



VIEW IMPACT ASSESSMENT

Norwest Marketown, Norwest

Produced: 13th October 2023

Site Area: 46,455 m²

Local Government Area: The Hills Shire



Figure 1. Site Indicative Built Form Vision FJC.



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1. Context

On behalf of Norwest City Trust (Mulpha Norwest), this report has been prepared to provide support for the submission and evaluation of the Norwest Marketown Planning Proposal. The primary objective of this proposal is to seek amendments to The Hills Local Environmental Plan 2019 (THLEP 2019). These amendments are intended to introduce revised planning controls applicable to the land located at 4-6 Century Circuit, Norwest. This land is in close proximity to the Norwest Metro Station and falls within the Norwest Strategic Centre.

The assessment of view impacts from various vantage points within Norwest, Kellyville, Baulkham Hills, and Bella Vista forms a crucial aspect of this endeavour. AE Design Partnership has been entrusted with the task of conducting this assessment. It will focus on areas where distant view corridors, key heritage sites, and land-sky interface views are subject to considerations for a development application concerning a residential flat building at Norwest Marketown in Norwest.

1.1 The Site

The site is located at 4-6 Century Circuit, Norwest within The Hills LGA. Norwest is approximately 12km north of the Parramatta CBD and 35km northwest of the Sydney CBD. The site is strategically located within the north eastern portion of Norwest Business Park. The Park accommodates an extensive amount of employment land such as office and business premises and contains a range of facilities and amenities, including childcare centres, medical facilities, supermarkets, and a range of smaller retail tenants. It also incorporates recreational areas as well as pedestrian and bicycle linkages.

The site is also directly adjacent to the Norwest Metro railway station. Following its opening in 2019, surrounding each Metro station is an identified precinct that contributes to the Sydney Norwest Urban Renewal Corridor. In the context of this corridor, the site is situated within the Norwest Precinct. The worker population within Norwest Business Park includes around 30,000 workers, being one of Greater Sydney's major employment areas. The workforce includes a large portion of professionals and clerical/service workers. Health care and social assistance, retail trade, professional, scientific, and technical services are the largest employing industries in the locality.

The site is situated on the northern side of Norwest Boulevard, between Brookhollow Avenue and Century Circuit. It comprises two allotments which are legally described as Lot 2 in DP 1213272 (4 Century Circuit) and Lot 5080 in DP1008602 (6 Century Circuit). Both allotments are owned by Mulpha. The site has a frontage of approximately 185m to Norwest Boulevard and incorporates Century Circuit which extends eastward within the southern portion of the site. This site was formerly part of the North Sydney Brick and Tile Company's Brick Works Holding and as noted previously now forms part of the Norwest Business Park. An aerial view of the site, the relevant allotments and the immediate locality is provided below.

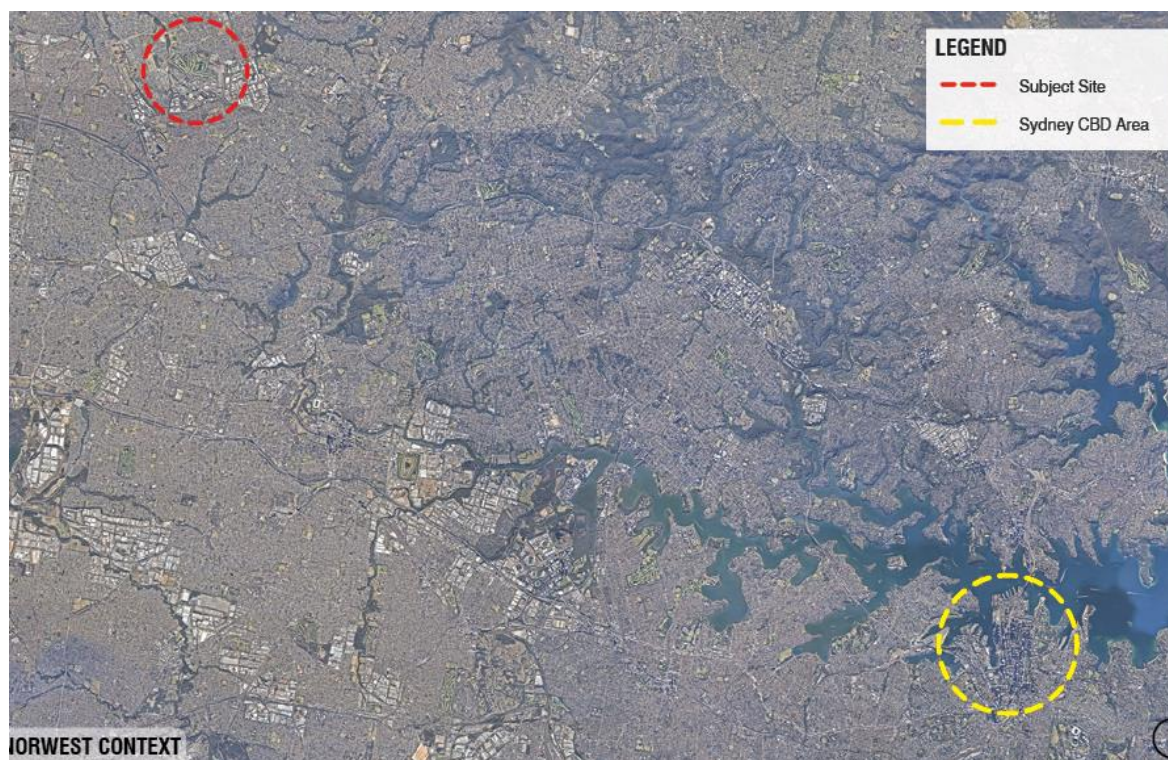


Figure 2 – Site Context

1.2 Guiding Documentation

Draft Norwest Precinct Plan

The plan for the Norwest Central Precinct includes transitioning building heights for a varied skyline, emphasising the Norwest Marketown as a landmark with diverse building heights.

It considers the surrounding low-density residential areas and topography.

Proposals for taller office buildings exceeding 15 storeys alongside future high-density residential sites are identified

Building height changes will undergo rigorous analysis, while low-medium density areas remain unchanged. Areas with completed planning work won't see alterations.



Figure 3 – Norwest Masterplan / Precinct Plan

Vision

Density

This passage details the Floor space ratio (FSR) as the primary factor regulating density in the Norwest Strategic Centre:

The highest densities (up to 6.5:1) will be near Norwest Metro Station and Norwest Marketown, with slightly lower densities (around 2:1-2.5:1) in the broader commercial area, considering proximity to the metro station and sensitive interfaces like established residential areas, creek corridors, and public spaces.

- For the Site, this consists of an FSR of 2.5:1
- It directly adjoins an FSR of 4-4.5:1

Some areas will remain unchanged, either because of their existing character or due to completed planning work expected to unfold over the next 5-20 years.

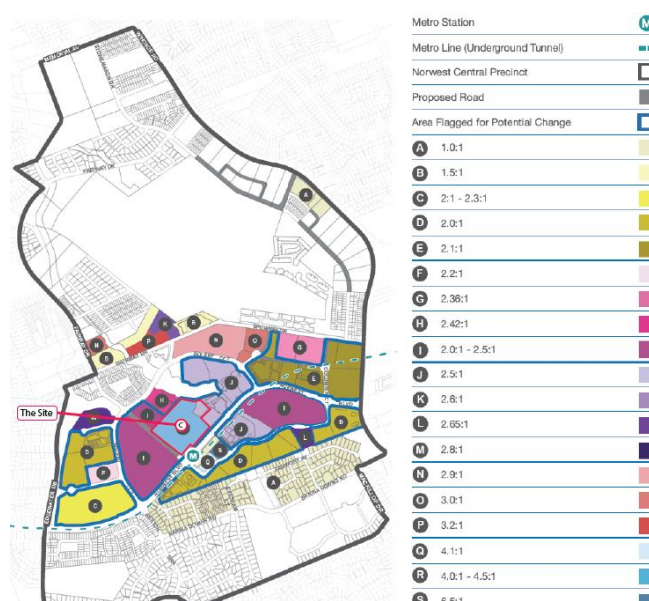


Figure 4 – FSR Plan (Masterplan)

Built Form / Heights

In the Norwest Strategic Centre:

Building heights will vary for a diverse skyline, considering view corridors these are expected to be upwards to 26 storeys or roughly 80m+ in height.

Norwest Marketown is a prominent landmark, allowing tall, diverse buildings.

- The site is prescribed a height of 8-15 Storeys.
- The plans include taller office buildings (up to 15 storeys) with setbacks for landscaping and public spaces.

Heights consider low-density areas and Precinct topography.

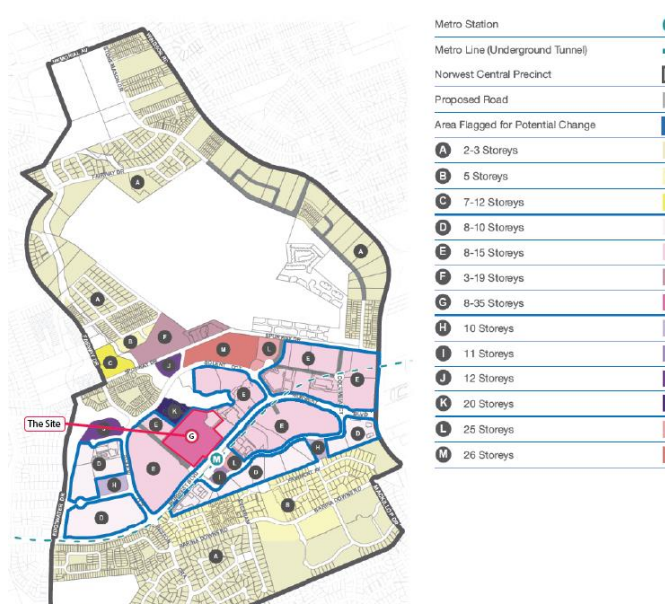


Figure 5 – Height Plan (Masterplan)

The Hills Development Control Plan

- Supports the Masterplans vision
- Taller office buildings and high density development is reinforced.
- Building height changes will undergo rigorous analysis,
- Low-medium density areas remain relatively similar.
- Areas with completed planning work won't see alterations.
- Reinforces the LEP

Height Controls:

Objectives

- To provide a landmark development that reinforces the significance of the site being at the core of Norwest Precinct.
- To provide a distinct and prominent built form as the beacon for Norwest Station.
- To create a visually interesting skyline.
- To minimise overshadowing within and surrounding the site.

Controls

- Maximum building heights are to comply with the RLs in The Hills Local Environmental Plan. The figure below demonstrates the application of the RLs and corresponding number of storeys that could be accommodated on the site.

The objectives and controls of the DCP are to reinforce those of the Local Environment Plan and establish the significance of the sites at the core of the Norwest Precinct providing a prominent built form.

The Hills Local Environment Plan

4.3 Height of buildings

- The objectives of this clause are as follows—
 - to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape,
 - to minimise the impact of overshadowing, visual impact and loss of privacy on adjoining properties and open space areas.
- The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The objectives and controls of the DCP are to reinforce those of the Local Environment Plan. The 2019 LEP however prescribes a height of 116m for the site. This height control is to be used in conjunction with the aforementioned documents and guiding vision to help shape both the desired density and heights of the Norwest Marketown.

For Reference the LEP is shown below.

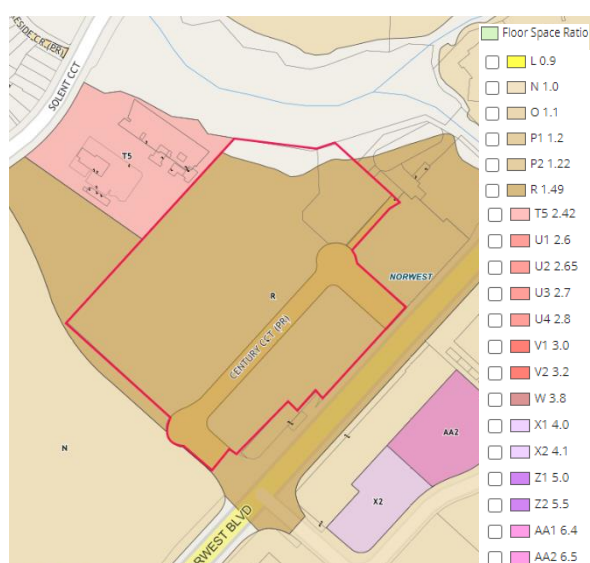


Figure 6 – LEP Floor Space Ratio

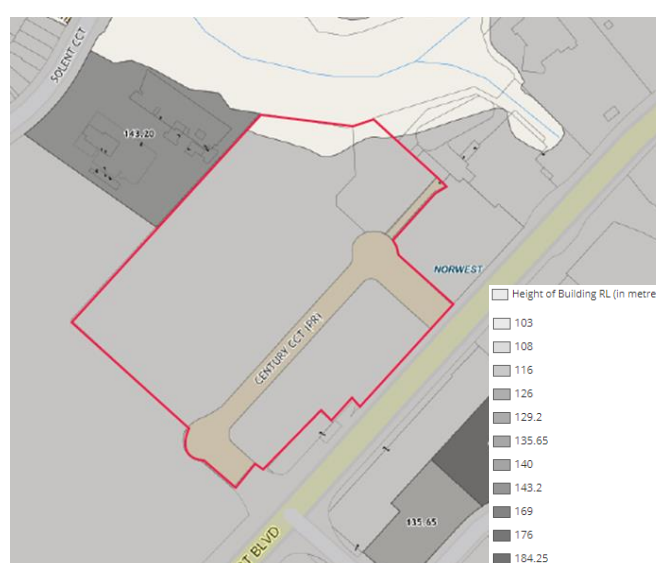


Figure 7 – LEP Height of Buildings Map

2. Adjacent Developments

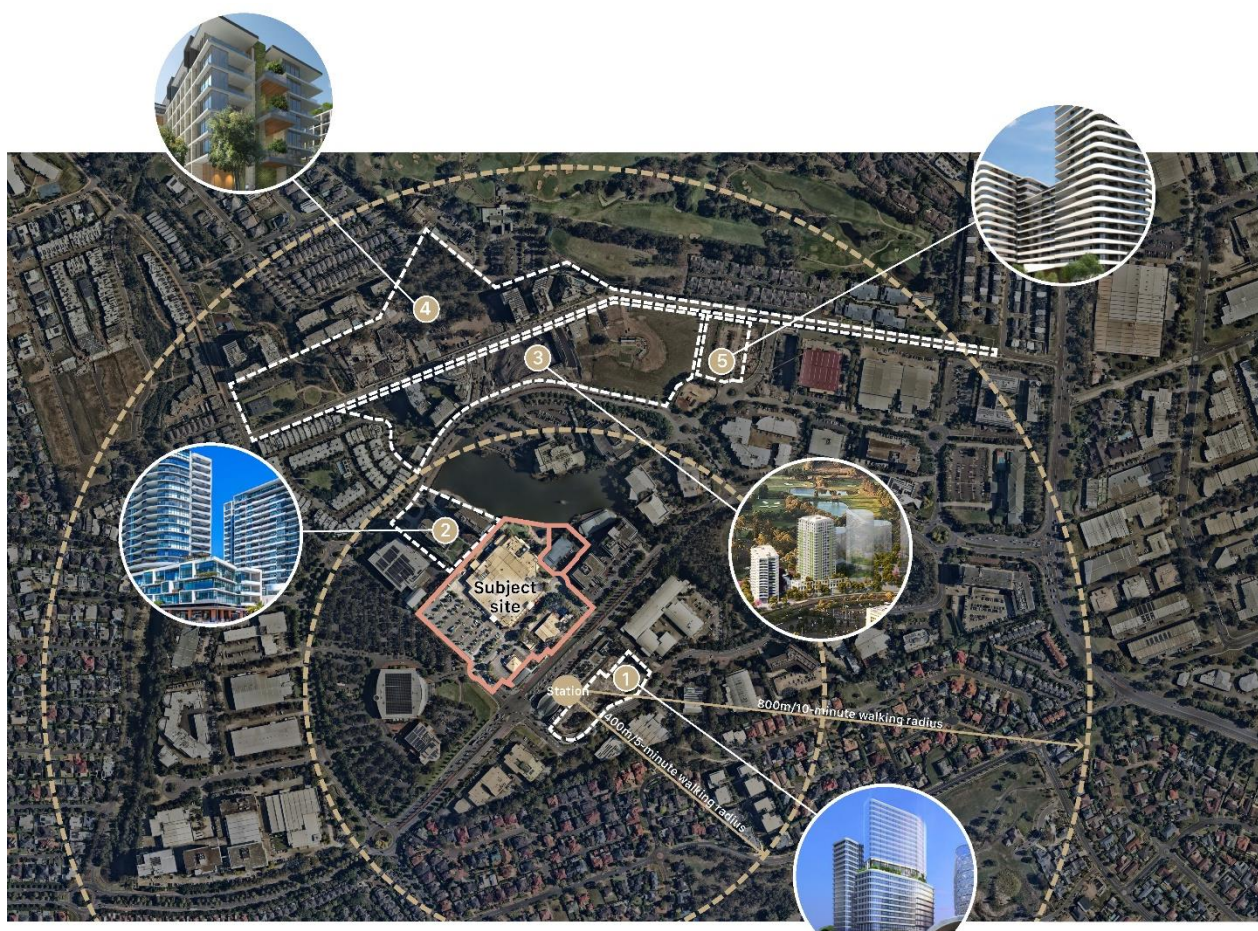


Figure 8 – Adjacent Developments (Sourced: FJC Studio)

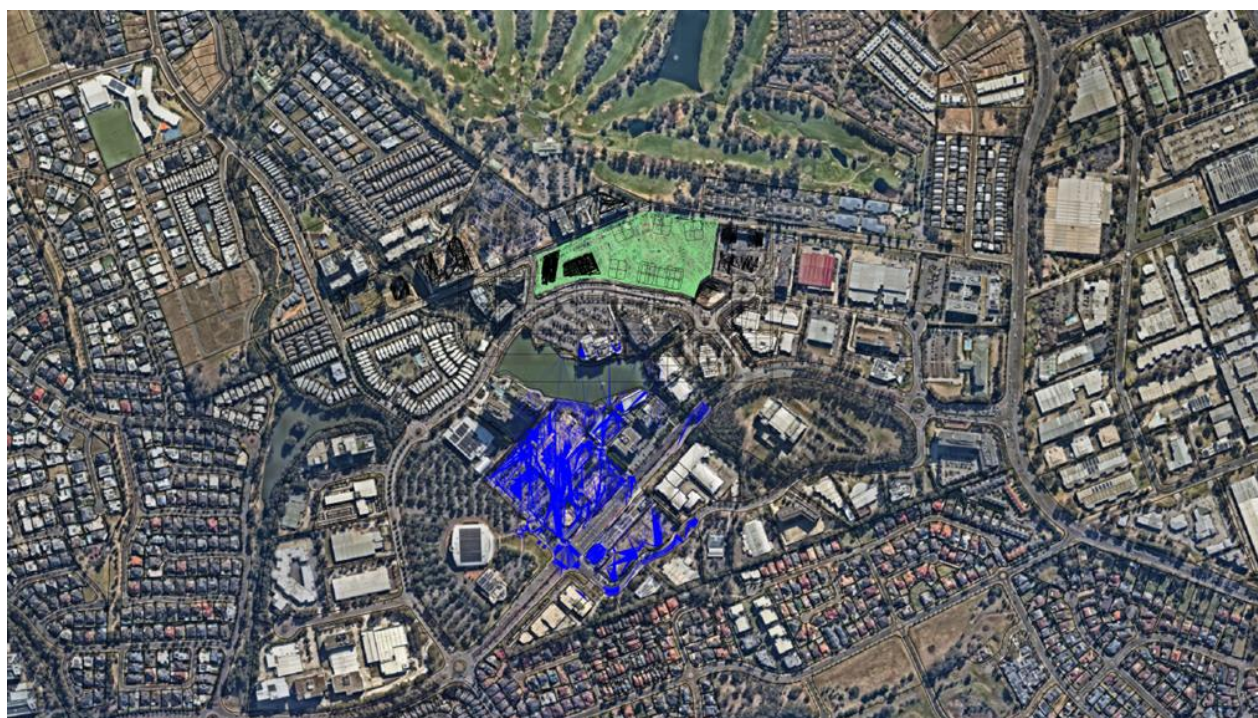


Figure 9 – Wireframes of Adjacent Developments shown in Visual Assessment Document.

2.1 Adjacent Developments

It is worth noting that the site features various ongoing and approved built structures for neighbouring and surrounding developments, which are designed to complement the scale of the proposed project.

Adjacent Health and Recreation Facilities

The site is located adjacent or in close proximity to health and recreation facilities including:

- Lakeview Private Hospital
- Castle Hill Country Club Golf Course
- Hillsong Church
- The Hills Medical And Dental Centre

1. Mulpha/Landcom Development site at Norwest Station

The **Mulpha/Landcom Development site at Norwest Station** proposes a mixed-use development encompassing retail, commercial, and short-term accommodation. It adheres to site-specific regulations detailed in Part D Section 23 of The Hills Development Control Plan (DCP), owing to its role as the centrepiece of Norwest Station.

- Zone SP4 Enterprise
- FSR part 4.1:1 and part 6.5:1
- Building height is part RL 185.25m and part RL135.65m / 25 storeys
- Status - DA to be lodged - Mulpha/Landcom Development site at Norwest Station

2. Esplanade, 11-13 Solent Circuit

A mixed-use development comprising residential, retail and office.

- Zone E1 Local Centre
- FSR 2.42:1
- Building height RL143.2
- 19 storeys
- Status - Completed two buildings

3. Norwest Quarter

A mixed-use development comprising residential and non residential uses on a 4.8Ha site to the north of the Norwest Lake. Non residential space is proposed to serve as precinct support facilities including business/office, cafe, neighbourhood shops, a gymnasium and medical related uses.

- Zone R4 High Density Residential
- FSR 2.9:1
- Building height RL176
- 26 storeys
- Status - Stage 1 under construction

4. 47 Spurway, 30 and 33 Fairway Drive

47 Spurway, as part of the proposed staged master plan, has secured Gateway approval for increased height and Floor Space Ratio (FSR). Amendment No. 32 of The Hills Shire Local Environmental Plan 2012 (THLEP 2012), enacted on April 29, 2016, specifies elevated building heights ranging from 18 meters to 36 meters and increased FSRs ranging from 1.5:1 to 3.2:1.

- Zone R4 High density residential
- FSR Up to 3.2:1
- Building height Up to 36m, 2-19 storeys
- Status - Approved and under construction

5. 7 Maitland Place

7 Maitland Place proposes a development comprising four residential buildings, with a potential height of up to 25 storeys, subject to development approval.

- Zone R4 High density residential
- FSR 3.0:1
- Building height up to RL 169
- Status - DA Approved

3. View Impact Assessment (Tenacity)

As highlighted earlier, the following Tenacity assessment is to be read in conjunction with Photomontages prepared by AE Design Partnership dated 21st September 2023, which show:

- Existing views obtained at each affected vantage point
- Views obtained with proposal development
- Location of each vantage point

These are attached as Annexure A.

The tenacity assessment is a four-step assessment process that guides the reasonability of view sharing. It is based on the View Sharing for Private Properties in *Tenacity Consulting v Waringah [2004] NSWLEC 140 (Tenacity)*.

The four steps are as follows:

1. Assessment of the views to be affected
2. Consideration from what part of the property the views are obtained
3. Assessment of the extent of the impact
4. Assessment of the reasonableness of the proposal that is causing the impact.

inASSESSMENT AGAINST PLANNING PRINCIPLE RELATING TO VIEW SHARING (PRIVATE)

The proposed development is assessed against the Principles of View Sharing for Private Properties in *Tenacity Consulting v Waringah [2004] NSWLEC 140 (Tenacity)* below:

STEP 1: ASSESSMENT OF VIEWS TO BE AFFECTED

The views in contention are identified as the following vantage points at the following locations:

VANTAGE NO.	VANTAGE LOCATION (PUBLIC DOMAIN)
Vantage Point 1 -	Bella Vista Farm, Bella Vista (North)
Vantage Point 2 -	Bella Vista Farm, Bella Vista
Vantage Point 3 -	St Josephs Road, Baulkham Hills
Vantage Point 4 -	Spurway Drive, Norwest
Vantage Point 5 -	Balmoral Road Sports Complex
Vantage Point 6 -	Windsor Road, Norwest
Vantage Point 7 -	Windsor Road, Norwest (North)

Affected views from identified vantage points are detailed in **Table 1** below.

Vantage Points (Public Domain)	Views obtained	
	Existing	Proposed
1. Bella Vista Farm, Bella Vista (North)	Distance Ridgeline and sky interface views, panoramic suburban views	Distance Ridgeline and sky interface views, panoramic suburban views
2. Bella Vista Farm, Bella Vista	Distance Ridgeline and sky interface views, suburban views	Distance Ridgeline and sky interface views, suburban views
3. St Josephs Road, Baulkham Hills	Obscured distant ridgeline views Sky – Ridge interface	No significant view, Tree line and upper high-rise buildings.
4. Spurway Drive, Norwest	No significant view	No significant view Tree line and upper high-rise buildings.

	Tree line and upper high-rise buildings.	
5. Balmoral Road Sports Complex	Distant Sky and tree line views, Distant high rise towers Immediate low rise residential	Distant Sky and tree line views, Distant high rise towers Immediate low rise residential
6. Windsor Road, Norwest	No significant view Tree line and upper high-rise buildings.	No significant view Treeline and upper high-rise buildings.
7. Windsor Road, Norwest (North)	No significant view Distant ridgeline and high rise towers.	No significant view Distant ridgeline and high-rise towers.

Table 1. Schedule of potential views affected from vantage points as a result of development on the site.

STEP 2: IDENTIFICATION OF THE PARTS OF THE PROPERTY OF WHICH VIEWS ARE OBTAINED

At paragraph [27] Roseth SC states,

*“... the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The **expectation to retain side views and sitting views are often unrealistic.**” (bold added)*

Table 2 provides details of the views affected in accordance with photomontages prepared with the architectural package by *FJC Architects*.

Vantage Point	Location	View Obtained Across	Nature of View	Eye Height
1. Bella Vista Farm, Bella Vista (North)	Public Domain	Street	Standing	1.6 metres
2. Bella Vista Farm, Bella Vista	Public Domain	Street	Standing	1.6 metres
3. St Josephs Road, Baulkham Hills	Public Domain	Street	Standing	1.6 metres
4. Spurway Drive, Norwest	Public Domain	Street	Standing	1.6 metres
5. Balmoral Road Sports Complex	Public Domain	Street	Standing	1.6 metres
6. Windsor Road, Norwest	Public Domain	Street	Standing	1.6 metres
7. Windsor Road, Norwest (North)	Public Domain	Street	Standing	1.6 metres

Table 2. Schedule of parts of neighbouring properties of which views are impacted.

STEP 3: ASSESSMENT OF THE EXTENT OF IMPACT

The third principle of view sharing requires an assessment of the extent of impact for not only the view affected but the whole of the property. At [28] Roseth SC states:

“The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them).”

For each view in contention:

Vantage Point	Description
1. Bella Vista Farm, Bella Vista (North)	Distance Ridgeline and sky interface views, panoramic suburban views
2. Bella Vista Farm, Bella Vista	Distance Ridgeline and sky interface views, suburban views
3. St Josephs Road, Baulkham Hills	No significant view, Tree line and upper high-rise buildings.
4. Spurway Drive, Norwest	No significant view, Tree line and upper high-rise buildings.
5. Balmoral Road Sports Complex	Distant Sky and tree line views, Distant high-rise towers, Immediate low rise residential
6. Windsor Road, Norwest	No significant view, Tree line and upper high-rise buildings.
7. Windsor Road, Norwest (North)	No significant view, Distant ridgeline and high-rise towers,

Table 3. Views obtained from the property as a whole.



The extent of views identified in Step 1 and Step 2 above are assessed at **Table 4** below and classified under the following categories:

Improvement. None, Negligible, Minor, Moderate, Severe or Devastating.

View Type	Existing Views Obtained	Extent of Impact			
		Proposed (Existing Conditions)		Proposed (Considering Future Development)**	
1. Bella Vista Farm, Bella Vista (North)	Distance Ridgeline and sky interface views, panoramic suburban views	No significant view loss occurs. Panoramic extent of the view mitigates the scale of the development and is therefore only a minor component of the view.	(Minor)	Same as existing.	(Minor)
2. Bella Vista Farm, Bella Vista	Distance Ridgeline and sky interface views, suburban views	No significant view loss occurs. Panoramic extent of the view mitigates the scale of the development as well as its concentration amongst existing high rise built forms from the vantage point.	(Minor)	Same as existing.	(Minor)
3. St Josephs Road, Baulkham Hills	No significant view. Tree line and upper high-rise buildings.	View towards the site is already marginal and obscured by either immediate built form or large and dense vegetation preventing line of sight.	(Minor)	Same as existing.	(Minor)
4. Spurway Drive, Norwest	No significant view. Tree line and upper high-rise buildings.	This view is at a closer extent compared to other vantages and therefore the proposal is more dominant. There is no significant view here however and is only a moderate impact on the existing view.	(Moderate)	This view changes drastically once proposed/approved surrounding developments are considered. The site will be entirely obstructed by these more immediate developments and therefore if at all visible from here.	(Negligible)
5. Balmoral Road Sports Complex	Distant Sky and tree line views, Distant high rise towers. Immediate low rise residential	The view from the sports complex is at such a distance that the development and its scale is mitigated significantly blending in with the built form.	(Minor)	The building shares the same situation as the existing with further compatibility with its context once the desired built forms surrounding the site are developed. The impacts from this complex are therefore further reduced in this scenario.	(Negligible)
6. Windsor Road, Norwest	No significant view. Tree line and upper high-rise buildings.	Minor view loss given the distance of the site. VP6 is also one of the few spots not obscured by dense trees and vegetation which can actually see the site along this strip of road at Vantage 6.	(Minor)	The development scale is even more harmonious when neighbouring development and proposals are considered and is negligible amongst more dense built form.	(Negligible)
7. Windsor Road, Norwest (North)	No significant view. Distant ridgeline and high rise towers,	Similar to the above, partial view loss exists.	(Minor)	The immediate site along Windsor Road appears barren and underdeveloped. If any development occurs on the site it will very likely obscure and dominate the streetscape making the view of the proposal negligible – none.	(Negligible)

Table 4. Assessment of the extent of impact of views affected.

****Considering Future Development** refers to neighbouring sites shown in the Visual Analysis (Annexure A) including (but not limited to), approved, under construction and proposed developments.



STEP 4: REASONABLENESS OF THE PROPOSAL THAT IS CAUSING THE IMPACT.

At [29] Roseth SC states:

*"A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. **With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours.** If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable."* (bold added)

The relevant objectives of view sharing are outlined in the Hills Shire Local Environment Plan 2019:

4.3 Height of buildings - Objectives

- (a) to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape,
- (b) to minimise the impact of overshadowing, visual impact and loss of privacy on adjoining properties and open space areas.

5.10 Heritage conservation - Relevant Objectives

- b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

7.7 Design excellence - Relevant Objectives

- (a) whether the development detrimentally impacts on view corridors,

In the Hills Shire DCP relevant controls include 6.2.1 'Part B, Section 6 Business' Building Height [2.6]

Objectives

1. To ensure that building heights respond to the existing landform of the neighbourhood, including ridgelines and drainage depressions.
2. To protect privacy and amenity of surrounding allotments and residential development in accordance with Council's ESD objective 7.
3. To minimise overshadowing of adjoining allotments.
4. To retain significant views to and from the Bella Vista Farm conservation area, in particular the following:
 - o Vistas from the Homestead generally south.
 - o Vistas from the outer farmyard generally north.
 - o Views into the site from the former alignment of Old Windsor Road.
 - o Views into the site from Norwest Boulevard.
 - o Distant views to the site from the Castle Hill Seventh Day Adventist Church site and Pearce Family Cemetery.

This assessment has acknowledged the aforementioned scenic elements and in essence, the proposal has been thoroughly examined in relation to heritage impact considerations and key view corridors. A comprehensive evaluation of the proposal's impact on the views has therefore been measured. Given the substantial distance between the site and these views, the proposal is just one facet of a panoramic landscape.

The proposed development effectively aligns with the outlined objectives and considerations:

- The proposal's placement is outside the curtilage of any heritage item or Heritage Conservation Area (HCA), ensuring a lack of direct impact on the heritage significance of neighbouring items or HCAs.
- Views from Bella Vista Farm not profoundly impacted by the proposal.
- The distance between the proposed site and nearby heritage items suggests that the proposal's size, shape, form, and height would not substantially diminish or dominate views that contribute to the heritage significance of various locations.
- The bulk, scale, form, and height of the proposal are in line with the surroundings and are unlikely to significantly undermine views integral to the heritage significance of heritage items and HCAs.
- The proposal does not overly overshadow or dominate the views that contribute to the heritage significance of neighbouring heritage items and HCAs.
- The public and users of the heritage items and HCAs are still able to appreciate the views to and from the site, ensuring no substantial impairment of their respective heritage significance.
- The development's location within its immediate context ensures that it does not obstruct any significant views, and it provides distinct perspectives toward the site from key surrounding vantage points.
- Landscaping is thoughtfully planned to create view corridors between buildings, especially in areas with lower street elevations.

- A range of strategies, including setbacks, inter-building gaps, floor heights, roof forms, and transparent elements like open materials and balustrades, are strategically employed to foster view sharing among various elements within the built environment.
- The potential consideration of reducing the development's height would not significantly impact view preservation, particularly given the shared horizontal plane between the subject site and its western neighbour.

Overall, the projected impacts on views are generally reasonable:

The assessment indicates that the proposal wouldn't significantly undermine views or heritage significance. The design, location, and dimensions of the proposal are in harmony with the surroundings, ensuring that appreciation of the neighbouring heritage items and HCAs by the public and users remains unhampered.

Despite its larger dimensions, the proposal doesn't impose an overwhelming presence on the distant panoramas from these vantage points. It's essential to acknowledge the following:

- Heritage views, such as the view corridor to and from Bella Vista Farm, are minimally affected.
- The positioning of the development prevents it from dominating view corridors.
- Public and user appreciation is preserved.
- Distant views remain unaffected, maintaining a visual connection with the surroundings.
- The proposal's non-dominating aspect contributes positively, blending well with the existing environment and conserving the area's aesthetic appeal.
- The development's increased height in areas with existing high-rise buildings complements the skyline, achieving a balanced visual harmony.
- The depiction around the proposal does not encompass the entirety of the panoramic view. The scenic landscape is still accessible from these vantage points irrespective of the development's presence.

Although the proposal may not drastically impact distant vistas, its effect on nearby areas, especially on residents living in proximity to the new structure, should be taken into account.

Even within the realm of aesthetic contemplation, one cannot disregard concerns about the potential alteration of the area's overall visual atmosphere due to the introduction of a larger structure. While this change might not dominate distant views, it still warrants careful attention from those who value the area's visual integrity particularly when shown alongside adjacent developments which are both approved and seeking approval as demonstrated in 1.3 of this report.

It is with this in mind that the current views effectively demonstrate how the proposal does not alter the existing view corridors significantly despite the scale of the development. The proposed development's impact on views and its reasonableness has been comprehensively and meticulously assessed. Moreover, the Hills Shire Local Environment Plan and Development Control Plan have set clear objectives related to building height, heritage conservation, and design excellence, all of which contribute to the overall assessment.

The Draft Precinct Plans set a 20-year vision for the three Strategic Centres to enable them to reach their full potential. This document is also just as important to acknowledge and consider the envisioned change in the visual landscape of Norwest which builds upon the outcomes within Councils Local Strategic Planning Statement and NSW Government strategies. It is important to therefore consider the following factors:

- Taller buildings located near the Metro Stations, seamlessly transitioning into lower density areas
- Landmark buildings at Norwest Marketown and Norwest Station, featuring building heights of up to 35 storeys, putting Norwest on the map
- Taller buildings near the Bella Vista and Hills Showground Metro Stations, as well as potential at other gateway locations (such as 15 Circa Precinct)

In evaluating the proposal, it becomes evident that it aligns well with these objectives and considerations.

- The development's placement outside the curtilage of heritage items and Heritage Conservation Areas ensures minimal direct impact on heritage significance.
- Views from Bella Vista Farm, as well as other significant vantage points, are not profoundly affected. The proposed bulk, scale, form, and height are in harmony with the surrounding environment, preserving views integral to heritage significance.
- Strategies such as setbacks, inter-building gaps, and thoughtful landscaping have been employed to foster view sharing among various elements within the built environment.

The valuation of the proposed development's impact on views suggests that it strikes a reasonable balance between achieving development potential and minimising adverse effects on the visual environment. While distant views and heritage significance are generally preserved, it is essential to remain cognizant of potential implications for nearby areas and the broader visual context. This assessment underscores the importance of thoughtful urban planning and design in maintaining the aesthetic appeal and heritage value of the region.

4. ANNEXURES

ANNEXURE A – Visual Impact Assessment
Photomontages Dated 13th October 2023

Norwest Marketown, Norwest

Photomontages

Prepared For:

MULPHA

OCTOBER 2023



Methodology

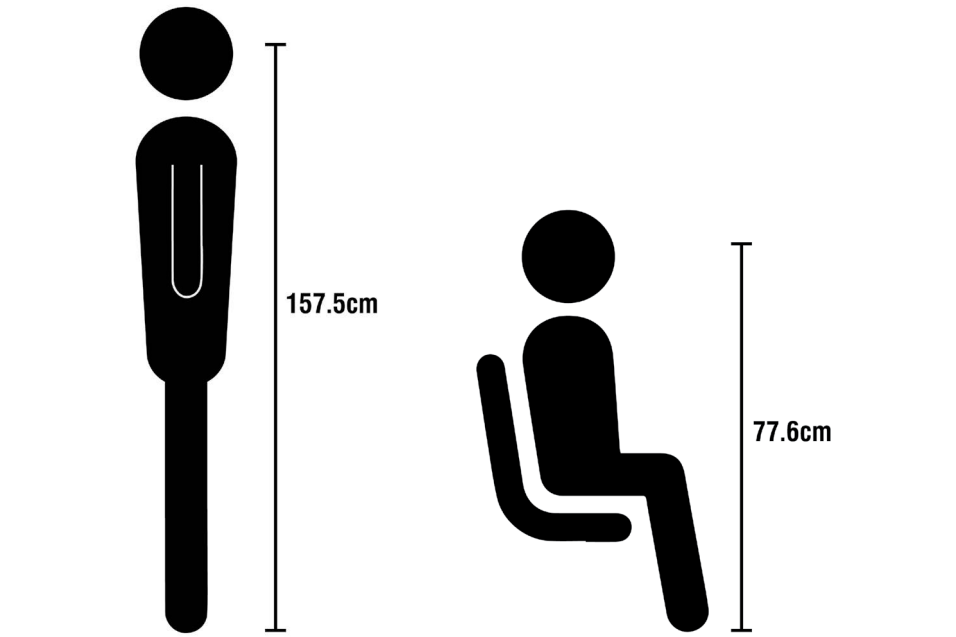
View Perspective

Data from the European Standards - Human Body Dimensions, published in 2020 outlines the average eye height of females and males in both a standing and seated position. The results demonstrate the average eye height of a person is 157.5cm in a standing position and 77.6cm in a seated position.

The virtual camera is set to 157.5cm (standing) or 77.6cm (sitting) above the RL of the floor level from where the view is obtained. If the survey information does not show the RL of the floor level, it is estimated as accurately as possible.

	Female	Male	Average
Standing	151.75cm	163.25cm	157.5cm
Seated	75.5cm	79.75cm	77.6cm

Source: DIN 33402-2, 2020 Edition, December 2020 - Ergonomics - Human body dimensions - Part 2: Values



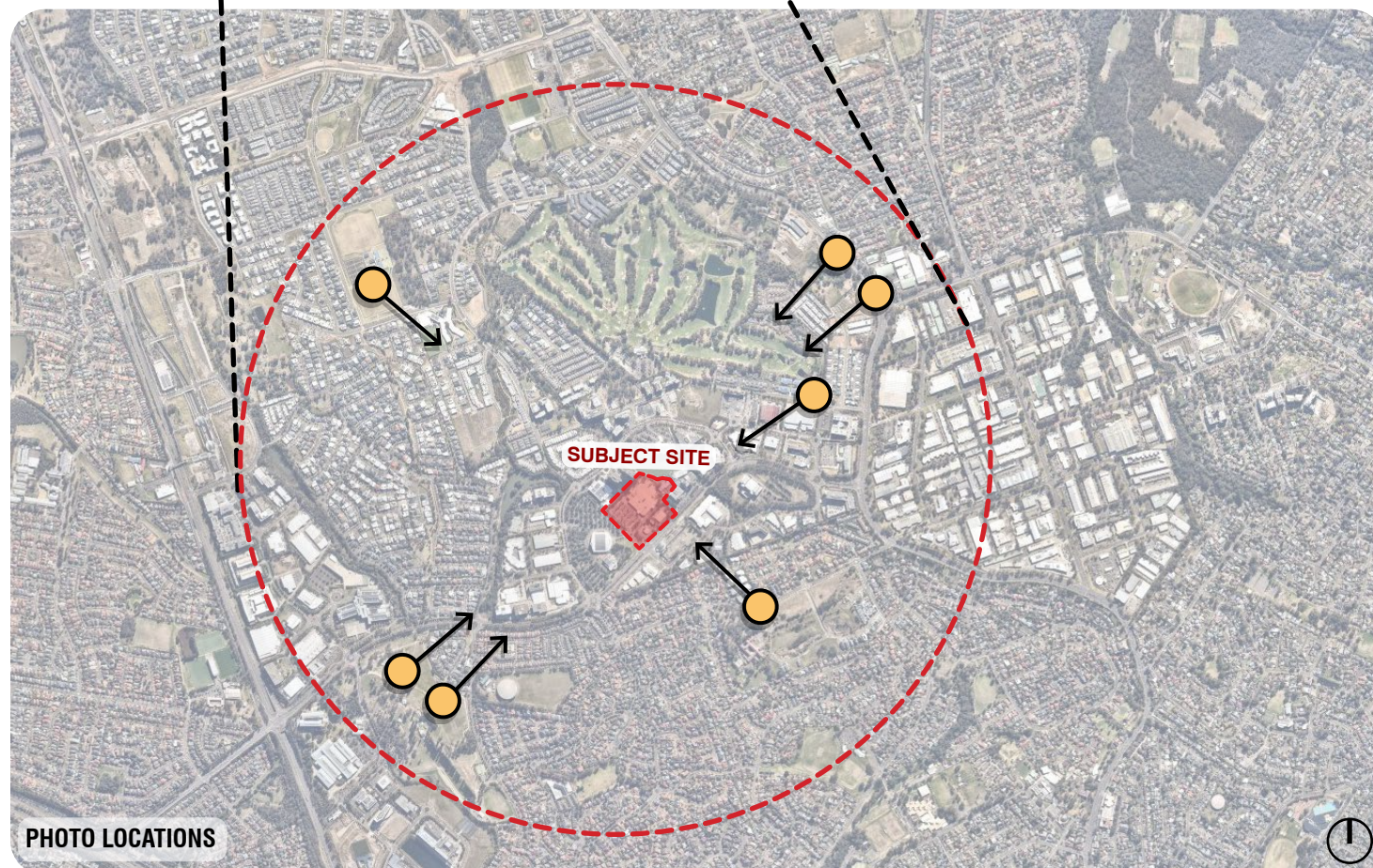
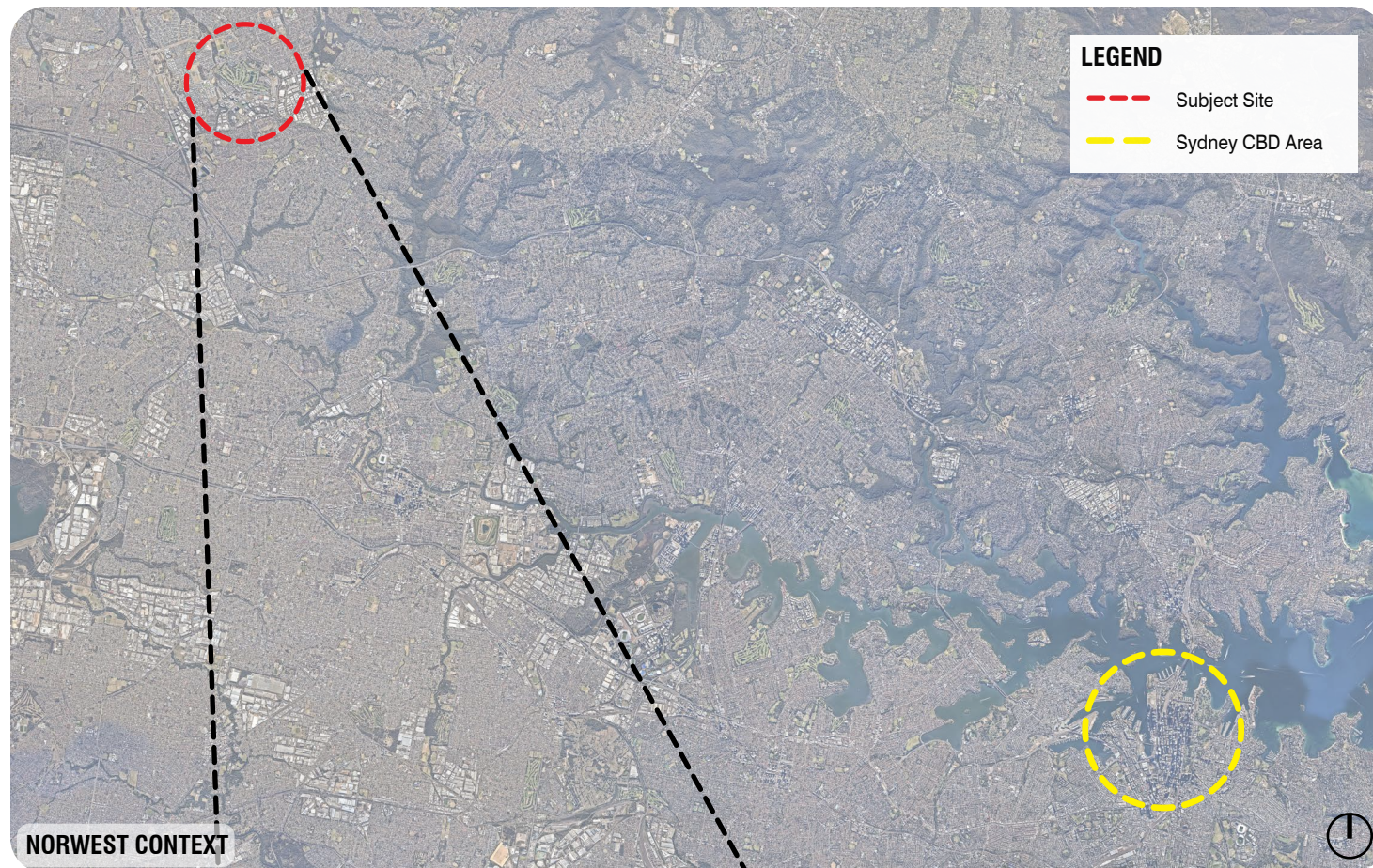
Data Sources

The objects shown in the preliminary view analysis have been obtained from a variety of sources outlined in the table below.

Object	Source
Nearmap Aerial View	Aerial provided by Nearmap. Nearmap is an aerial technology company headquartered in Australia that provides frequently-updated, high-resolution aerial imagery and location intelligence (https://www.nearmap.com/au/en)
Survey Data	Various
Building surrounding the subject site	FJC Architects
Existing building on the subject site	FJC Architects
Proposed development	FJC Architects

Software

The software used to create the view analysis is Rhino. Rhino is a 3D modelling and rendering tool used in architecture and urban design. The software allows you set up views with a specific location, target and focal length. The location is set to the coordinates and RL's which have been surveyed. The focal length is set to 35mm which best reflects the view of a human eye.



Introduction

This report has been prepared, on behalf of Norwest City Trust (Mulpha Norwest), to support the submission and assessment of the Norwest Marketown Planning Proposal. The proposal seeks to amend The Hills Local Environmental Plan 2019 (THLEP 2019) to insert revised planning controls for land situated at 4-6 Century Circuit, Norwest adjacent to the Norwest Metro Station and within the Norwest Strategic Centre.

The Norwest Marketown Planning Proposal aims to facilitate the long-planned transformation of 46,455m² of strategically important land presently containing the Norwest Marketown Shopping Centre and adjoining lands comprising the Carlile Swimming Centre. The site is situated along a major regional throughfare in Norwest Boulevard, connecting to Old Windsor Road to the west.

This Planning Proposal will facilitate the appropriate planning controls to facilitate the site's future redevelopment for a contemporary transit-oriented and truly mixed-use precinct. The site has a capacity to deliver a range of employment generating uses in support of the surrounding Norwest Business Park, through commercial, retail, office, entertainment, tourist/visitor accommodation and community floor-space. These uses are further enhanced through the proposal's introduction of residential uses and the potential for a diversity of future emerging housing typologies. Mulpha's vision for sustainable development practices are at the heart of the concept for the site and a range of environmental sustainability initiatives and aspirations are sought, including renewable energy and building efficiencies.

Development planned for the site will be supported by a range of facilities that will benefit occupants of the site and the broader region, together with infrastructure improvements and upgrades and the delivery of generous plazas, public squares and open space, facilitating access to an enhanced Norwest Lake foreshore. Education and collaboration facilities are a primary focus of community life for Norwest Marketown.

Photo Locations:

The assessment of view impacts from various vantage points within Norwest, Kellyville, Baulkham Hills, and Bella Vista forms a crucial aspect of the planning proposal. AE Design Partnership has been entrusted with the task of conducting this assessment. It will focus on areas where distant view corridors, key heritage sites, and land-sky interface views of key significance for the region.



EXISTING SITUATION



PROPOSED DEVELOPMENT



WIREFRAMES SHOWN

PHOTO LOCATION



LEGEND

 View Location



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ADDRESS: Bella Vista Farm, Bella Vista (North)
LOCATION: Public Domain
FOCAL LENGTH: 50mm



EXISTING SITUATION



PROPOSED DEVELOPMENT



WIREFRAMES SHOWN

PHOTO LOCATION



LEGEND

 View Location





EXISTING SITUATION



PROPOSED DEVELOPMENT



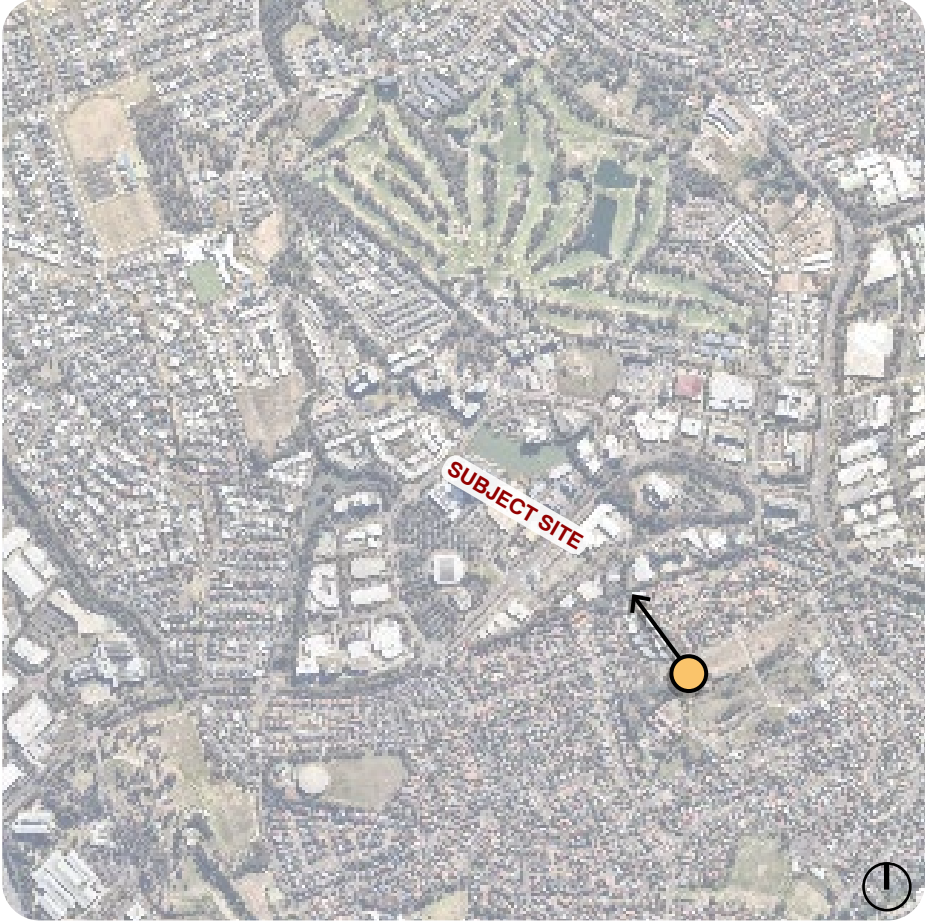
WIREFRAMES SHOWN

PHOTO LOCATION



LEGEND

 View Location





EXISTING SITUATION



PROPOSED DEVELOPMENT



WIREFRAMES SHOWN



NORWEST MARKETOWN,
NORWEST

PHOTO LOCATION



LEGEND

 View Location



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ADDRESS: Spurway Drive, Norwest
LOCATION: Public Domain
FOCAL LENGTH: 50mm

**VANTAGE
POINT
4**

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EXISTING SITUATION



PROPOSED DEVELOPMENT



WIREFRAMES SHOWN

PHOTO LOCATION



LEGEND

 View Location





EXISTING SITUATION



PROPOSED DEVELOPMENT



WIREFRAMES SHOWN

PHOTO LOCATION



LEGEND

● View Location



NORWEST MARKETOWN,
NORWEST

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ADDRESS: Windsor Road, Norwest
LOCATION: Public Domain
FOCAL LENGTH: 50mm

**VANTAGE
POINT
6**

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EXISTING SITUATION



PROPOSED DEVELOPMENT



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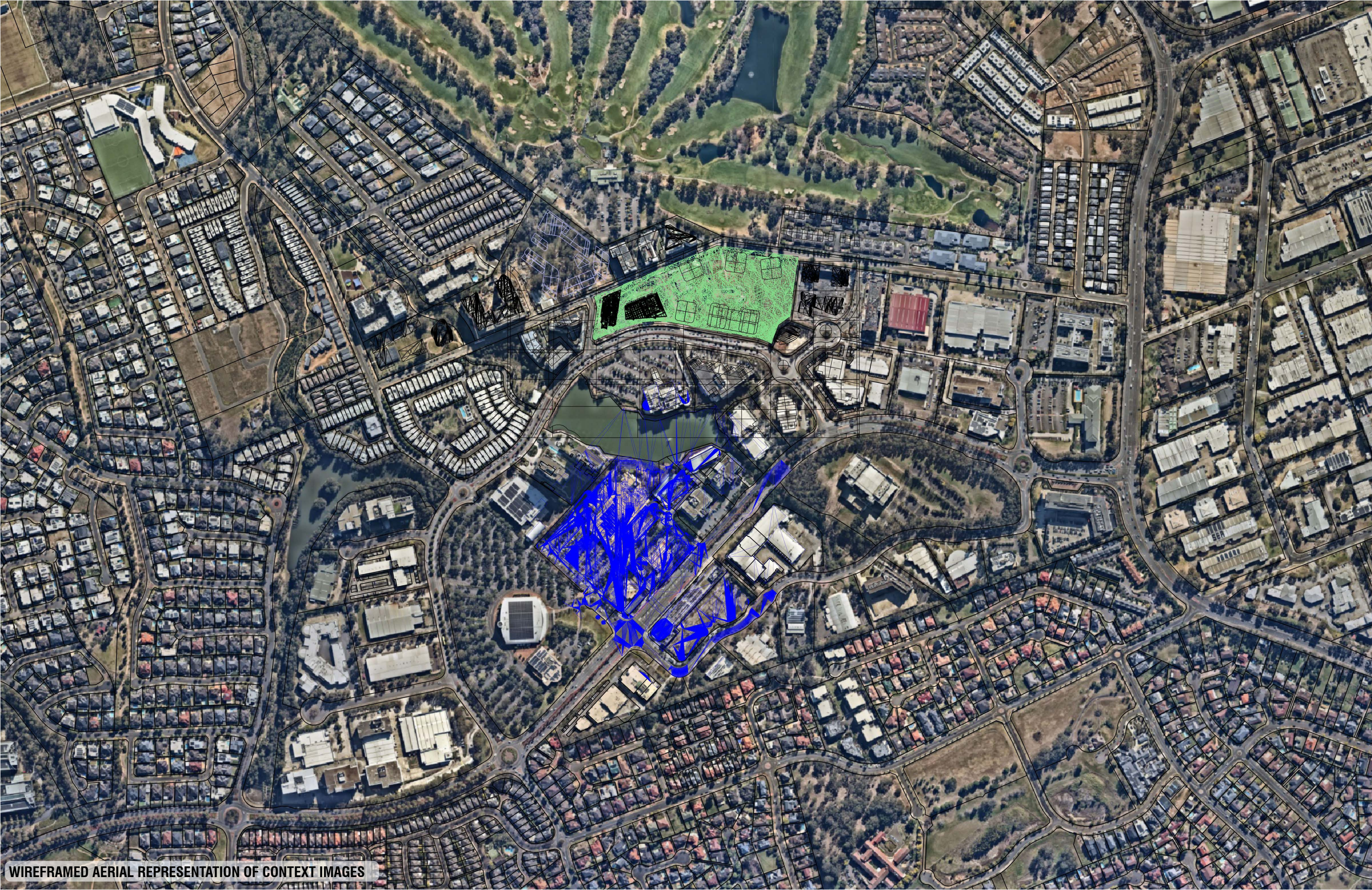
PHOTO LOCATION



LEGEND

 View Location





WIREFRAMED AERIAL REPRESENTATION OF CONTEXT IMAGES



NORWEST MARKETOWN,
NORWEST

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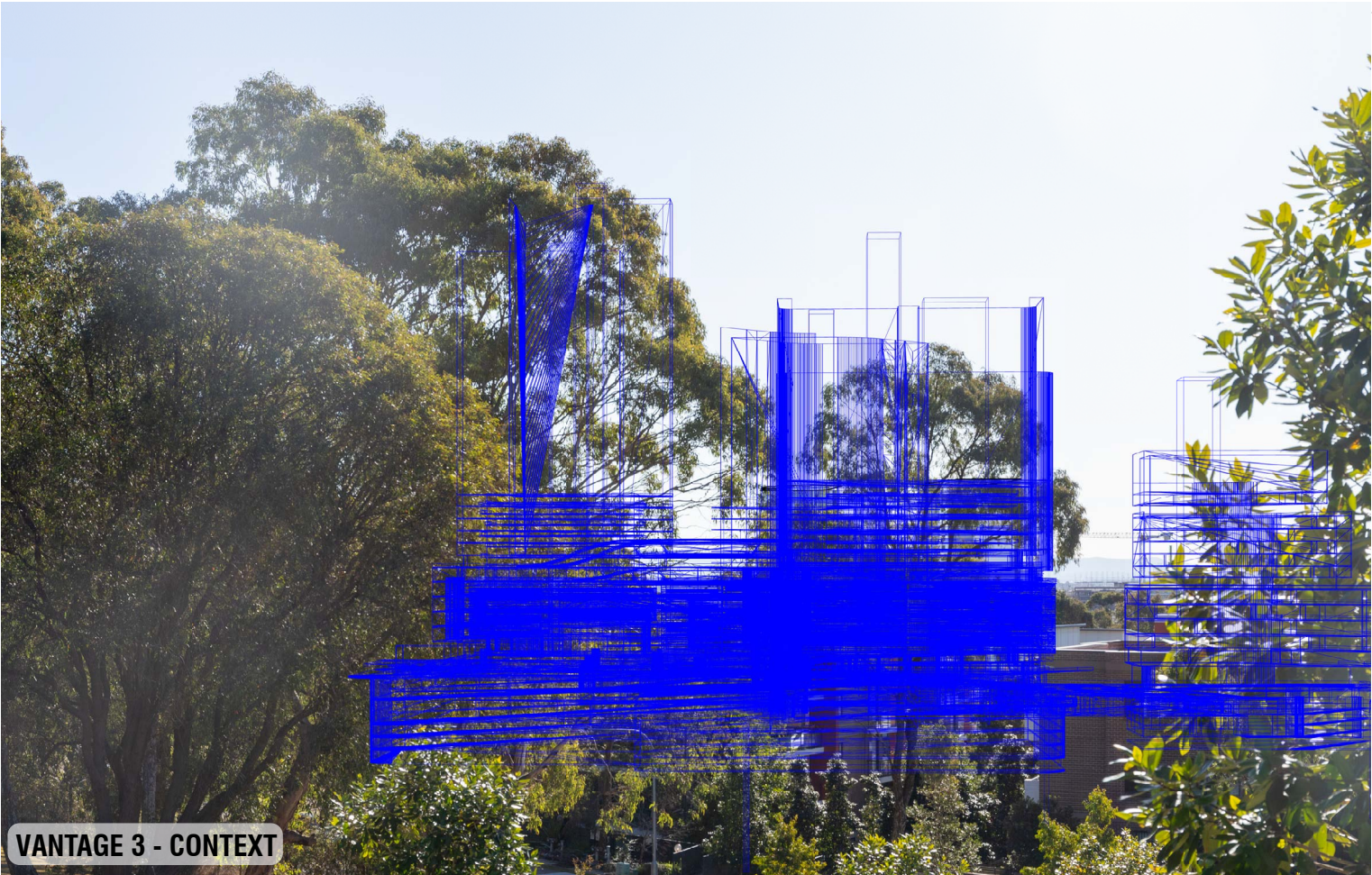
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VANTAGE 1 - CONTEXT



VANTAGE 2 - CONTEXT



VANTAGE 3 - CONTEXT



VANTAGE 4 - CONTEXT



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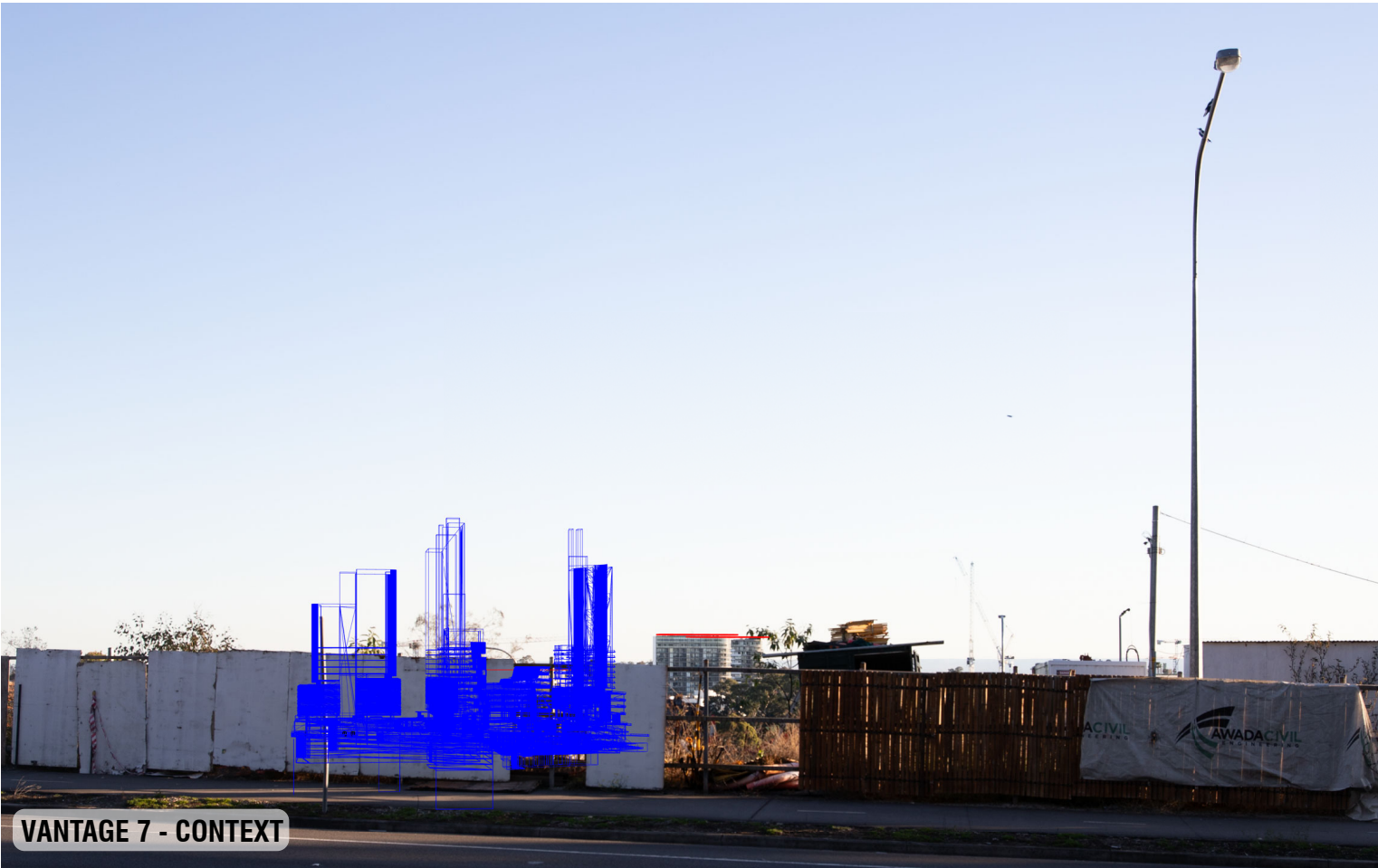
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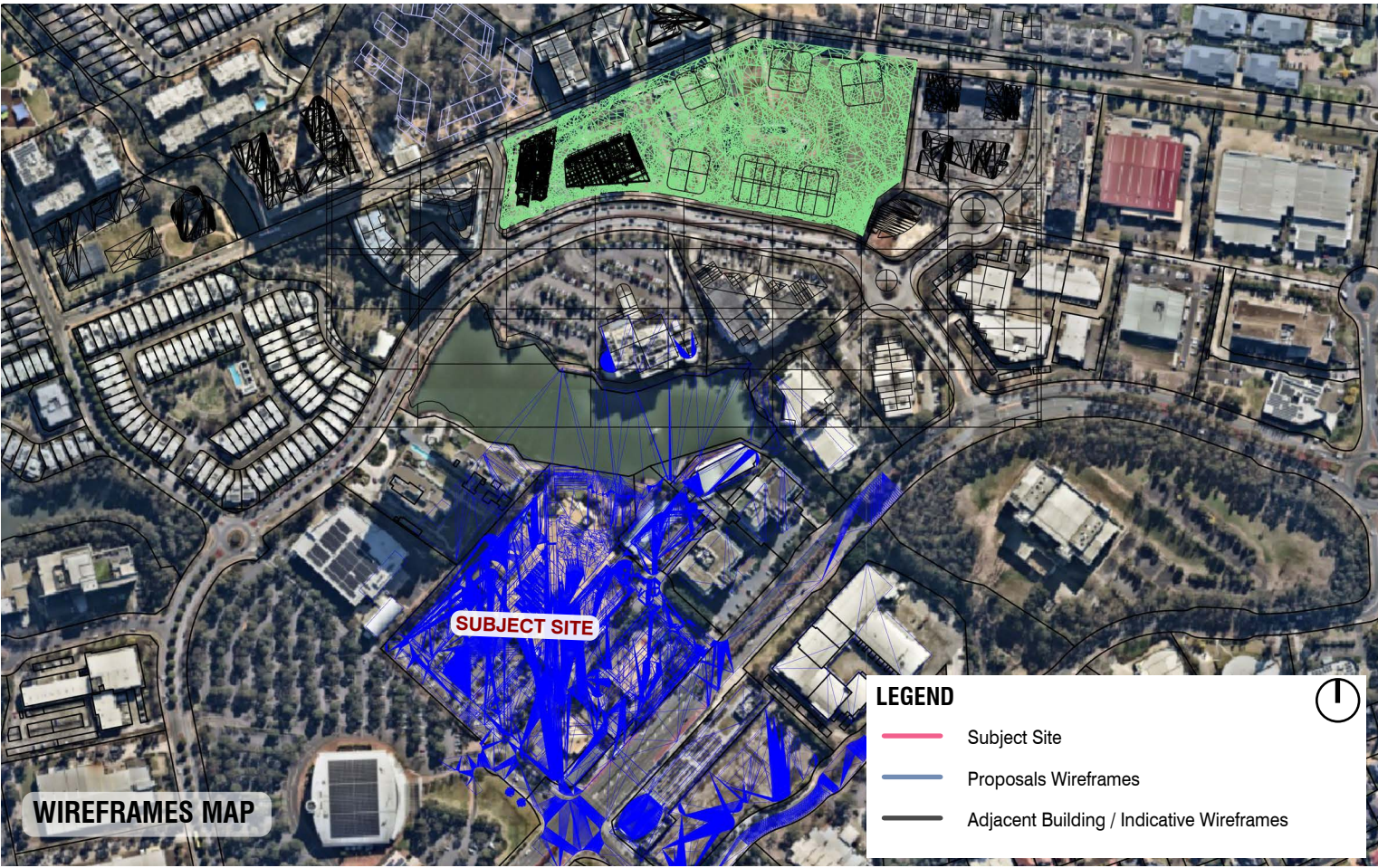
VANTAGE 5 - CONTEXT



VANTAGE 6 - CONTEXT



VANTAGE 7 - CONTEXT



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NORWEST

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