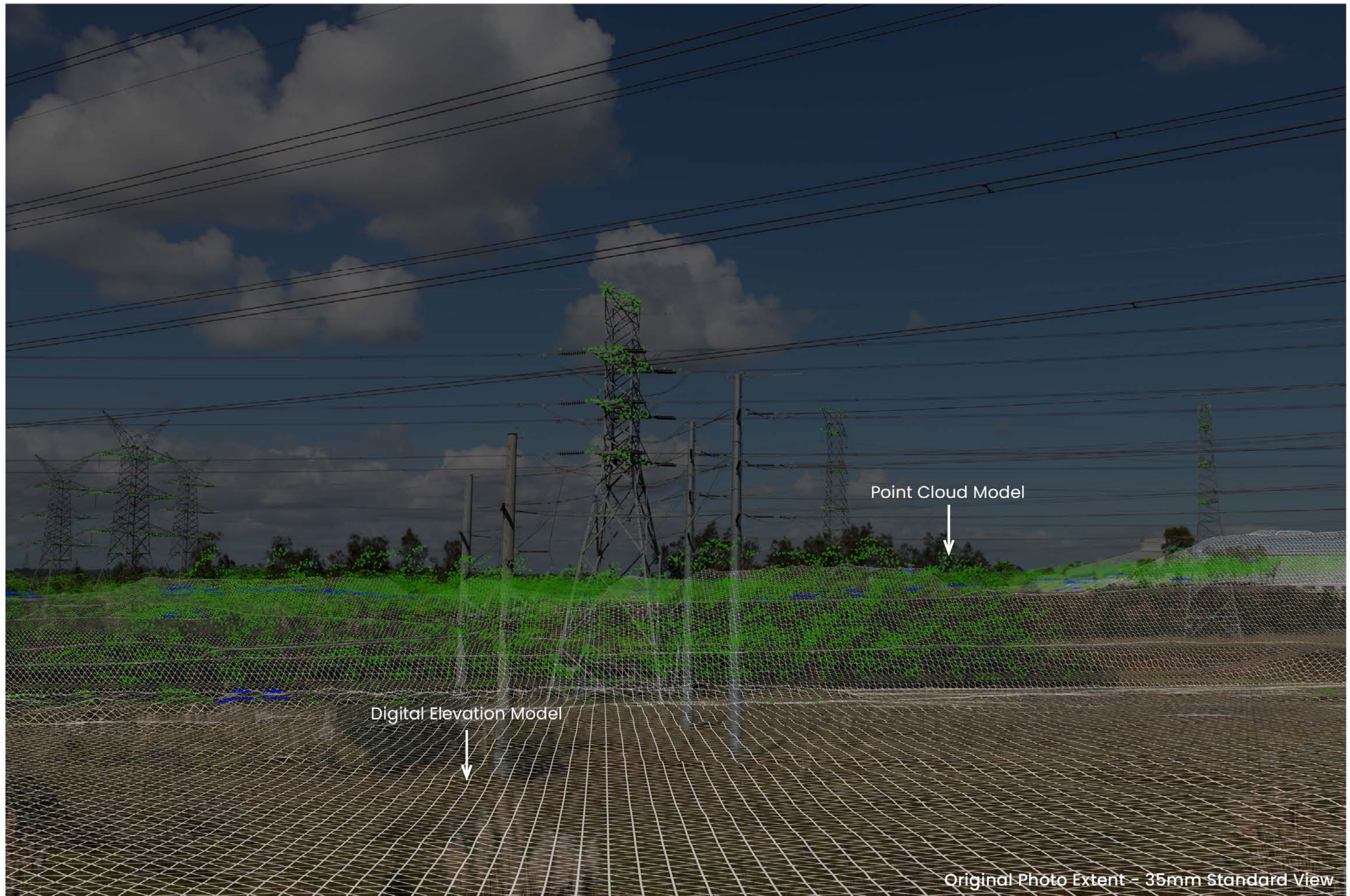


## SILVERBACK OAKDALE EAST, HORSELY PARK NSW - Visual Assessment

VP06 (Photo 6512): Looking East South East on Old Walgrove Rd - Photomontage - Proposed Development

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_02C  
REV: -







Proposed Development

Distance to Project - 350m  
Original Photo Extent - 35mm Standard View



## SILVERBACK OAKDALE EAST, HORSELY PARK NSW - Visual Assessment

VP03 (Photo 6525): Looking South South West on Roberts Rd - Photomontage - Proposed Development

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_03C  
REV: -



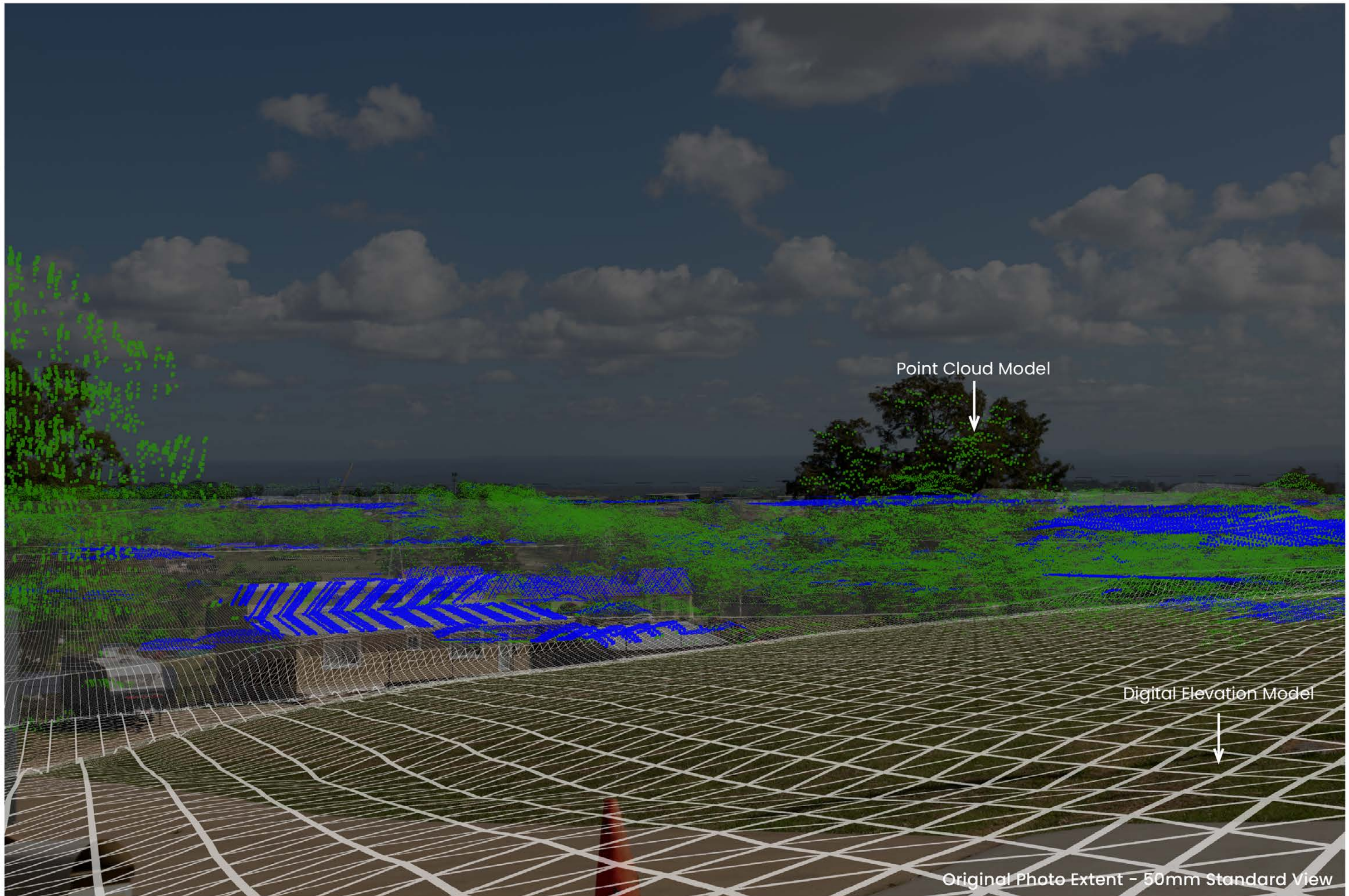
Original Photo Extent - 50mm Standard View



## SILVERBACK OAKDALE EAST, HORSELY PARK NSW - Visual Assessment

VP04 (Photo 6545): Looking North West on Walworth Rd - Existing Conditions 2026-04-20 12:05 AEST

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_04A  
REV: -





Distance to Project - 1400m  
Original Photo Extent - 50mm Standard View



## SILVERBACK OAKDALE EAST, HORSELY PARK NSW - Visual Assessment

VP04 (Photo 6545): Looking North West on Walworth Rd - Photomontage - Proposed Development

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_04C  
REV: -



Original Photo Extent – 35mm Standard View



## SILVERBACK OAKDALE EAST, HORSELY PARK NSW – Visual Assessment

VP05 (Photo 6556): Looking West North West on Burley Rd– Existing Conditions 2026-04-20 12:11 AEST

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_05A  
REV: -





Distance to Project - 160m  
Original Photo Extent - 35mm Standard View



## SILVERBACK OAKDALE EAST, HORSELY PARK NSW - Visual Assessment

VP05 (Photo 6556): Looking West North West on Burley Rd - Photomontage - Proposed Development

DATE: 2026-05-26  
JOB NO: P0067681  
DWG NO: VP\_05C  
REV: -