

**From:** Holly Palmer  
**To:** [Ryan Macindoe](#)  
**Cc:** [Judith Portelli](#); [Matthew Sales](#)  
**Subject:** MC-17-00001 SSD 8606 Hollinsworth Rd, MARSDEN PARK - Visual Impact Assessment  
**Date:** Thursday, 21 September 2017 3:00:17 PM  
**Attachments:** [image001.gif](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[170920 Suggested Photomontage Locations \[B\].pdf](#)

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Hi Ryan,

We have reviewed your attachment and the following advice is provided by our City Architect:

“Given that the application is for a development adjacent to residential properties, I would suggest that there would be additional key vantage points from within the neighbouring properties and not just from the street. The impact of the development will be ‘felt’ by the residents more so from within their properties, than the street - particularly their rear yards. Two additional VP’s would be useful further east and west of VP3.

I appreciate that these images are just the first draft, but I would expect to see either accurate photomontages of the existing dwellings or the existing dwellings modelled in 3d. As currently presented the images are inaccurate as the built form is not represented in 3d.”

Also please verify on the photomontages the level that the images will be taken from, for example from standing eye level, etc.

It would also be beneficial to use these images to show how there are opportunities for view lines through the buildings where possible. That is, to avoid a continual wall effect.

**Kind Regards,**

**Holly Palmer**  
**Senior Project Planner**  
**Blacktown City Council**  
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**From:** Ryan Macindoe [<mailto:rmacindoe@urbis.com.au>]  
**Sent:** Wednesday, 20 September 2017 2:31 PM  
**To:** Judith Portelli  
**Subject:** SSD 8606 - Visual Impact Assessment

Hi Judith,

We are currently preparing the visual impact assessment for SSD 8606 at Hollinsworth Road, Marsden Park.

For your information, we have done an assessment of all key vantage points (VP) of the site from the surrounding areas, especially focussed on the existing residential suburb to the south as this area is

considered an important sensitive receiver. These VPs are shown on the attached aerial image.

Please let me know if you have any comments on the location vantage points.

Kind regards,  
Ryan

**RYAN MACINDOE**

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