



VISUAL IMPACT ASSESSMENT REPORT - HUNTER INDOOR SPORTS CENTRE  
2 MONASH ROAD AND 24 WALLARAH ROAD, NEW LAMBTON, NSW, 2305

AWABAKAL COUNTRY

prepared for:

BASKETBALL ASSOCIATION OF NEWCASTLE LIMITED



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# assessment summary

## 1. ASSESSMENT SUMMARY

Terras Landscape Architects has been commissioned by Basketball Association of Newcastle Limited (BANL) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD- 65595459) for the proposed Hunter Indoor Sport Centre with courts, indoor stadium, amenities and associated civil and landscaping works, at 2 Monash Road and 24 Wallarah Road, New Lambton. The criteria for the visual assessment has been detailed and viewpoint data sheets have been prepared using site photographs to allow the reader to gain a visual appreciation of the views from the identified significant viewing locations.

Additional descriptive text and information has been provided to support this investigation. This summary has been provided as a brief commentary on the findings of the visual assessment.

- The study area is located at 2 Monash Road and 24 Wallarah Road, New Lambton, within the Newcastle local government area (LGA), on the outskirts of the greater local context of the Hunter Sports and Entertainment Precinct as proposed by Venues NSW and Hunter Development Corporation and endorsed by Newcastle City Council.
- New Lambton is approximately 6 kilometres west of the Newcastle Central Business District. New Lambton is located adjacent to the suburbs of Broadmeadow and Adamstown the east and south-east respectively, which are largely recreational and business in character. The landscape character units associated with the site include low density residential fabric, commercial and industrial, major road corridors, drainage corridors and public recreation in a variety of applications.
- The site address comprises multiple parcels of land and is legally described as: Lot 2380 DP755247, Lot 2379 DP755247, Lot 2378 DP755247 and Lot 2377 DP755247. The project area also includes the land on which the existing amenities block is located. It is located in the Local Aboriginal Land Council of Awabakal, within the Newcastle City Local Government Area. It is subject to the City of Newcastle Development Control Plan 2023, and currently zoned RE1 Public Recreation in the Newcastle Local Environmental Plan 2012.
- It is noted that the proposal is generally viewed in a developed, recreational and low density residential context. Due to the developed surrounding area a low scenic quality rating is afforded to the site and its surrounds.
- The greatest visual impact of the proposed development is assessed as being from vehicles travelling north along Turton Road and the residences to the south of the site across Monash Road. Existing vegetation and supplementary planting will help provide integration of the proposal from these locations.
- The concentration of the assessment occurred within approximately 600 metres. Existing development,

topographic relief and vegetation limited views beyond 1.5km. Physical accessibility was also restricted due to private property ownership. The proposed impact is expected to be mainly localised and decreases as distance from the site increases.

- The proposal has been designed so that the project can be delivered as an initial block of six courts with subsequent additions to be delivered over several construction stages. The staging approach will be dependent on available funding and full details will be provided in the EIS. BANL is committed to delivery of the full proposal subject to allocation of additional funding.
- The visual impact assessment has been divided to assess visual change and influence with each stage to the surrounding area and viewpoints, as such (Stages 1 and 2). A summary of these results can be found in the Viewpoint Summary.
- Stage 1 will have an overall NEGLIGIBLE visual impact.
- The overall proposal (Stage 2) will have a MODERATE - LOW accumulative visual impact for proximity viewpoints (up to 600m from site) and a LOW - NEGLIGIBLE accumulative visual impact for viewpoints exceeding 600m (1.5km) due to distance from site and foreground, midground and background screening.

It should be noted that the proposed landscaping on site, particularly to the Turton Road interface will be critical in the maintenance of a MODERATE to LOW visual impact from these viewpoints.

## 2. INTRODUCTION

### 2.1. Objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities including an assessment of visual quality.
- To identify viewsheds and to locate and/or identify typical viewpoints from which the impacted areas may be seen.
- To determine what the likely impacts the proposal may cause to the prevailing visual/landscape quality of the area and to make recommendations, where appropriate, to reduce the visual impact of the proposed development if required.

### 2.2. Technical Methodology for Photos and Montages

The creation of photomontages and visualization tools follows established Technical Guidance and Best Practice resources. Ensuring accuracy across all aspects is crucial for the validity of visual representations.

The level of verification required varies based on the type and application of the visualization data. The following visualisations included within this report have been prepared with reference to the Landscape Institute Technical Guidance Note "Visual Representation of Development Proposals - Table 2: Visualisation Types 1-4," 17 September 2019.

In saying such, the following methodology has been undertaken to ensure validity of each visually represented viewpoint:

1. A baseline image of each viewpoint to convey the current viewed landscape will be taken with a crop-sensor camera with an equivalent lens used to achieve 50mm FFS. Weather, lighting, camera configuration and date of collection is noted on page 19.
2. A cylindrical, photo-stitched panorama will be prepared for each viewpoint to establish landscape character and context.

*Viewpoints 1-4 will include a "massing photomontage," which shows the massing model within the proposed view (a photo collected on site). Each photomontage is showing the building massing model and proposed vegetation from four principal viewpoints. Photomontages will be in accordance with the Technical Guidance and Best Practice Resources (Landscape Institute 2019). The methodology is as follows:*

3. The build form model provided by architects is imported into a georeferenced file in Vectorworks to create the base site model.
4. Point Cloud data is then overlaid with the proposed site model and baseline photograph to provide verification of the proposal's placement and visibility from the assessed viewpoints. **Note: While photo-stitched imagery considers peripheral visual experience, it is unsuitable for photomontage application due to potential distortions in field of view and focal length during the merging process, which can compromise the accuracy of the focused scene**
5. The model is then inputted into Lumion with vegetation modelled at expected maturity to create an accurate representation of the viewpoint within the proposal to match the camera settings of the baseline imagery.
6. The final image is adjusted. Contrast, brightness, saturation and photo-editing may be required to colour match the CGI to correspond with the existing image as per LEC of NSW General Principles 7.3.

### 2.3. Compliance with SEARS

The assessment has been undertaken to address the project SEARs, which require:  
 'Visual - including an impact assessment at private receptors and public vantage points.'

The table below, along with the contents of this report, outlines the location within this report of where each SEARS issue has been analysed and addressed.

Compliance with SEARS: Project SSD- 65595459	
REQUIREMENTS	ADDRESSED IN SECTION
<p>Section 5. Environmental Amenity</p> <ul style="list-style-type: none"> <li>Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated</li> <li>Include a lighting impact assessment which demonstrates compliance with the most recent/applicable version of Australian Standard AS/NZS 4282 Control of the obtrusive effects of outdoor lighting. The lighting impact and illumination assessment for the proposal should consider the adjoining residential areas, potential light pollution and light overspill, potential impacts to surrounding sensitive receivers, potential impacts on the safety of the road network, cumulative impacts and propose mitigation measures.</li> </ul>	<p>View Analysis undertaken in Sections 3, 4 and 5</p> <p>Comment on lighting impact in Section 10. Formal lighting Impact and Illumination Assessment completed by others.</p>
<p>Section 6. Visual Impact</p> <ul style="list-style-type: none"> <li>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development</li> <li>The visual impact assessment should identify potential impacts on the surrounding environment including the urban setting and surrounding land uses.</li> <li>Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment</li> </ul>	<p>Visual Analysis undertaken in Section 7                      Visual Impact Assessment undertaken in Sections 8 and 9</p>

This report addresses the requirement of SEARs No. 5 and 6. I confirm that to the best of Terras Landscape Architects knowledge and experience, the information contained in the following Visual Impact Assessment is not false or misleading, noting that the preparation of this document has relied on advice, information and documentation supplied by others, including stakeholders and specialist consultants.

## 2.4. Terminology

The below meaning for the following terms shall apply to this report:

- Character a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. This term does not imply a level of value or importance.
- Landscape is an all-encompassing term that refers to areas of the earth's surface at various scales. It includes those landscapes that are: urban, peri-urban, rural, and natural; combining bio-physical elements with the cultural overlay of human use and values.
- Magnitude of change refers to the extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that could be considered in assessing magnitude are: the proportion of the view / landscape affected; extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change; the level of contrast and compatibility.
- Mitigation measures to avoid, reduce and manage identified potential adverse impacts.
- The proposal/development site is that activity which has the potential to produce a visual impact either during the works or as a result of it.
- The sensitivity refers to the capacity of a landscape or view to accommodate change without losing valued attributes. Includes the value placed on a landscape or view by the community through planning scheme protection, and the type and number receivers.
- The subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries.
- The study area consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase.
- The study locality is the area of land within the regional visual catchment whereby the proposal can be readily recognised. Generally this is confined to a six-kilometre radius beyond which individual buildings are difficult to discern especially amongst other development where contrasts are low. Further, visual sensitivity generally declines significantly beyond this range due to the broad viewing range that can be had from vantage points. For this study the locality has been limited to the visual catchments that have distances less than a quarter-kilometer as views beyond this are extremely restricted.
- Values are any aspect of landscape or views that people consider to be important. Landscape and visual values may be reflected in local, state or federal planning regulations, other published documents or be established through community consultation and engagement, or as professionally assessed
- View refers to any sight, prospect or field of vision as seen from a place, and may be wide or narrow, partial or full, pleasant or unattractive, distinctive or nondescript, and may include background, mid ground and/or foreground elements or features.
- The viewpoint is the specific location of a view, typically used for assessment purposes.
- Viewshed refers to areas visible from a particular location (may be modelled or field-validated).
- Visual absorption capacity involves the potential for the physical attributes (landform, vegetation and built form) of a scene to absorb a particular change.
- Visual amenity is the attractiveness of a scene or view.
- The visual catchment involves areas visible from a combination of locations within a defined setting (may be modelled or field validated).
- The visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed.
- Visual representation refers to the graphic representation of a proposal in context showing its likely appearance and scale.

### 3. THE SITE

#### 3.1. Local Context

The subject site is located within the Newcastle local government area (LGA), on the outskirts of the greater local context of the Hunter Sports and Entertainment Precinct as proposed by Venues NSW and Hunter Development Corporation and endorsed by Newcastle City Council. The area is a mix of residential, business and recreational character. New Lambton is located adjacent to the suburbs of Broadmeadow and Adamstown the east and south-east respectively, which are largely recreational and business in character. The suburbs of Lambton, New Lambton Heights and Kotara are to the north, west and south, respectively, and feature a mix of development which includes residential and mixed use business.

The desired future character of the precinct (Image 2 and 3) is to attract community to an area of Broadmeadow with state of the art sporting facilities and create opportunities for growth, both economically and socially, within the precinct.

The masterplan aims to “establish a regional sporting hub at the Hunter Sports and Entertainment Precinct at Broadmeadow...[that] are multi-purpose facilities for sport and community purposes that will be accessible for the whole region” (Hunter Sport and Active Recreation Plan 2018-2023)

The Newcastle City Council has vowed to adopt and implement Venues NSW Hunter Sports and Entertainment Precinct Concept Plan “that sets a vision for the precinct as:

- ‘A first choice sporting, leisure and entertainment destination that is diverse, vibrant, sustainable and commercially viable”
- An opportunity for Hunter Development Corporation to “work with Venues NSW to develop an elite sports area and provide a variety of places for organised and casual sports and recreation activities in accordance with the Concept Plan”
- An opportunity to “work with Newcastle City Council and Transport for NSW to improve pedestrian and cycle access and connections within the Precinct, and to Broadmeadow Station and other public transport stops”
- A space that can “provide adaptable and flexible event spaces that can host major events like the Commonwealth Games, when require.” (Newcastle Greater Metropolitan Plan 2036).

The desired character of Broadmeadow as outlined in the Newcastle Greater Metropolitan Plan 2036 identifies the suburb as a “nationally significant sport and entertainment precinct, providing a mix of uses that facilitates growth and change in surrounding centres and residential areas.” (Newcastle Greater Metropolitan Plan 2036).

The hubs are developed with an aim to be a multi-sport facility with the “capacity to host national, state and regional championships and [in a location that] may complement already established regionally significant sport facilities” (Hunter Sport and Active Recreation Plan 2018-2023).

The surrounding land use has been zoned RE1 - Public Recreation (Image 6) amongst low density residential (R2) to complement the growing need for housing whilst enhancing high performance and high quality public recreational facilities for the precinct (Refer Figure 2). Access to public transport, commercial areas and green space are outlined as key objectives in accommodating the growing residential nature of the precinct and complementing the role of New Lambton, Broadmeadow, the Hunter Sports and Entertainment Precinct and City of Newcastle local government areas.

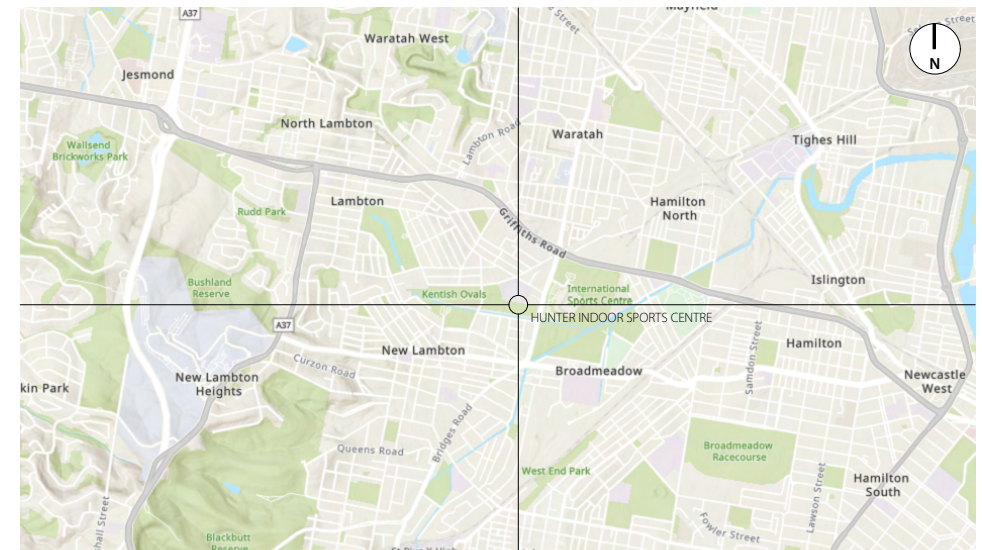


Image 1 Site and surrounding area

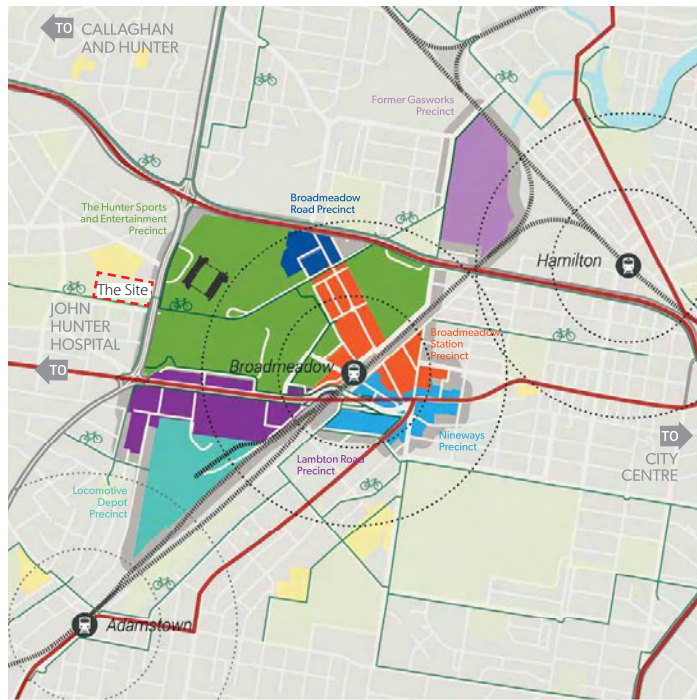
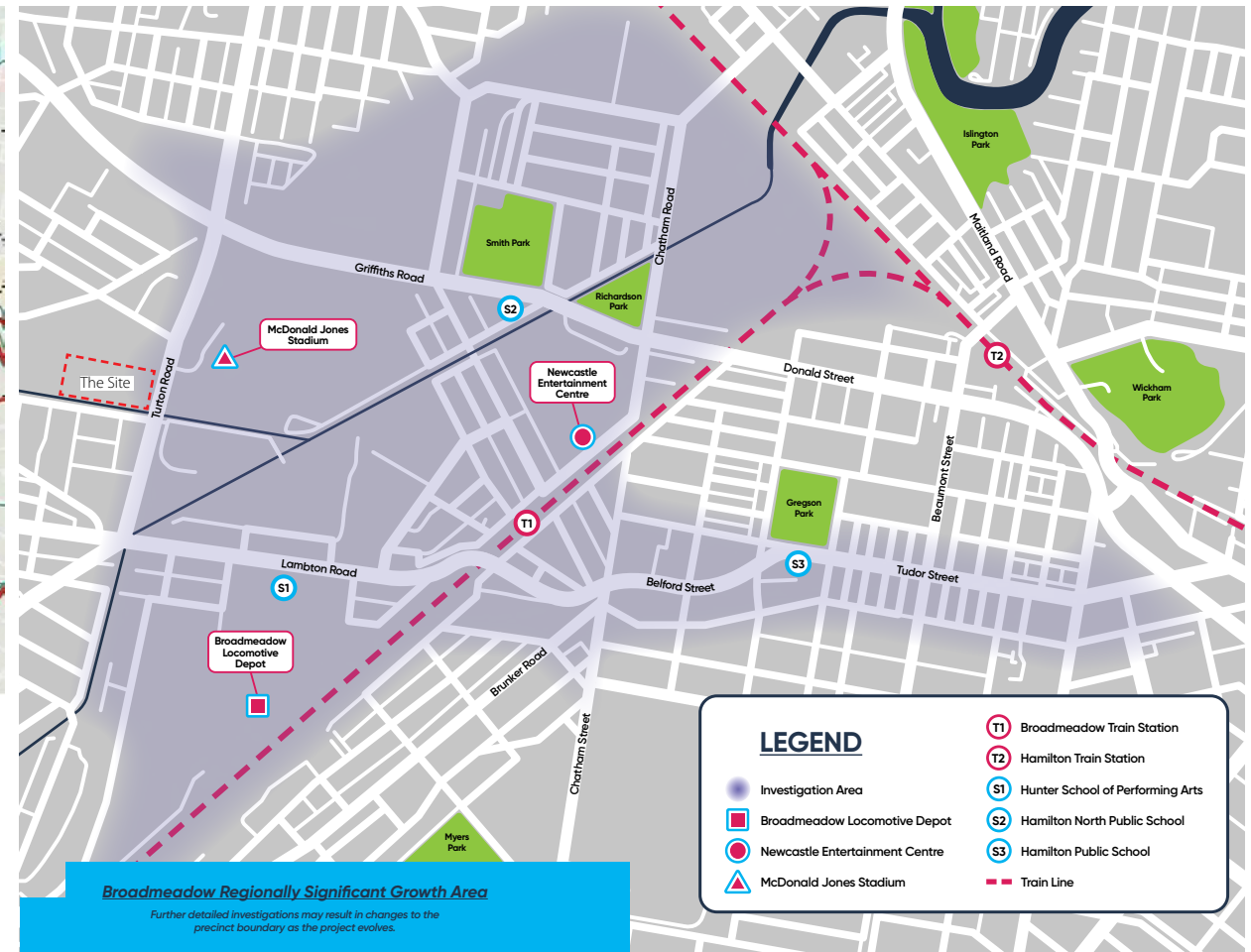


Figure 13: Catalyst Area Broadmeadow 2017

	Catalyst Area Boundary		Railway Station
	Priority Multimodal Corridor		400m and 800m walking catchment
	School		Cycleway / Shared Pathway
	State Road		Environmental
	Regional Road		Open Space
	Local Road		Waterway
	Railway		

Image 2 Catalyst Area Broadmeadow, Draft Greater Newcastle Metropolitan Plan 2036



### Broadmeadow Regionally Significant Growth Area

Further detailed investigations may result in changes to the precinct boundary as the project evolves.

### LEGEND

	Investigation Area		Broadmeadow Train Station
	Broadmeadow Locomotive Depot		Hamilton Train Station
	Newcastle Entertainment Centre		Hunter School of Performing Arts
	McDonald Jones Stadium		Hamilton North Public School
			Hamilton Public School
			Train Line

Image 3 Broadmeadow Regionally Significant Growth Area, Reimagining Broadmeadow V2, April 2023.

### 3.2. Site Context

The site is located at 2 Monash Road and 24 Wallarah Road, New Lambton. New Lambton is approximately 6 kilometres west of the Newcastle Central Business District.

The site address is, and comprises multiple parcels of land and is legally described as: Lot 2380 DP755247, Lot 2379 DP755247, Lot 2378 DP755247 and Lot 2377 DP755247. The project area also includes the land on which the existing amenities block is located. It is located in the Local Aboriginal Land Council of Awabakal, within the Newcastle City Local Government Area. It is subject to the City of Newcastle Development Control Plan 2023, and currently zoned RE1 Public Recreation in the Newcastle Local Environmental Plan 2012.

The site lies adjacent to Turton Road which is a major arterial route linking through to Lambton Road in the south to Waratah in the north.

The surrounding land use of site is largely public recreation (refer Figure 1) with four recreational ovals and fields, netball courts and a skate park within the immediate vicinity of site. McDonald Jones Stadium and Newcastle International Hockey Centre lie directly opposite the site on the eastern side of Turton Road. Further east of McDonald Jones Stadium, is Newcastle Harness Club, Go Karts Go, Supa Putt. Further south, Magic Park, Knights Centre of Excellence, Ripit Golf, Hunter Pickleball, District Park Tennis, the existing Newcastle Basketball Stadium and the Newcastle Dance Academy. Further west, lies Lambton Pool and Park. The area is largely characteristic of public recreation, amongst mixed-use business and low density residential fabric.

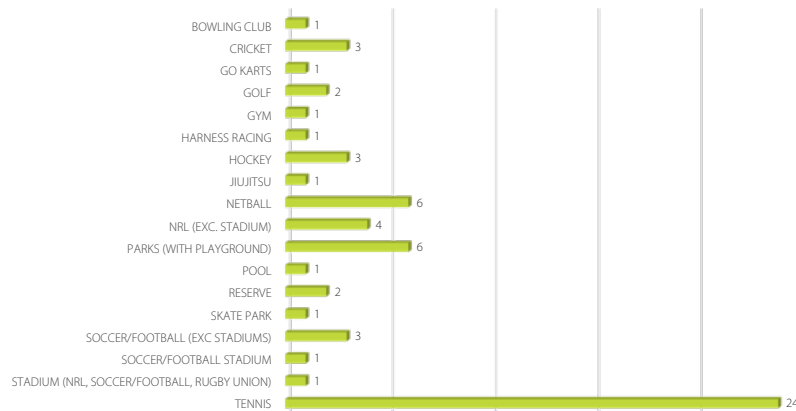


Figure 1 Approximate amount of designated areas for respective public recreation within a 1km radius of proposed site (NOTE: Data gathered informally)



Image 4 Site location

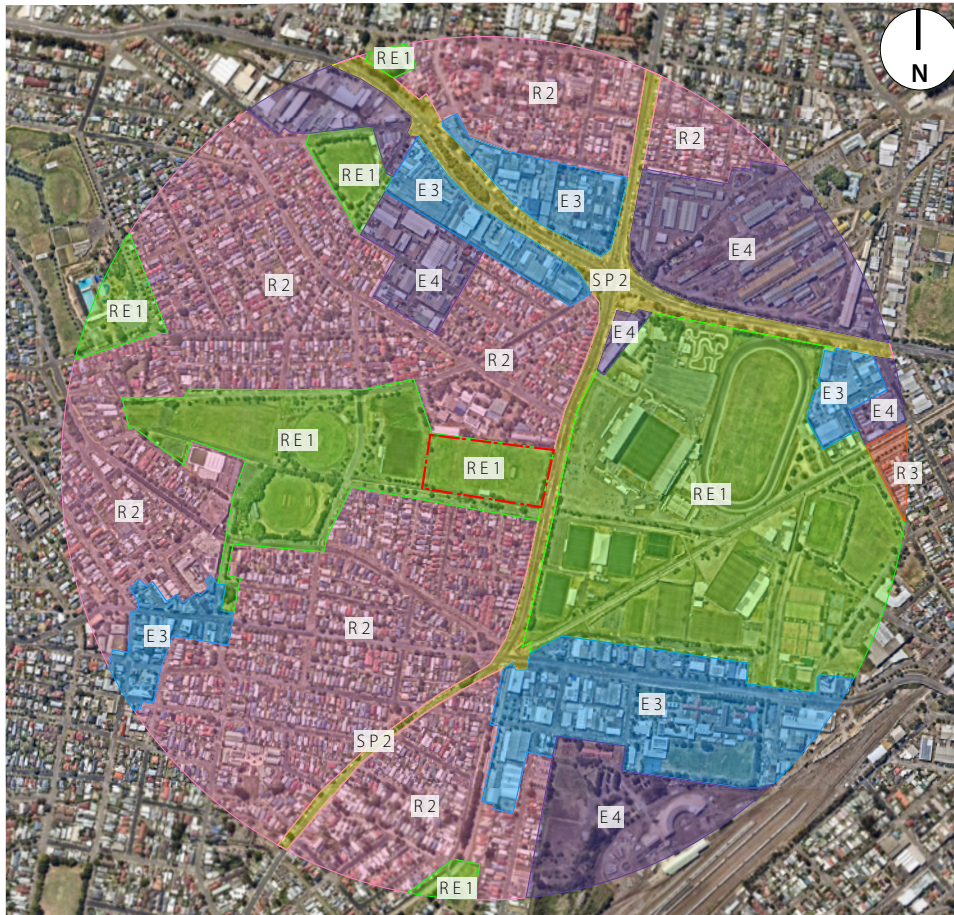


Image 5 Land zoning diagram

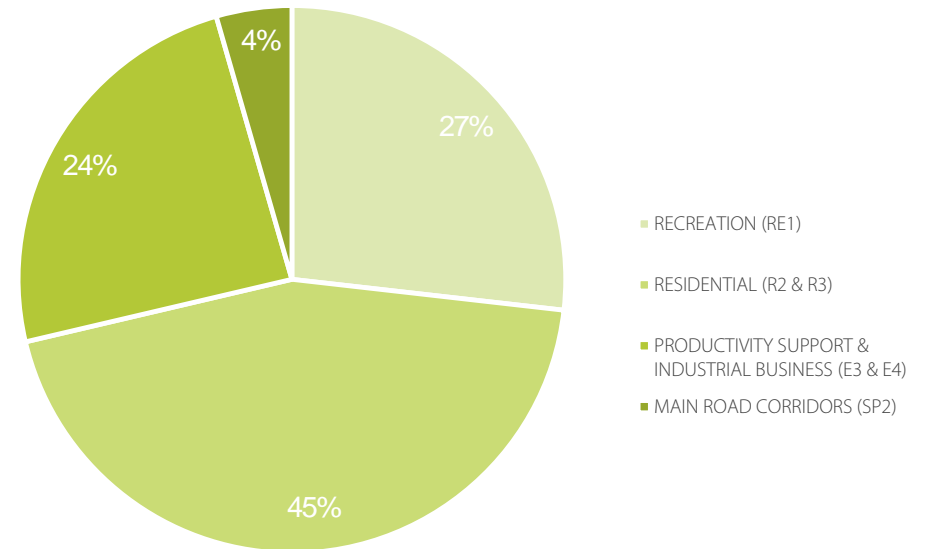


Figure 2 Proportional Percentage of Land Zoning Types Within 1km Radius

### 3.3. Site Description

The study area occupies approximately 3.77 hectares at 2 Monash Road and 24 Wallarah Road, New Lambton on the western side of Turton Road, and can be seen as an extension of the developing Hunter Sports and Entertainment Precinct as proposed by Venues NSW and Hunter Development Corporation and endorsed by Newcastle City Council.

The site and surrounds are relatively flat and has a history of extended use as a sporting and recreational oval. There is established vegetation to the eastern boundary along Turton Road including a stand of large Ficus and on the Monash Road side of the Lambton Ker-Rai Creek drainage corridor.

The northern boundary of site is shared with Lambton High School, the western boundary with Arthur Edden Oval, the southern boundary adjoins a Council owned and operated share path that follows the Lambton Ker-rai Creek to Styx Creek drainage corridor, and Turton Road, a major travel corridor, lies to the eastern boundary of the site.



Image 6 Site boundary

## 4. VISUAL ENVIRONMENT

### 4.1. Landscape Character Units

Landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics in the landscape that make one landscape different from one another, rather than better or worse (The Countryside Commission & Scottish Natural Heritage, 2002). It is often created by the interaction of natural and human factors especially in urban areas where human activity tends to occur at its most intense. It is the degree and type of interaction between the two that will have a bearing on the visual quality of an area.

The location of the site features a mix of recreation, residential and mixed use business areas, resulting in a variety of landscape settings and characters. Large drainage corridors, Lambton Ker-Rai Creek and Styx Creek dictate water collection and movement around the surrounding suburbs. Major travel routes, Griffiths Road, Turton Road and Lambton Road, support a large amount of traffic through the area.

The site is subject to City of Newcastle DCP 2023. The site borders the proposed Hunter Sports and Entertainment Precinct at Broadmeadow which outlines a desired future character of "multi-purpose facilities for sport and community purposes that will be accessible for the whole region" (Hunter Sport and Active Recreation Plan 2018-2023).

Five key landscape character units are identifiable within a 1000m radius of the site. These are:

1. Recreational Space
2. Low Density Residential
3. Mixed Use Business
4. Main Road Corridors
5. Drainage Corridors

These are discussed in greater detail on the following pages.

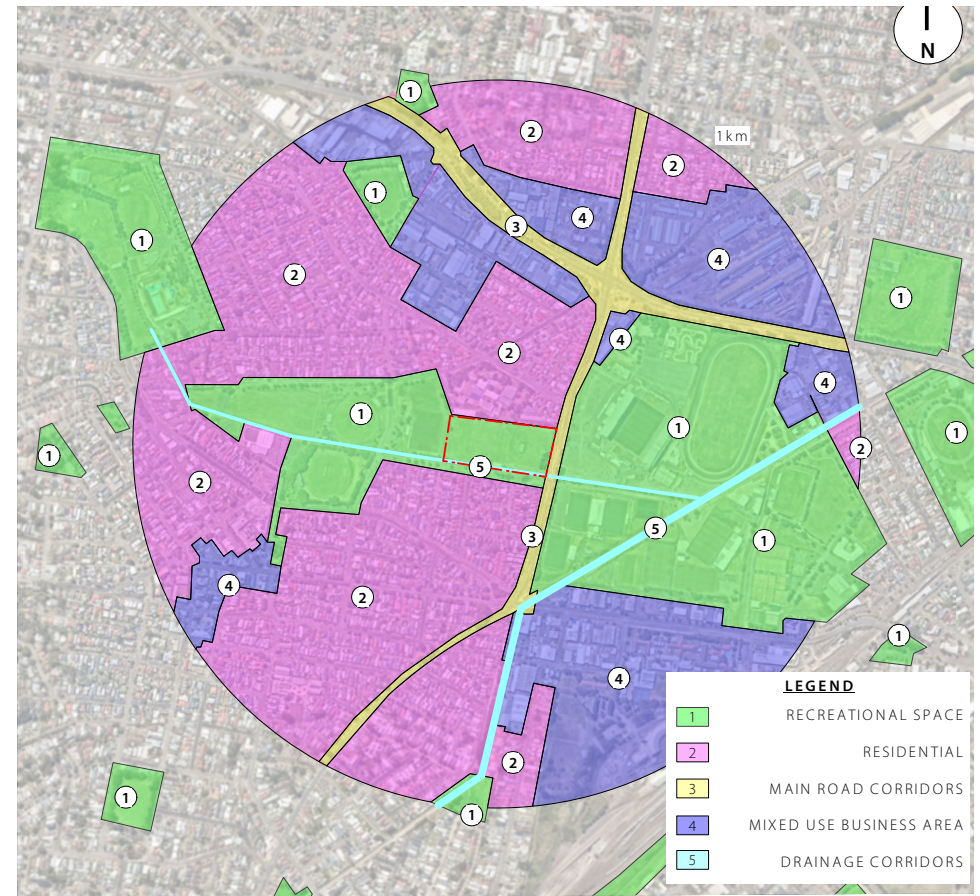


Image 7 Landscape character units within 1km of site

### 1. Recreational Space



**Image 8** Arthur Edden Oval with McDonald Jones Stadium in background



**Image 10** Go Karts Go, north east of site



**Image 12** Ford Oval Playground, west of site



**Image 15** Newcastle Harness Racing Club, east of site



**Image 9** Local skate park next to Ford Oval, west of site



**Image 11** District Park Tennis Courts, south east of site



**Image 13** Supa Putt Golf, north east of site



**Image 16** Newcastle Basketball Stadium, east of site

A variety of recreational land surrounds site and provides an array of recreation and sporting activity. As City of Newcastle has committed to endorsing and developing the Hunter Sports and Entertainment Precinct at Broadmeadow alongside Venues NSW, the revival of existing sporting infrastructure will generate income and growth in the surrounding region.



**Image 14** McDonald Jones Stadium, east of site



**Image 17** Newcastle Entertainment Centre, east of site

### 2. Low Density Residential



Image 23 Nearby residential



Image 25 Nearby residential



Image 22 Nearby residential



Image 24 Nearby residential

The nature of the surrounding R2 - Low Density residential area is largely characteristic of single level, weatherboard and brick homes, with the occasional two-storey residence. Monash Road residences (minor road fronting site boundary) is characteristic of predominantly single-storey houses facing east/west.

### 3. Main Road Corridors



Image 18 Turton Road, travelling north



Image 20 Griffith Road/Turton Road intersection



Image 19 Lambton Road/Turton Road intersection



Image 21 Griffith Road, travelling west

Turton Road provides a main corridor link from Kotara to Waratah (south/north). Turton Road features six lanes and runs along the eastern boundary of the proposed development. Main road corridor, Lambton Road, runs perpendicular to Turton Road and is also a six lane corridor, providing a vehicular traffic link between west and east Newcastle.

### 4. Mixed Use Business Area

### 5. Drainage Corridors



**Image 30** Local 7-Eleven in immediate proximity of site



**Image 32** Mixed-Use business areas near McDonald Jones Stadium



**Image 26** Lambton Ker-Rai Creek drainage corridor



**Image 28** Lambton Ker-Rai Creek drainage corridor



**Image 31** Mixed-Use business area in surrounds of site



**Image 33** Mixed-Use business area in surrounds of site



**Image 27** Styx Creek drainage corridor



**Image 29** Styx Creek drainage corridor

Surrounding residential and recreational land within the immediate vicinity of site, lies pockets of mixed use businesses, providing employment, products and services to nearby residencies. The businesses feature a mix of services and are predominantly two-storey warehouses and associated signage within low architectural articulation.

Lambton Ker-Rai Creek drainage corridor runs parallel to the site's southern boundary and intersects with Styx Creek to provide water catchment to the surrounding suburbs and greater Newcastle area. The concrete drainage corridors provide minimal to no visual interest and serve to capture urban run off and redirect to the larger Throsby Creek Catchment.

## 5. THE PROPOSAL

### 5.1. Proposed Project and Landscaping

The proposal seeks to redevelop the 3.77ha site into a multifunctional indoor sports facility, operating 7 days a week from 7am -10pm. The site can be seen as an extension of the developing Hunter Sports and Entertainment Precinct. The proposal has been designed so that the project can be delivered over several construction stages, as described below:

#### Stage 1

- 8 x sports courts, amenities to support the functioning of the complex including bathrooms, change rooms, lobby and foyer, retail tenancy and café.
- Mezzanine level: multi purpose rooms and administrative space.
- Car park with 185 spaces, drop off spaces and bus parking

#### Stage 2

- Extension to the eastern side of the building to add 3 x courts including show court with retractable grandstand seating for 2,500 people over the 2 adjacent courts.
- Extension to the southern side of the building to provide 1 x court plus high performance training area.
- Extension to the mezzanine to provide function rooms, administration space and training space/ gymnasium.
- Expansion of existing carpark to provide 240 spaces.

The staging approach will be dependent on available funding and full details will be provided in the EIS. BANL is committed to delivery of the full proposal subject to allocation of additional funding.

Architectural features such as the implementation of diversity of facade through material use, form and setback from the street, aims to soften the aesthetic of the proposed building from the surrounding streetscape.

The landscape treatment includes landscape buffer zones surrounding road corridors to reduce visual impact of built form from these locations. The landscape concept aims to celebrate publicly accessible areas of outdoor recreation whilst providing a level of screening with appropriate surveillance.

The landscape approach will incorporate WSUD principals to protect and enhance natural water systems within the local environment by Integrating stormwater treatment into the landscape, improving the quality of water draining from the development into receiving environments, reducing runoff and peak flows, increasing local detention times and minimising impervious areas. Permeable pavements, kerb inlets and planting of endemic species will be used within the project. The desired outcomes will be:

#### Caring For & Connection to Country:

- Site design is to draw on the narrative of the site as a former swamp land, capturing the idea of movement and flow to reinforce the connection to water and the movement of people (hunting and travelling to ensure resources not exploited) and fauna through the landscape.
- Creation of meeting places and communal areas for gathering to be developed. Inspiration taken from campsites along water corridor (prior to drainage corridor) and the relationship to water.
- Provision of opportunities for art and celebration of First Nations Culture as it exists today within the scheme. Create interest and incorporate people.
- Planting of endemic species to establish a sense of place and connection to Country specific to site encouraging the creation of habitats for various species, contributing to urban biodiversity & ecosystem health. Retaining existing trees where possible and incorporating WSUD principals to ensure care for country is implemented.
- Identification of opportunities to be further developed in association with local First Nations people

#### WSUD:

- The design approach strategy will incorporate water sensitive urban design (wsud) principles to protect & enhance the natural water systems within the local environment, by integrating stormwater treatment into the landscape, improving the quality of water draining from the development into receiving environments, reducing runoff & peak flows, increasing local detention times, & minimising impervious areas. Planting will be used to provide filtration to effectively remove pollutants, enhancing the quality of water entering streams & rivers.

#### Increased Social Outcomes:

- Improving the greenery, liveability, & functionality of shared urban spaces, increases the physical, social, & mental health of the community. Activation of spaces to encourage use and provide opportunity for gathering.
- Increased permeability through the site and connectivity and ledgibility within the site and externally to ensure site permeability and equitable access.
- Provide efficient and legible circulation focused on how people get to the site from the surrounding streets, the school to the north
- Improve site entry points and circulation
- Provide heat protection for people moving from the car park into the building
- Reduce hardstand car parking and replace it with permeable surfaces
- Prioritise pedestrians over vehicles
- Develop a clear wayfinding strategy for the project.

Tree Planting to Site Perimeters:

- Retention of existing trees along Turton Road, complemented by supplementary planting at the corner to enhance visual amenity.
- Building is set back from Turton Road, allowing for the integration of tree planting within the car park area, creating an additional green buffer.
- Landscape planting is proposed adjacent to Monash to soften built form and enhance the streetscape.
- A landscaped embankment is proposed along the western boundary to screen the building from the west and provide visual relief

Refer Section 9: Impact Assessments for potential mitigations.

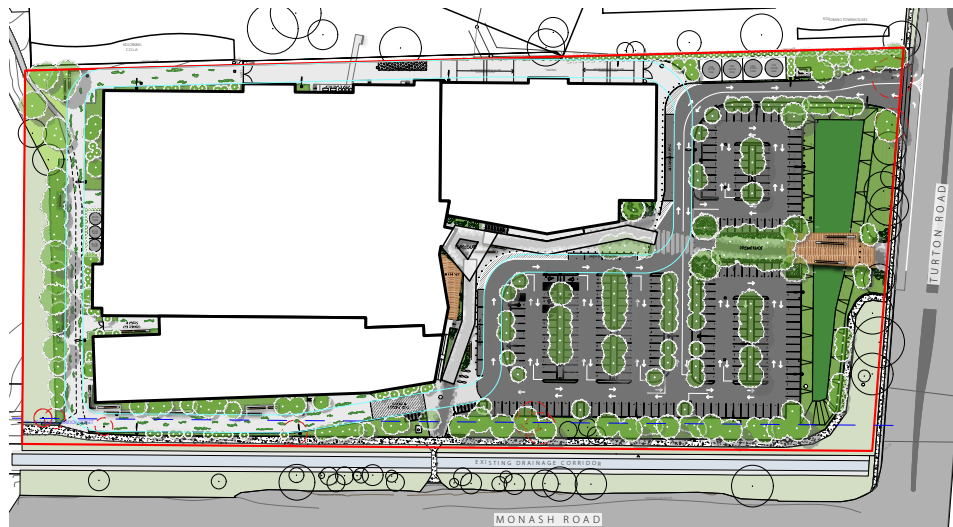


Image 34 All Stages Landscape Masterplan, Revision N



Image 35 Stage 1 Landscape Masterplan, Revision N



Image 36 Stage 2 Landscape Masterplan, Revision N

## 6. VIEWPOINT DATA SHEETS

### 6.1. Viewpoint Analysis

This section of the VIA considers the likely impact that the proposed development may have on the local visual environment. This is achieved by selecting particular sites, referred to as Viewpoints, conducting inspections and determining how the development will appear from these locations. These viewpoints are further explored in the following sections. Other potential viewpoints around the site were also assessed for inclusion in this report. Due to local topography, existing vegetation, access and existing development, views to the site are generally limited to less than 600 metres except for filtered views from as far as 1.5kms.

Where accessible, areas within the study locality were visited to gain an appreciation of views and sight lines back to the subject site. This VIA assesses the existing visual amenity of the site and resultant visual impact of the proposed development.

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement.

Photographic images were taken using a digital camera with a focal length approximating a standard 50mm lens for a conventional 35mm camera and equivalent to the human eye, so that all images represent an accurate representation that is neither zoomed in or out. A number of indicative photo panoramas have been included to put views to the site in context with the surrounding area.

**DATE OF SITE VISIT:** 13.03.2024  
**WEATHER AT THE TIME OF THE SITE VISIT:** Clear, no winds  
**CAMERA MODEL & FOCAL LENGTH USED:** Canon EOS 100D; 31mm Focal Length with 1.61x Crop Factor (equivalent of 35mm sensor on full frame camera) to achieve 50mm field of view, closest equivalent to human eye.  
**TAKEN AT HEIGHT:** 1500mm

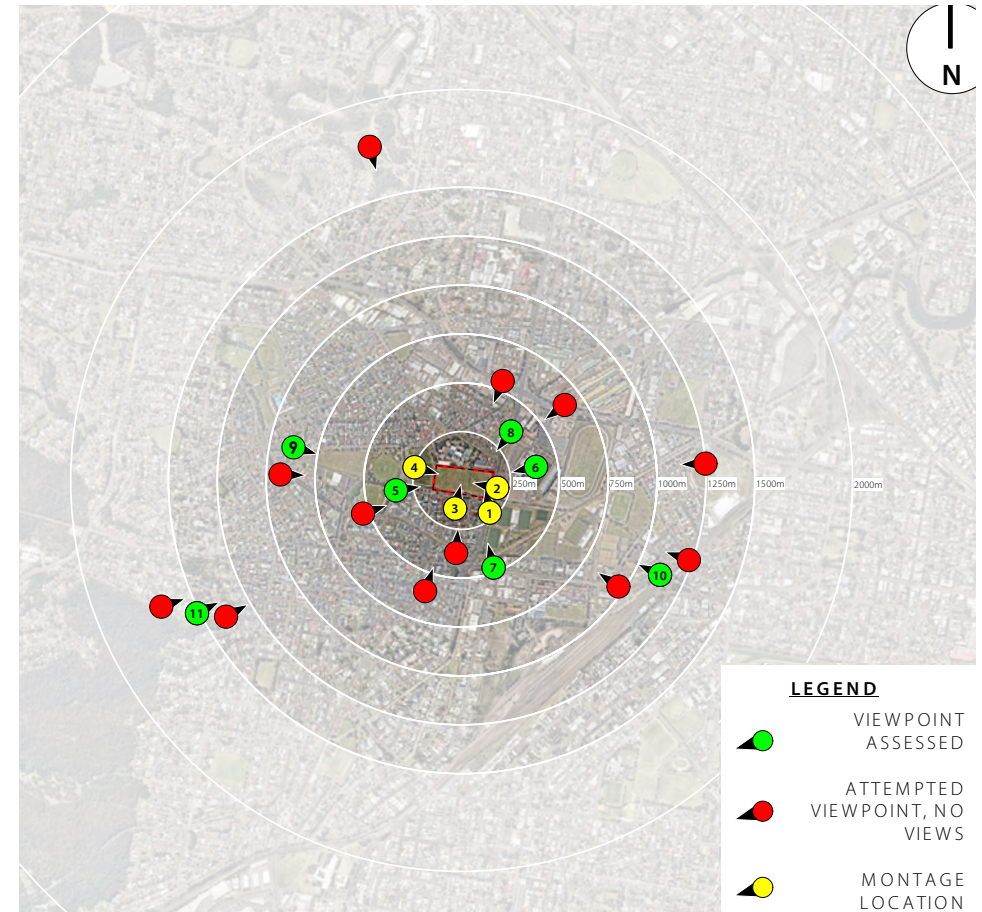


Image 37 Viewpoint locations

### 6.2. Viewsheds

The viewshed diagram explores and demonstrates the views into the site from the nominated viewpoint locations. As discussed in the viewpoint analysis, due to existing vegetation and development the clear viewshed area is very restricted to a maximum distance of approximately 600m and filtered viewshed area of maximum 1.5km.

The most prominent views afforded into the site will be for users of Turton Road, travelling north, users of the share way to the immediate south of site, residences along Monash Road facing north, and subsequent users of recreational facilities in the surrounding area, as they are located to the immediate boundary of the proposal.

Filtered views travelling west to the site are also currently afforded from Lambton Road crossing the Broadmeadow Train Station, and due to the elevated viewpoint.

Direct views are also available from the current Turton Road pedestrian crossing. Existing Ficus on the eastern boundary of the site provide a significant vegetation screen from the east.

The remaining views to the site are considered filtered due to the existing topography, development in the foreground and mid ground and the height of the established street vegetation of the surrounding area.

Viewer access and effect is discussed in greater detail in the separate viewpoint analysis sheets.

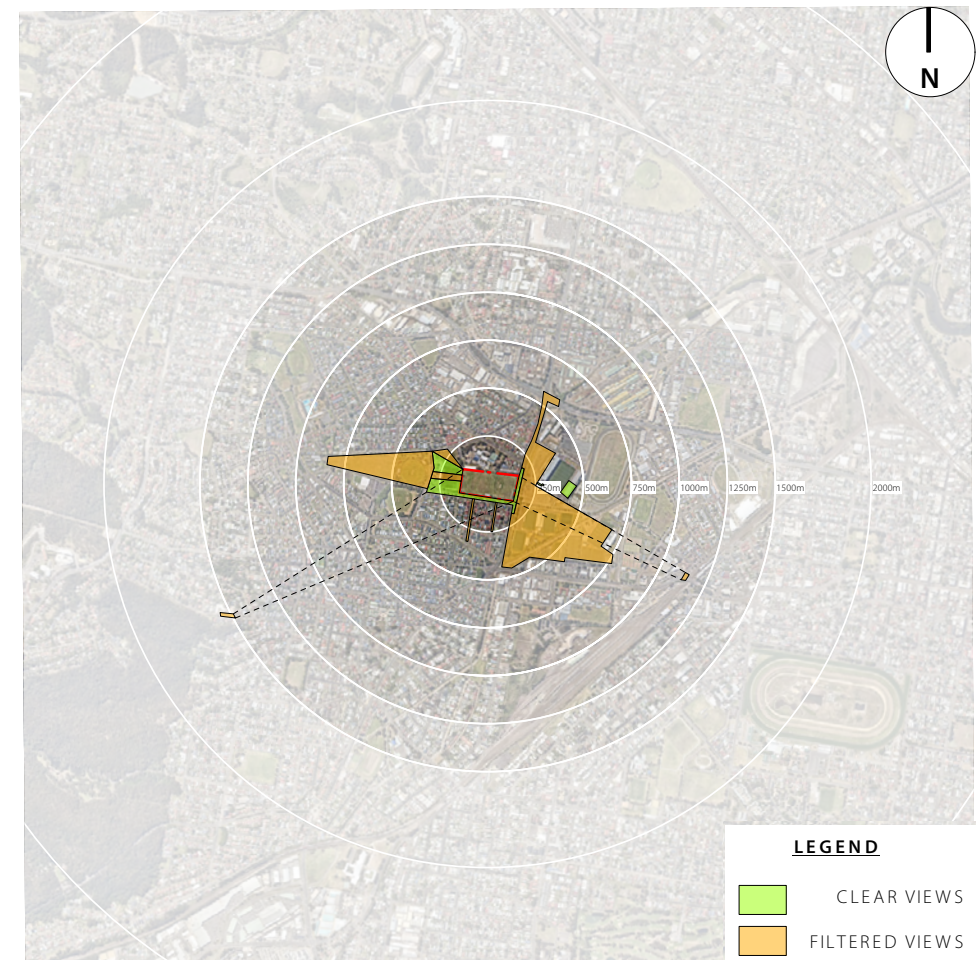


Image 38 Viewshed diagram.

## assessment criteria

### 7. ASSESSMENT CRITERIA

#### 7.1. Visual Quality

The visual quality of an area is essentially an assessment of how viewers may respond to designated scenery. Scenes of high visual quality are those that are valued by a community for the enjoyment and improved amenity that they can create. Conversely, scenes of low visual quality are of little scenic value to the community with a preference that they be changed and improved, often through the introduction of landscape treatments (e.g. screen planting).

As visual quality relates to aesthetics, its assessment tries to anticipate subjective responses. There is evidence to suggest that certain landscapes are continually preferred over others with preferences related to the presence or absence of certain elements.

The rating of visual quality of this study has been based on the following generally accepted conclusions arising from scientific research (DOP, 1988).

- Visual quality increases as relative relief and topographic ruggedness increases.
- Visual quality increases as vegetation pattern variations increase.
- Visual quality increases due to the presence of natural and/or agricultural landscapes.
- Visual quality increases owing to the presence of water forms (without becoming common) and related to water quality and associated activity.
- Visual quality increases with increases in land use compatibility.

VISUAL QUALITY REFERENCE TABLE				
	RATING			
	LOW	MEDIUM	HIGH	
ELEMENT	LANDFORM / RELIEF			
	CONTRAST	FLAT TERRAIN DOMINANT. RIDGELINES NOT OFTEN SEEN.	UNDULATING TERRAIN DOMINANT. LITTLE CONTRAST OR RUGGEDNESS. RIDGELINES PROMINENT IN ONLY HALF OF LESS OF LANDSCAPE UNITS.	HIGH HILLS IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF CLIFFS, ROCKS AND OTHER GEOLOGICAL FEATURES. HIGH RELIEF (E.G. STEEP SLOPES RISING FROM WATER OR PLAIN). RIDGELINES PROMINENT IN MOST OF LANDSCAPE UNIT.
	VEGETATION			
	DIVERSITY AND CHANGING PATTERNS	ONE OR TWO VEGETATION TYPES PRESENT IN FOREGROUND. UNIFORMITY ALONG SKYLINE	PATTERNING IN ONLY ONE OR TWO AREAS. 3 OR 4 VEGETATION TYPES IN FOREGROUND FEW EMERGENT OR FEATURE TREES	HIGH DEGREE OF PATTERNING IN VEGETATION. 4 OR MORE DISTINCT VEGETATION TYPES. EMERGENT TREES PROMINENT AND DISTINCTIVE TO REGION.
	NATURALNESS			
	CORRECT BALANCE	DOMINANCE OF DEVELOPMENT WITHIN MANY PARTS OF A LANDSCAPE	SOME EVIDENCE OF DEVELOPMENT BUT NOT DOMINANT	ABSENCE OF DEVELOPMENT OR MINIMAL DISTURBANCE WITHIN LANDSCAPE UNIT. PRESENCE OF PARKLAND OR OTHER OPEN SPACE INCLUDING BEACH, LAKESIDE, ETC.
	WATER			
	PRESENCE, EXTENT AND CHARACTER	LITTLE OR NO VIEW OF WATER. WATER IN THE BACKGROUND WITHOUT PROMINENCE. PRESENCE OF POLLUTED WATER OR STAGNANT WATER.	MODERATE EXTENT OF WATER. PRESENCE OF CALM WATER. NO ISLANDS, CHANNELS, MEANDERING WATER. INTERMITTENT STREAMS, LAKES, RIVERS, ETC.	DOMINANCE OF WATER IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF FLOWING WATER, TURBULENCE AND PERMANENT WATER.
DEVELOPMENT				
FORM & IDENTITY	PRESENCE OF COMMERCIAL AND INDUSTRIAL STRUCTURES. PRESENCE OF LARGE SCALE DEVELOPMENT (E.G. MINING INFRASTRUCTURE, ETC) RESIDENTIAL DEVELOPMENT	PRESENCE OF ESTABLISHED RESIDENTIAL DEVELOPMENT. SMALL SCALE, INDUSTRIAL ETC. IN MIDDLEGROUND. PRESENCE OF SPORTS AND RECREATION FACILITIES.	PRESENCE OF RURAL STRUCTURES (E.G. FARM BUILDINGS, FENCES ETC.). HERITAGE BUILDINGS AND OTHER STRUCTURES APPARENT. ISOLATED DOMESTIC SCALE STRUCTURES.	

Source: After Clouston & Brouwer, 1995

## assessment criteria

### 7.2. Viewer Access

This considers the relative number and type of viewers, the viewer distance, the viewing duration and view context. The rationale is that if the number of people who would potentially see portions of the proposal is low, then the visual impact would be low, compared to when a large number of people would have the same view.

VIEWER ACCESS MATRIX													
		VIEWER DISTANCE											
		VERY SHORT (<1km)			SHORT (1-2km)			MEDIUM (2-3km)			LONG/DISTANT (>3km)		
		VIEWING DURATION											
		<10mins	10-30mins	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins
VIEWER NUMBERS	VERY LOW (>49 PEOPLE PER DAY)	L	M	H	L	M	M	L	L	M/L	L	L	L
	LOW (50-149 PEOPLE PER DAY)	L	M	H	L	M	M	L	L	M	L	L	L
	MODERATE (150-199 PEOPLE PER DAY)	M	H	H	M	M	H	L	M	M	L	L	L
	HIGH (>200 PEOPLE PER DAY)	H	H	H	M	H	H	H	M	H	L	L	M

Source: Adapted from Urbis, 2008

### 7.3. Visual Effect

Visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed.

This is particularly important should any proposed development extend above the skyline unless, once again, there are particular circumstances that may influence viewer perception and/or visual impact.

It should be noted that a high visual effect does not necessarily equate with a reduction in scenic quality. It is the combination of both visual sensitivity and visual effect that results in visual impact.

VISUAL EFFECT TABLE		
LEVELS	HIGH	RESULTS WHEN A PROPOSAL PRESENTS ITSELF WITH HIGH VISUAL CONTRAST TO ITS VIEWED LANDSCAPE WITH LITTLE OR NO INTEGRATION AND/OR SCREENING.
	MODERATE	RESULTS WHERE A PROPOSAL NOTICEABLY CONTRASTS WITH ITS VIEWED LANDSCAPE, HOWEVER, THERE HAS BEEN SOME DEGREE OF INTEGRATION (E.G. GOOD SITING PRINCIPLES EMPLOYED, RETENTION OF SIGNIFICANT EXISTING VEGETATION, PROVISION OF SCREEN LANDSCAPING, CAREFUL COLOUR SELECTION AND/OR APPROPRIATELY SCALED DEVELOPMENT).
	LOW	OCCURS WHEN A PROPOSAL BLENDS IN WITH ITS EXISTING VIEWED LANDSCAPE DUE TO A HIGH LEVEL OF INTEGRATION OF ONE OR SEVERAL OF THE FOLLOWING: FORM, SHAPE, PATTERN, LINE, TEXTURE OR COLOUR. IT CAN ALSO RESULT FROM THE USE OF EFFECTIVE SCREENING OFTEN USING A COMBINATION OF LANDFORM AND LANDSCAPING.
	NEGLIGIBLE	THERE ARE NO VIEWS OF THE PROPOSAL COMPONENTS AND AS SUCH THERE IS NO IMPACT

Source: Adapted from EDAW, 2000

## assessment criteria

### 7.4. Visual Sensitivity

Another aspect affecting visual assessments is visual sensitivity. This is the estimate of the significance that a change will have on a landscape and to those viewing it. For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high.

The assessment of visual sensitivity is based on a number of variables such as: the number of people affected; viewer location including distance from the source; the surrounding land use and degree of change. Variables may also include viewer position, i.e. inferior, where the viewer's station is below the horizontal axis as characterised by looking up (least preferred), neutral, where the viewer sight line is generally along the horizontal axis, and, superior, where the viewer sight line is above the horizontal axis as characterise by looking down to an object (most preferred).

Generally the following principles apply:

- Visual sensitivity decreases as the viewer distance increases. This occurs as changes to the scenic environment must be assessed over a broader viewshed which is comprised of a greater number of competing elements.
- Visual sensitivity decreases as the viewing time decreases.
- Visual sensitivity can also be related to viewer activity (e.g. a person viewing an affected site while engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).
- Visual sensitivity decreases as the number of potential viewers decreases.

Visually sensitive landscapes include:

- Main ridgelines
- Significant natural landscape features such as coastal headlands, prominent hills, lake channel entrances, lake islands and lake promontories
- National Parks, State Recreation Areas and other protected natural conservation areas
- Other areas zoned for natural values (areas zoned C2 - Conservation)
- Within 100m of the lake edge
- Within 300m of the coastal edge
- Heritage conservation areas and precincts

The adjoining table outlines the visual sensitivity based on the above criteria.

VISUAL SENSITIVITY TABLE						
		DISTANCE ZONES				
		FOREGROUND 0-0.5km	0.5-1km	MIDGROUND 1-1.5km	1.5 - 2km	BACK-GROUND (>2km)
LAND USE	RESIDENTIAL: RURAL OR URBAN	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	NATURAL AREAS	HIGH SENSITIVITY	HIGH SENSITIVITY	HIGH SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	TOURIST OR PASSIVE RECREATION	HIGH SENSITIVITY	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	MAJOR TRAVEL CORRIDORS	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	TOURIST ROADS	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	MINOR ROADS	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	AGRICULTURAL AREAS	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	INDUSTRIAL AREAS	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY

Source: Adapted from EDAA, 2000

## assessment criteria

### 7.5. Visual Impact

Visual impact is the assessment of changes in the appearance of the landscape as the result of some intervention typically human-induced, to the visual quality of an area having regard to visual sensitivity and visual effect and the other attributes that these elements embody as discussed above.

Visual impact may be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detractor). When visual impacts are negative, the loss of visual quality needs to be determined and when they are found to be undesirable or unacceptable, then mitigation measures need to be formulated with the aim of reducing the impact to within, at least acceptable limits.

The adjoining table illustrates how Visual Effect and Visual Sensitivity levels combine to produce varying degrees of Visual Impact. The overall project assessment summary is assessed as LOW. Further assessment is provided in the Visual Evaluation for selected viewpoints.

VISUAL IMPACT TABLE					
		VISUAL EFFECTS LEVELS			
		HIGH	MODERATE	LOW	NEGLIGIBLE
VISUAL SENSITIVITY LEVELS	HIGH	HIGH IMPACT	HIGH IMPACT	MODERATE IMPACT	NEGLIGIBLE IMPACT
	MODERATE	HIGH IMPACT	MODERATE IMPACT	LOW IMPACT	NEGLIGIBLE IMPACT
	LOW	MODERATE IMPACT	LOW IMPACT	LOW IMPACT	NEGLIGIBLE IMPACT
	NEGLIGIBLE	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT

Source: EDAW, 2000

### 7.6. Magnitude of change

How much of the viewpoint is affected in terms of its size or scale, the geographical extent of the area. The extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that could be considered in assessing magnitude are: the proportion of the view/landscape affected; extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change; the level of contrast and compatibility.

## stage 1 - viewpoint 1

### 8. VIEWPOINT ASSESSMENTS

Location: Turton Road, Travelling North



Image 39 Photo stitched view north-west towards site with approximate extents of site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 1	
Distance: 40m south	Viewer Access	Despite the short duration, due to the high viewer number and close proximity, viewer access is considered HIGH.
	Visual Effect	The visual effect is assessed as LOW, as the proposal will be to a large extent, screened by proposed trees and displays a level of integration with the existing landscape by maintaining area of the existing open field abutting Turton Road.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH as it will be viewed from a major travel corridor with a large amount of traffic.
	Visual Impact	The proposal has high visual access and sensitivity due to the nature of Turton Road being a major travel corridor, however, shows a level of integration through screening and maintenance of existing field space to the east, the visual impact is MODERATE.
Visual Quality: Low	Professional Comment	Due to the vegetated screening to the carpark as well as the setback proposed and maintenance of field space abutting Turton Road, the visual impact has been reassessed as LOW. Low-level mass planting proposed to the carpark will assist in screening the hardstand of the carpark.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
Low				

## stage 2 - viewpoint 1

Location: Turton Road, Travelling North



**Image 40** Photo stitched view north-west towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 1	
Distance: 40m south	Viewer Access	Despite the short duration, due to the high viewer number and close proximity, viewer access is considered HIGH.
	Visual Effect	The visual effect is assessed as MODERATE, as the proposal will be to a large extent, screened by proposed trees to the site's south-east corner and although the proposal noticeably contrast with the existing open field, tree planting will provide screening and a degree of integration.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH as it will be viewed from a major travel corridor with a large amount of traffic.
	Visual Impact	As the proposal has high visual access and sensitivity due to the nature of Turton Road being a major travel corridor the visual impact is HIGH.
Visual Quality: Low	Professional Comment	This high visual impact is a result of the viewer access and sensitivity of the viewpoint however it has been reassessed as MODERATE as although the proposal will change the view from this viewpoint the proposal will mostly screened by proposed planting to the foreground of the built form and the site is viewed in the context of Turton Road which is a major road corridor with a low visual quality rating.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
High				
Reassessment based on Professional Opinion:				
Moderate				



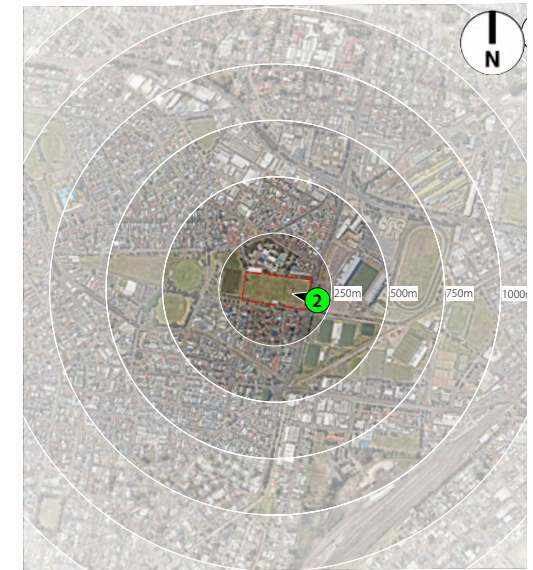
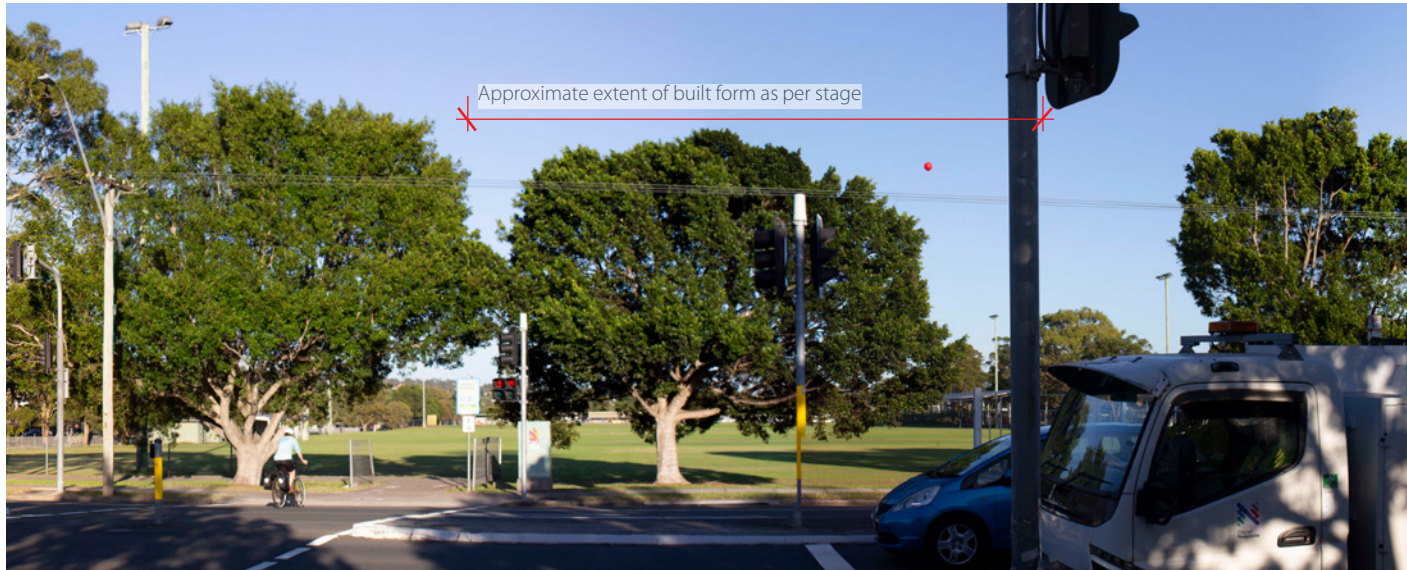
Image 41 Viewpoint 1, one frame, existing view



Image 42 Viewpoint 1, indicative massing montage of Stage 2 proposal showing approximate extents of building and proposed tree vegetation within this view.

## stage 1 - viewpoint 2

Location: Turton Road Pedestrian Crossing Looking West



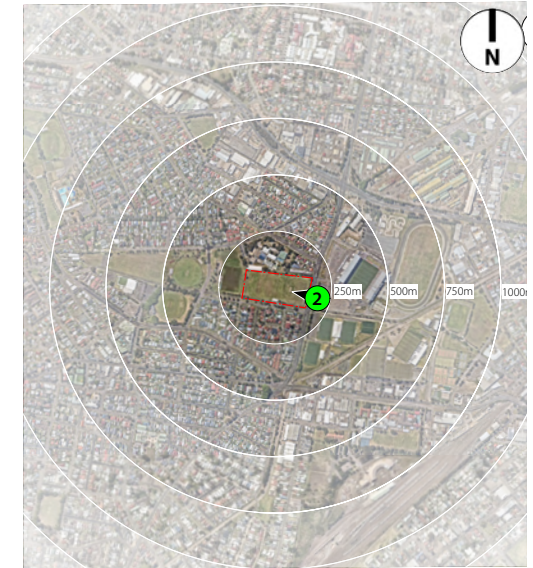
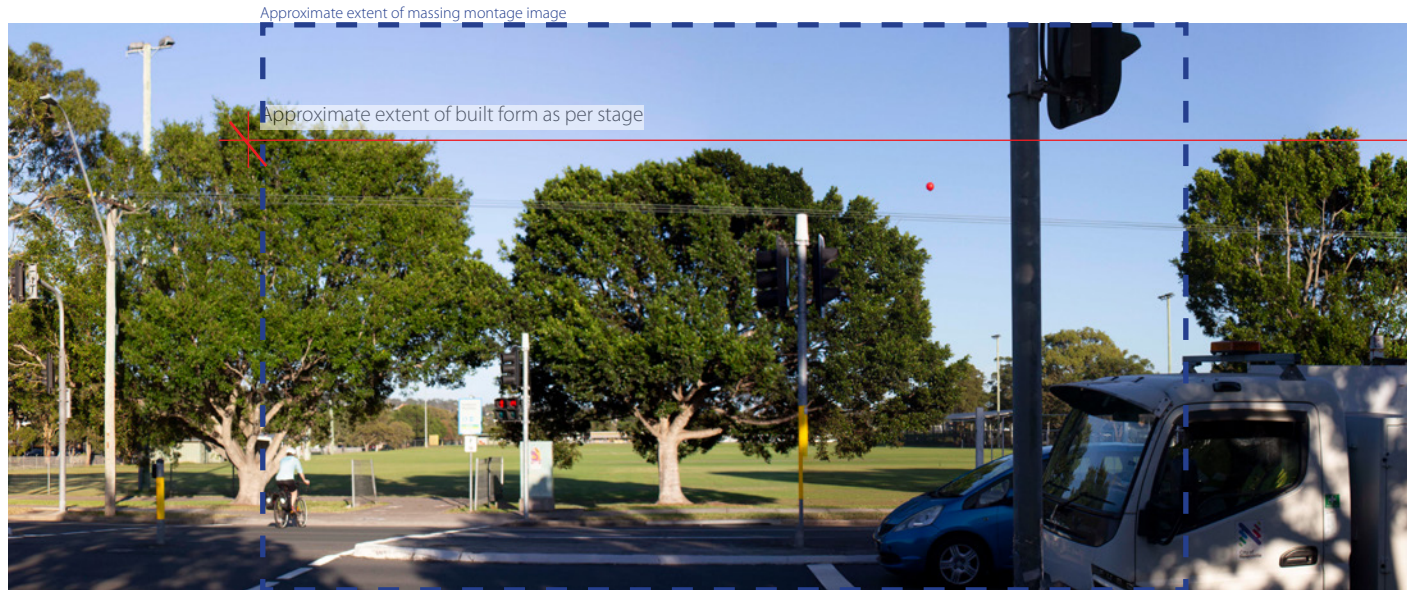
**Image 43** Photo stitched view west towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 2	
Distance: 30m east	Viewer Access	Despite the short duration, due to the high viewer number and close proximity, viewer access is considered HIGH.
	Visual Effect	The visual effect is assessed as LOW, as the proposal will present as a low to minimal contrast from this location, due to a high level of existing landscape integration provided by the established, foreground vegetated screening.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH as it will be viewed from a pedestrian crossing on a major travel corridor in proximity to the site.
	Visual Impact	Due to a high visually sensitive area and a low visual effect, the proposal will result in a MODERATE visual impact from this location.
Visual Quality: Low	Professional Comment	Views are afforded to pedestrians, cyclists and users of the Turton Road pedestrian crossing, heading only west in direction. As the views available from this location are only afforded to users for a short period of time, largely screened by existing and proposed vegetation and visual relief is provided by retaining the existing field area to the front of Turton Road, the visual impact has been assessed as LOW. The magnitude of change from this viewpoint will also be low.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
Low				

## stage 2 - viewpoint 2

Location: Turton Road Pedestrian Crossing Looking West



**Image 44** Photo stitched view west towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 2	
Distance: 30m east	Viewer Access	Despite the short duration, due to the high viewer number and close proximity, viewer access is considered HIGH.
	Visual Effect	The visual effect is assessed as LOW, as the proposal will present as a low contrast with landscape integration and the addition of established, foreground vegetated screening.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH as it will be viewed from a pedestrian crossing on a major travel corridor in proximity to the site.
	Visual Impact	As the proposal will partially breach the existing foreground canopy, the close proximity, and moderate visual contrast to the surrounding landscape, the viewpoint will result in a MODERATE visual impact from this location.
Visual Quality: Low	Professional Comment	The visual impact is maintained as MODERATE for the above reasons.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
No Reassessment				



**Image 45** Viewpoint 2, one frame, existing view. NOTE: The balloon is not applicable, as the proposal has been setback an additional 19.5m from Turton Road since the previous SSDA submission.



**Image 46** Viewpoint 2, indicative massing montage of Stage 2 proposal showing approximate extents of building and proposed tree vegetation within this view.

## stage 1 - viewpoint 3

Location: 7 Monash Road, Residence Facing North

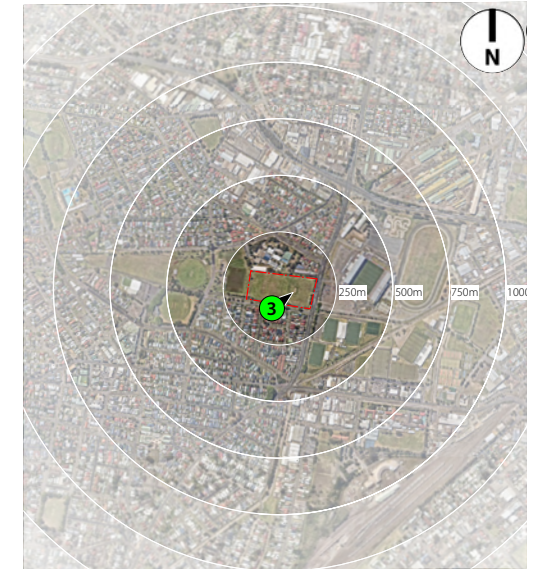


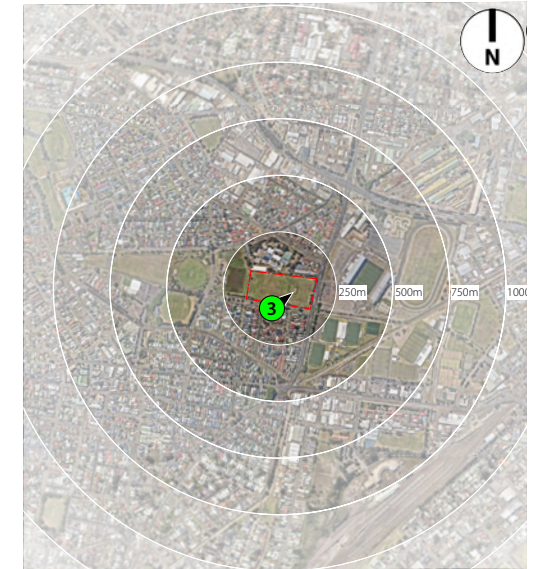
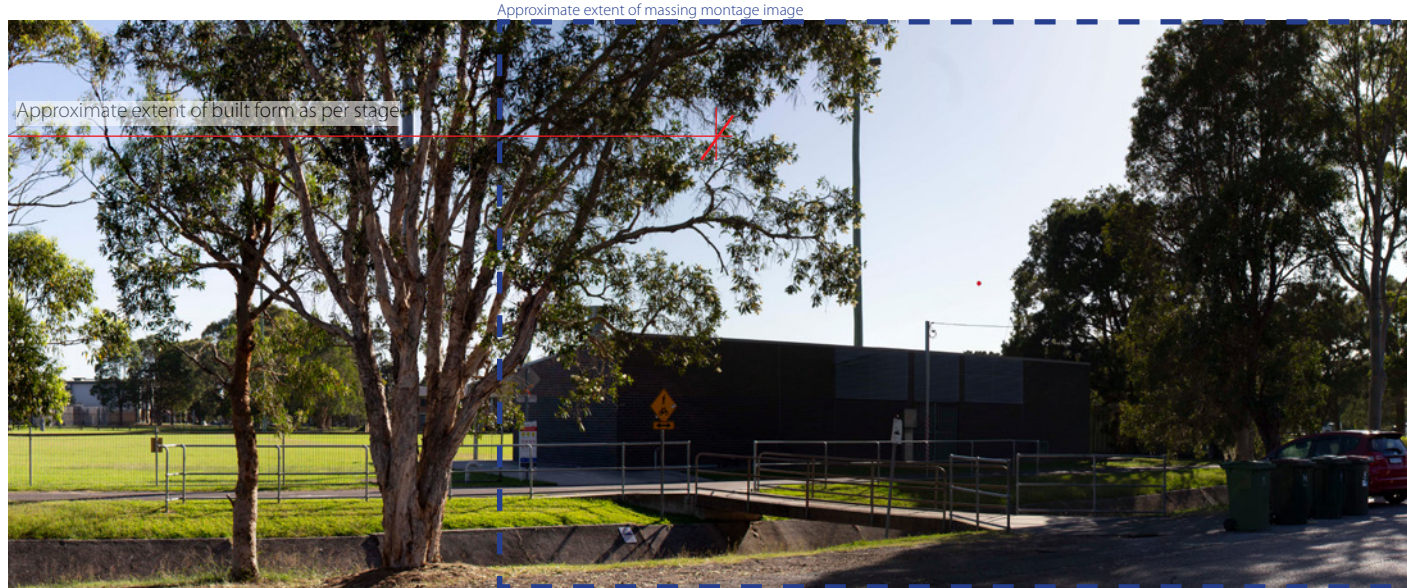
Image 47 Photo stitched view north towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 3	
Distance: 35m south	Viewer Access	Viewer numbers are low, however, the viewpoint is assessed from a residence with proximity to the site. As the viewing time is long, the viewer access is HIGH. It is noted that this is viewed from one of four, adjacent, north facing residences on Monash Road. This viewpoint is subject to the most visual exposure of the proposal. All other residencies are orientated east/west.
	Visual Effect	The visual effect is assessed as LOW, as the proposal will present minimal change to the visual landscape due to established vegetation providing visual relief.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from a north-facing residence within proximity.
	Visual Impact	The siting of the proposed development and existing and proposed vegetation to the foreground of the viewpoint combined with the removal of the shed in the foreground with low viewer numbers results in a LOW visual impact from this viewpoint.
Visual Quality: Low	Professional Comment	Viewpoint 3 Stage 1 visual impact is assessed as LOW due to the existing vegetation to Monash Road providing a large amount of foreground screening to the proposal from this location allowing for only a partial change in existing viewed landscape. The magnitude of adverse change from this viewpoint will be balanced with the beneficial change due to the removal of the shed in the foreground and the proposed development set back from this viewpoint retaining the open field fronting Monash Road.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

# stage 2 - viewpoint 3

Location: 7 Monash Road, Residence Facing North



**Image 48** Photo stitched view north towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 3	
Distance: 35m south	Viewer Access	Viewer numbers are low, however, the viewpoint is assessed from a residence with proximity to the site. As the viewing time is long, the viewer access is HIGH. It is noted that this is viewed from one of four, adjacent, north facing residences on Monash Road. This viewpoint is subject to the most visual exposure of the proposal. All other residencies are orientated east/west.
	Visual Effect	The visual effect is assessed as MODERATE, as the proposal will present a moderate degree of contrast and landscape integration.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from a north-facing residence within proximity.
	Visual Impact	This viewpoint is assessed as a MODERATE visual impact despite respite provided by the existing vegetative screening in the foreground, due to the extension of the built form into the existing view increases overall visual impact.
Visual Quality: Low	Professional Comment	The visual impact has been retained as moderate. The magnitude of change is high due to the loss of open fields and proposed development however the removal of the existing shed in the foreground from this viewpoint and the proposed planting to the southern boundary the impact is believed to be MODERATE.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				



**Image 49** Viewpoint 3, one frame, existing view. NOTE: The balloon is not applicable, as the proposal has been setback an additional 19.5m from Turton Road since the previous SSDA submission.



**Image 50** Viewpoint 3, indicative massing montage of Stage 2 proposal showing approximate extents of building and proposed tree vegetation within this view.

## stage 1 - viewpoint 4

Location: Arthur Edden Oval Grandstand, Facing East

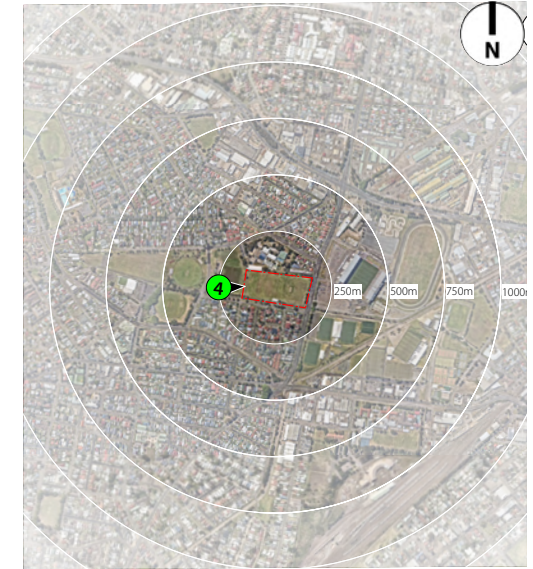


Image 51 Photo stitched view east towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 4	
Distance: 120m west	Viewer Access	Viewer access is considered HIGH due to the long viewing duration and close proximity to the site for grandstand viewers.
	Visual Effect	The visual effect is assessed as LOW, as the proposal provides minimal contrast to the surrounding viewed landscape--due to existing views of sporting infrastructure (McDonald Jones Stadium)--and has attempted to provide visual relief through the dense canopy planting of tree vegetation to the western boundary and field area surrounding to be retained.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH, as this viewpoint is viewed from a passive recreational position.
	Visual Impact	The visual impact is likely to be MODERATE from this location due to the above factors.
Visual Quality: Low	Professional Comment	Views are afforded to users of the Arthur Edden Oval (fenced oval) facing east. As access to this location is limited to only when play is occurring or maintenance, and the integration of vegetation to ensure the proposal blends with its existing viewed landscape and maintenance of a portion of the field area surrounding, the visual impact has been reassessed as LOW. Although clearly visible from this viewpoint, the extent of change and the level of contrast that will be experienced by receptors is low therefore the magnitude of change is low

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
<b>Low</b>				

## stage 2 - viewpoint 4

Location: Arthur Edden Oval Grandstand, Facing East

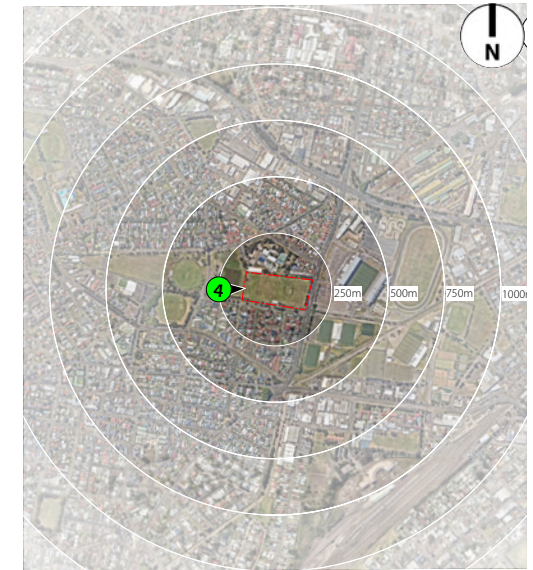
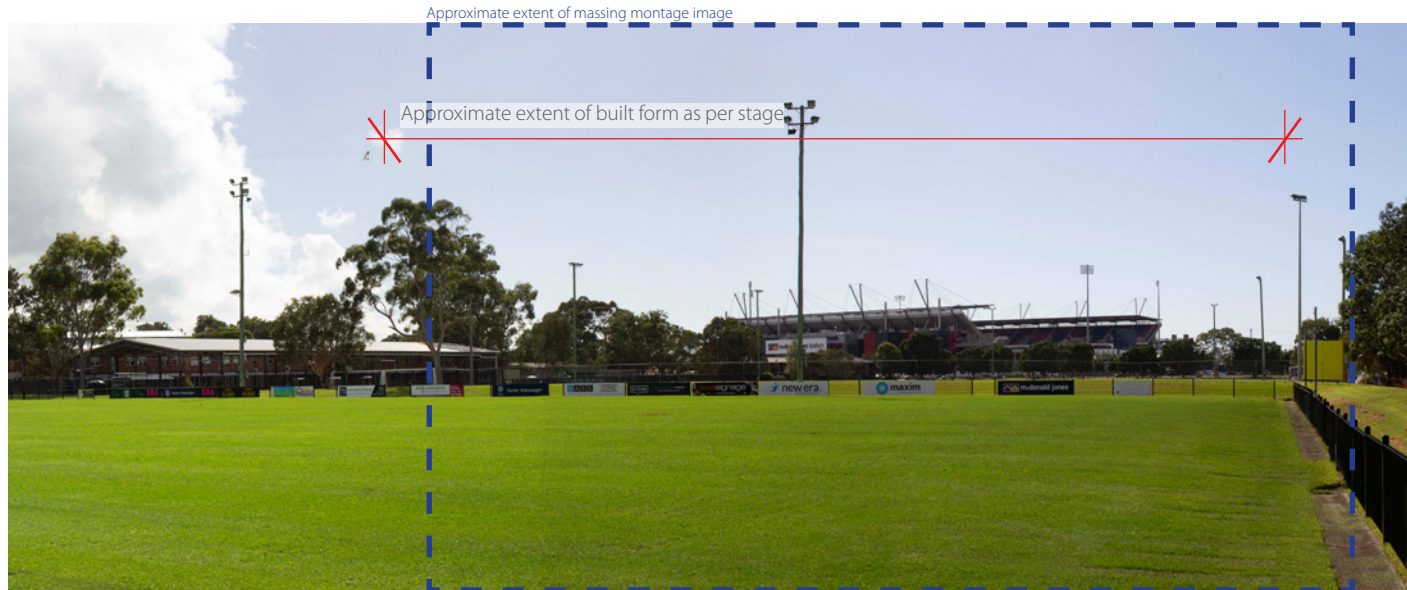


Image 52 Photo stitched view east towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 4	
Distance: 120m west	Viewer Access	Viewer access is considered HIGH due to the long viewing duration and close proximity to the site for grandstand viewers.
	Visual Effect	The visual effect is assessed as LOW, as the proposal provides little contrast to the surrounding viewed landscape--due to existing views of sporting infrastructure (McDonald Jones Stadium)--and has attempted to provide visual relief through the dense canopy planting of tree vegetation to the western boundary.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH, as this viewpoint is viewed from a passive recreational position.
	Visual Impact	The visual impact is likely to be MODERATE from this location due to the above factors.
Visual Quality: Low	Professional Comment	Views are afforded to users of the Arthur Edden Oval (fenced oval) facing east. As access to this location is limited to only when play is occurring or maintenance, and the integration of vegetation to ensure the proposal blends with its existing viewed landscape the visual impact has been reassessed as LOW. Although clearly visible from this viewpoint, the extent of change and the level of contrast that will be experienced by receptors is low therefore the magnitude of change is low.

Visual Evaluation Criteria				
	NEGLECTIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
<b>Low</b>				



**Image 53** Viewpoint 4, one frame, existing view



**Image 54** Viewpoint 4, indicative massing montage of Stage 2 proposal showing approximate extents of building and proposed tree vegetation within this view.

## stage 1 - viewpoint 5

Location: Share Path at Wallarah Road, Travelling East

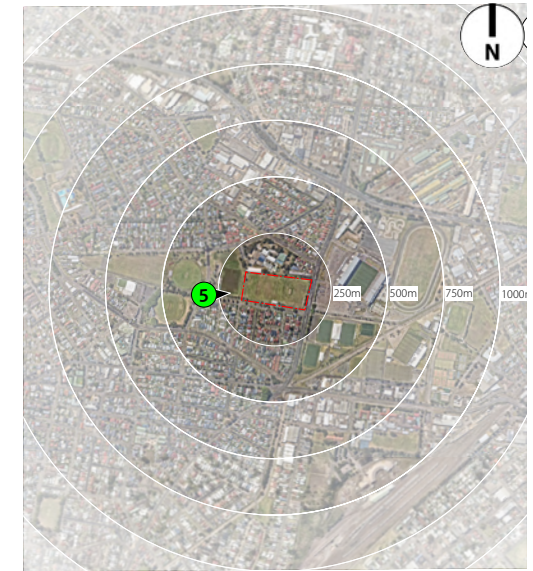


Image 55 Photo stitched view east towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 5	
Distance: 190m west	Viewer Access	Viewer access is considered HIGH due to the proximity to the site and high viewer numbers.
	Visual Effect	The visual effect is assessed as NEGLIGIBLE, as the proposal will be largely screened from view, due to existing, foreground vegetation and infrastructure.
View position: Neutral	Visual Sensitivity	HIGH visual sensitivity from a passive recreation zone within proximity.
	Visual Impact	Despite high visual sensitivity, the visual impact is likely to be NEGLIGIBLE from this location due to a NEGLIGIBLE visual effect.
Visual Quality: Low	Professional Comment	The proximity to site and sensitivity of the viewpoint has unjustly affected the visual impact rating as the proposal will be largely unseen from this viewpoint due to extensive foreground vegetation and structures. The small portion of what will be visible will largely blend with the existing viewed landscape, therefore the visual impact has been assessed as NEGLIGIBLE.

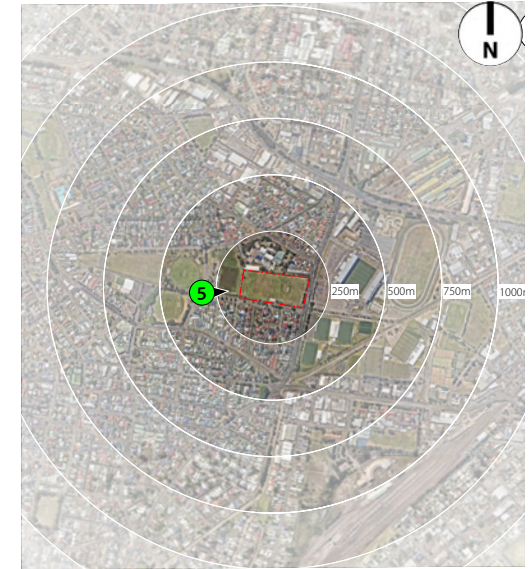
Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 2 - viewpoint 5

Location: Share Path at Wallarah Road, Travelling East



**Image 56** Photo stitched view east towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).



Site	Stage 2 - Viewpoint 5	
Distance: 190m west	Viewer Access	Viewer access is considered HIGH due to the close proximity to the site and high viewer numbers.
	Visual Effect	The visual effect is assessed as NEGLIGIBLE, as the proposal will be largely screened from view, due to existing, foreground vegetation and infrastructure.
View position: Neutral	Visual Sensitivity	HIGH visual sensitivity from a passive recreation zone within close proximity.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Low	Professional Comment	The proximity to site and sensitivity of the viewpoint has unjustly affected the visual impact rating as the proposal will be largely unseen from this viewpoint due to extensive foreground vegetation and structures. The small portion of what will be visible will largely blend with the existing viewed landscape, therefore the visual impact has been reassessed as NEGLIGIBLE.

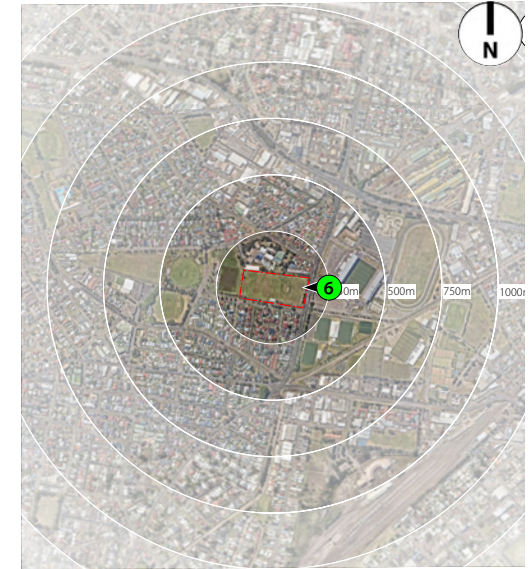
Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
No Reassessment				

## stage 1 - viewpoint 6

Location: McDonald Jones Stadium Gate N, Looking West



Image 57 Photo stitched view west towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

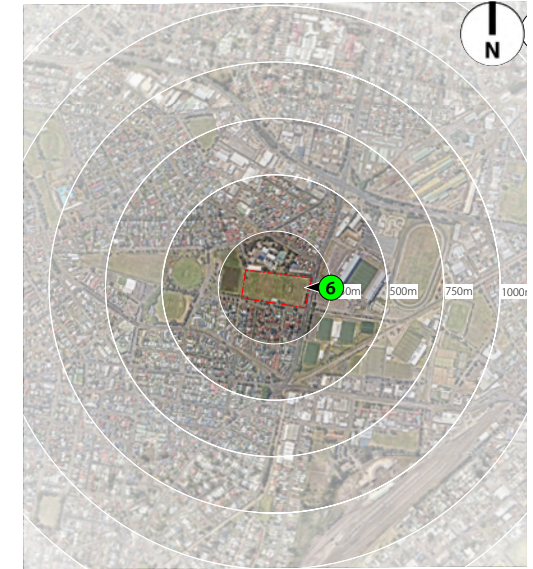


Site	Stage 1 - Viewpoint 6	
Distance: 100m east	Viewer Access	Viewer access is considered HIGH due to close proximity and high viewer numbers.
	Visual Effect	The visual effect is assessed as NEGLIGIBLE, as the proposal will blend with its existing viewed environment due to the high level of integration afforded by existing vegetation and retaining of field area to the Turton Road boundary providing visual relief and an offset in height from the streetfront.
View position: Inferior	Visual Sensitivity	This viewpoint is assessed as being from a passive recreation facility, despite only used for events, the sensitivity is considered HIGH.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Medium	Professional Comment	This viewpoint is assessed as NEGLIGIBLE, due to the majority of the proposal being screened from this viewpoint by existing vegetation on the eastern boundary of the site and the offset in height and bulk frontage appearance by retaining field area to the eastern boundary, ensure an overall minimal visual impact from this viewpoint.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 2 - viewpoint 6

Location: McDonald Jones Stadium Gate N, Looking West



**Image 58** Photo stitched view west towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context). NOTE: The balloon is not applicable, as the proposal has been setback an additional 19.5m from Turton Road since the previous SSDA submission.

Site	Stage 2 - Viewpoint 6	
Distance: 100m east	Viewer Access	Viewer access is considered HIGH due to close proximity and high viewer numbers.
	Visual Effect	The visual effect is assessed as LOW, as the proposal will blend with its existing viewed environment due to the high level of integration afforded by existing vegetation.
View position: Inferior	Visual Sensitivity	This viewpoint is assessed as being from a passive recreation facility, despite only used for events, the sensitivity is considered HIGH.
	Visual Impact	The visual impact is likely to be MODERATE from this location due to the above factors.
Visual Quality: Medium	Professional Comment	The sensitivity rating of the viewpoint has resulted in a moderate visual impact, however, it is reassessed as LOW, due to the majority of the proposal being screened from this viewpoint due to existing vegetation on the eastern boundary of the site and proposed internal landscaping.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
<b>Low</b>				

## stage 1 - viewpoint 7

Location: Lambton Road/Turton Road Intersection, Travelling East/West, Looking North

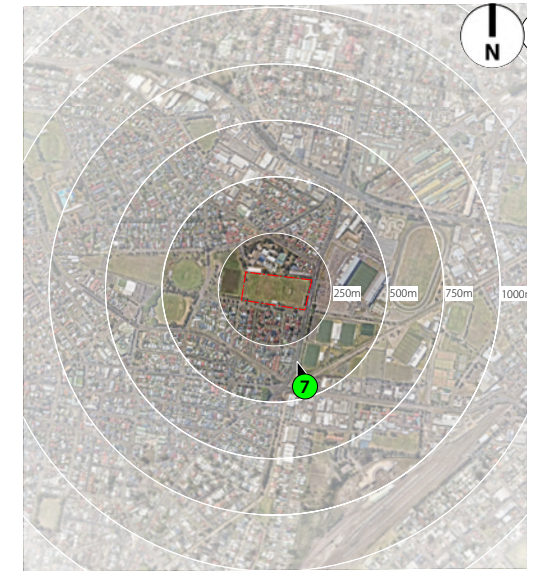
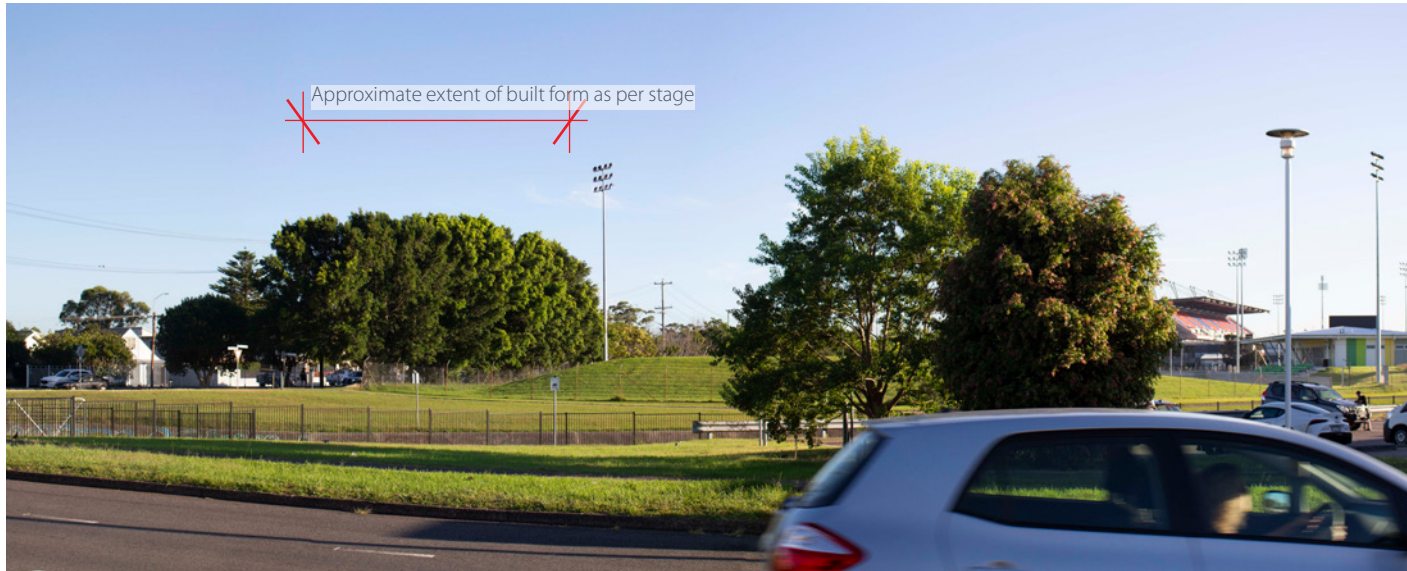


Image 59 Photo stitched view north towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1A - Viewpoint 7	
Distance: 370m south	Viewer Access	Viewer access is not applicable, as the proposal is not visible from this viewpoint for this stage of proposed works.
	Visual Effect	The visual effect is considered NIL, as the proposal is not visible from this viewpoint for this stage of proposed works.
View position: Neutral	Visual Sensitivity	The visual sensitivity is not applicable, as the proposal is not visible from this viewpoint for this stage of proposed works.
	Visual Impact	The visual impact is considered NIL, due to the above factors.
Visual Quality: Low	Professional Comment	Visual impact from this location is considered NIL, as the proposal is not visible from this viewpoint for this stage of proposed works.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
N/A				
Reassessment based on Professional Opinion:				
Nil				

## stage 2 - viewpoint 7

Location: Lambton Road/Turton Road Intersection, Travelling East/West, Looking North

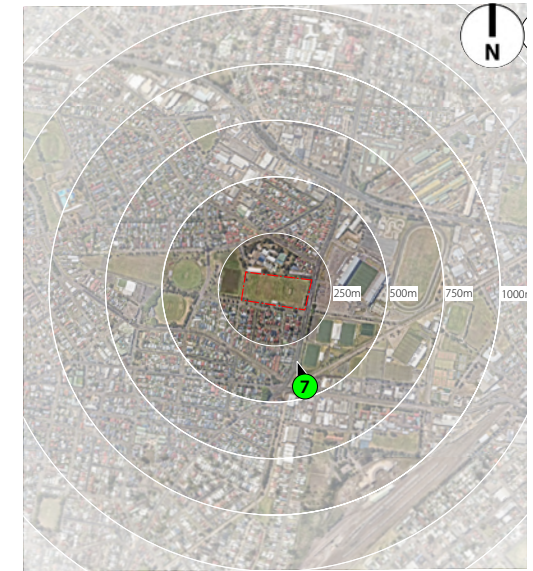
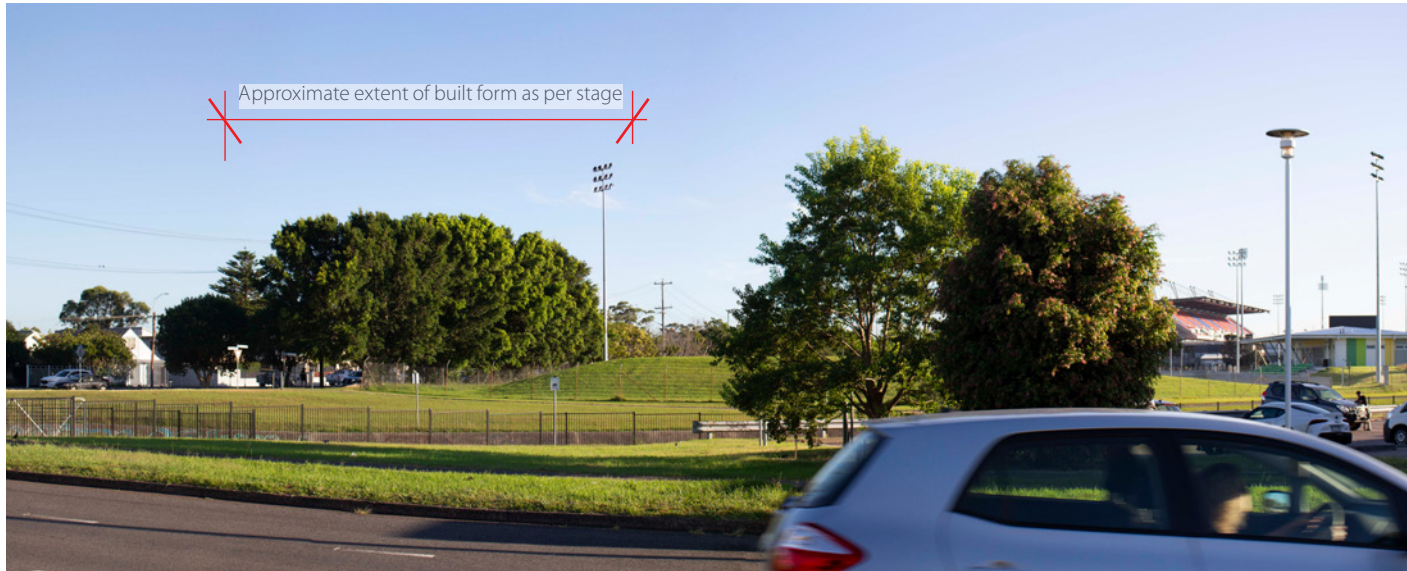


Image 60 Photo stitched view north towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 7	
Distance: 370m south	Viewer Access	This viewpoint is from the users of the Lambton Road/Turton Road intersection, travelling east/west, looking north. Due to close proximity and high viewer numbers, viewer access is considered HIGH.
	Visual Effect	The visual effect is considered NEGLIGIBLE, as the proposal is only partially visible in the background, presenting a minimal change to the viewed landscape.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH as it will be viewed from a major road corridor within close proximity.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Low	Professional Comment	Visual impact from this location has been reassessed as NEGLIGIBLE, due to low viewers numbers, short duration, and extensive screening of site as a result of existing vegetation and foreground infrastructure creating negligible views of site.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 1 - viewpoint 8

Location: Turton Road Travelling South

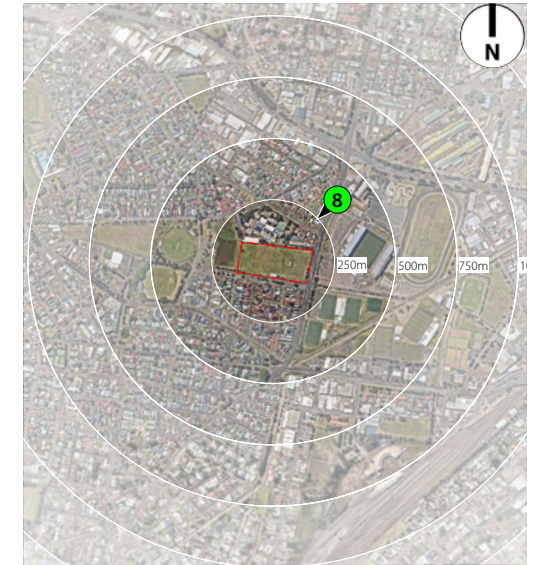


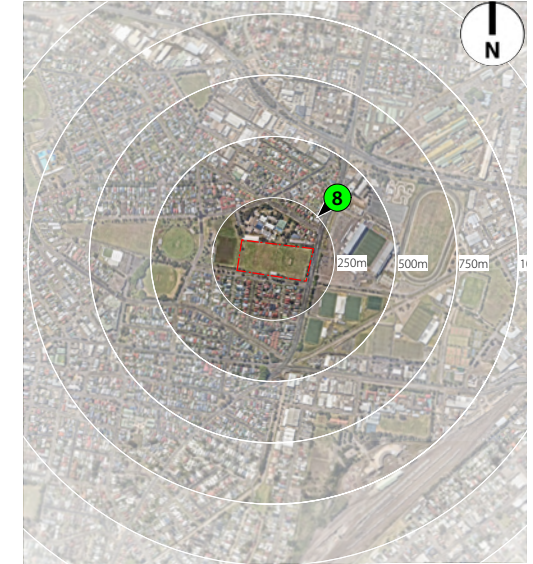
Image 61 Photo stitched view south towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 8	
Distance: 280m north	Viewer Access	Despite short viewing duration, close proximity and high viewer numbers, have resulted in HIGH viewer access.
	Visual Effect	The visual effect is considered NEGLIGIBLE as the proposal provides little contrast to the surrounding viewed landscape and is largely screened by existing development.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH as it will be viewed from the a major road corridor.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Low	Professional Comment	Visual impact from this location has been assessed as NEGLIGIBLE, as the proposal provides little contrast to the surrounding viewed landscape and is largely unseen due to established, existing development.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 2 - viewpoint 8

Location: Turton Road Travelling South



**Image 62** Photo stitched view south towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context). NOTE: The balloon is not applicable, as the proposal has been setback an additional 19.5m from Turton Road since the previous SSDA submission.

Site	Stage 2 - Viewpoint 8	
Distance: 280m north	Viewer Access	Despite short viewing duration, close proximity and high viewer numbers, have resulted in HIGH viewer access.
	Visual Effect	The visual effect is considered NEGLIGIBLE as the proposal provides little contrast to the surrounding viewed landscape and is largely screened by existing development.
View position: Neutral	Visual Sensitivity	The visual sensitivity of the site is considered HIGH as it will be viewed from the a major road corridor.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Low	Professional Comment	Visual impact from this location has been assessed as NEGLIGIBLE, as the proposal provides little contrast to the surrounding viewed landscape and is largely unseen due to established, existing development.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 1 - viewpoint 9

Location: Richard Ford Netball Courts, Looking East

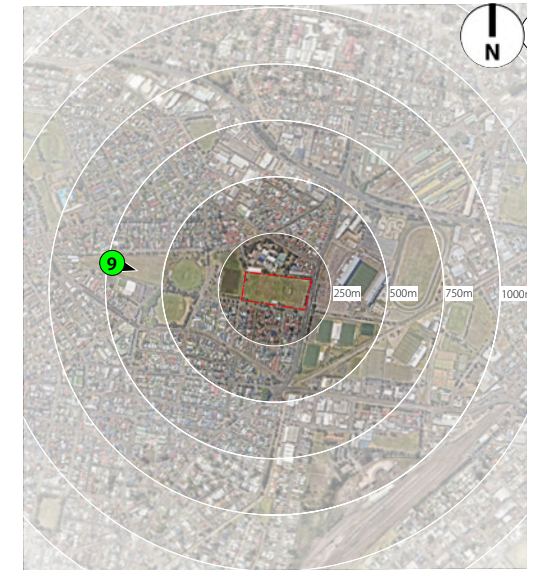


Image 63 Photo stitched view east towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 9	
Distance: 585m west	Viewer Access	Moderate viewer numbers and close proximity to the site, result in MODERATE viewer access.
	Visual Effect	The visual effect is assessed as LOW, as the proposal provides little contrast to the viewed landscape, due to existing views of sporting infrastructure (McDonald Jones Stadium), and has attempted to provide visual relief through the dense canopy planting to the western boundary.
View position: Neutral	Visual Sensitivity	Viewed from a passive recreation land use, with the site located in the background, the visual sensitivity is rated HIGH.
	Visual Impact	The visual impact is considered to be MODERATE from this viewpoint for this stage of the proposal.
Visual Quality: Low	Professional Comment	As the proposal is expected to largely blend with the existing viewed landscape from this viewpoint and screened by mid-ground vegetation and infrastructure, the visual impact is reassessed as LOW.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
Low				

## stage 2 - viewpoint 9

Location: Richard Ford Netball Courts, Looking East

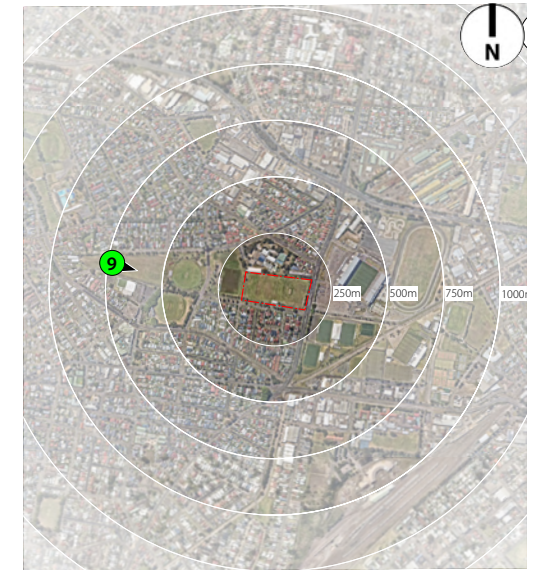


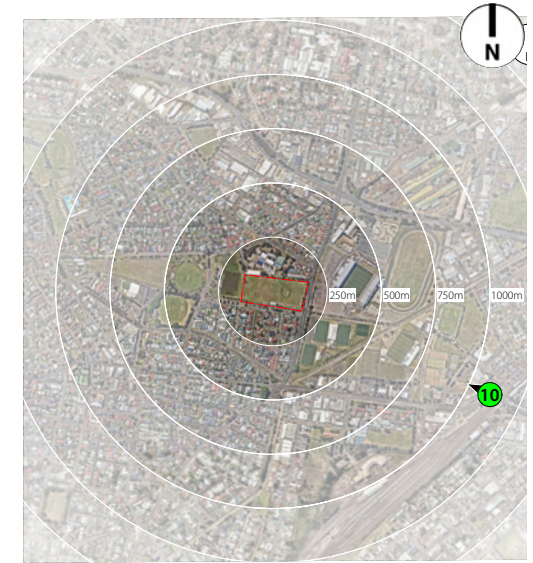
Image 64 Photo stitched view east towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 9	
Distance: 585m west	Viewer Access	Moderate viewer numbers and close proximity to the site, result in MODERATE viewer access.
	Visual Effect	The visual effect is assessed as LOW, as the proposal provides little contrast to the viewed landscape, due to existing views of sporting infrastructure (McDonald Jones Stadium), and has attempted to provide visual relief through the dense canopy planting to the western boundary.
View position: Neutral	Visual Sensitivity	Viewed from a passive recreation land use, with the site located in the background, the visual sensitivity is rated HIGH.
	Visual Impact	The visual impact is considered to be MODERATE from this viewpoint.
Visual Quality: Low	Professional Comment	As the proposal is expected to largely blend with the existing viewed landscape from this viewpoint and screened by mid-ground vegetation and infrastructure, the visual impact is reassessed as LOW.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
Low				

## stage 1 - viewpoint 10

Location: Lambton Road, Looking North-West



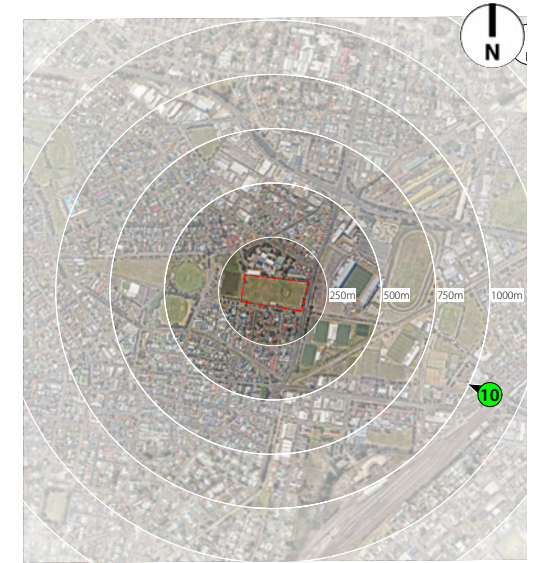
**Image 65** Photo stitched view north-west towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 10	
Distance: 1000m south east	Viewer Access	This viewpoint is typical of users travelling along the elevated, Broadmeadow train station overpass, along Lambton Road.
	Visual Effect	The visual effect is considered NEGLIGIBLE, as the proposal is only partially visible in the background, with established vegetation providing screening.
View position: Superior	Visual Sensitivity	Visual sensitivity is considered HIGH, due its location from a passive recreation footpath on a major road corridor.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Medium	Professional Comment	The proposal is only visible from this location through a partial breach of mid ground infrastructure, and is expected to have NEGLIGIBLE visual contrast to the surrounding viewed landscape.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 2 - viewpoint 10

Location: Lambton Road, Looking North-West



**Image 66** Photo stitched view north-west towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 10	
Distance: 1000m south east	Viewer Access	This viewpoint is typical of users travelling along the elevated, Broadmeadow train station overpass, along Lambton Road.
	Visual Effect	The visual effect is considered NEGLIGIBLE, as the proposal is only partially visible in the background, with established vegetation providing integration.
View position: Superior	Visual Sensitivity	Visual sensitivity is considered HIGH, due its location from a passive recreation footpath on a major road corridor.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Medium	Professional Comment	The proposal is only visible from this location through a partial breach of mid ground infrastructure, and is expected to have NEGLIGIBLE visual contrast to the surrounding viewed landscape.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 1 - viewpoint 11

Location: Residences on No-Through Road, Carrington Parade, New Lambton Heights, Looking North-East

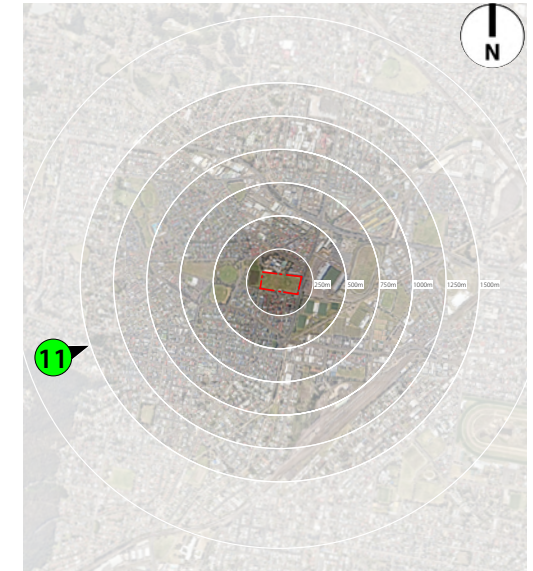
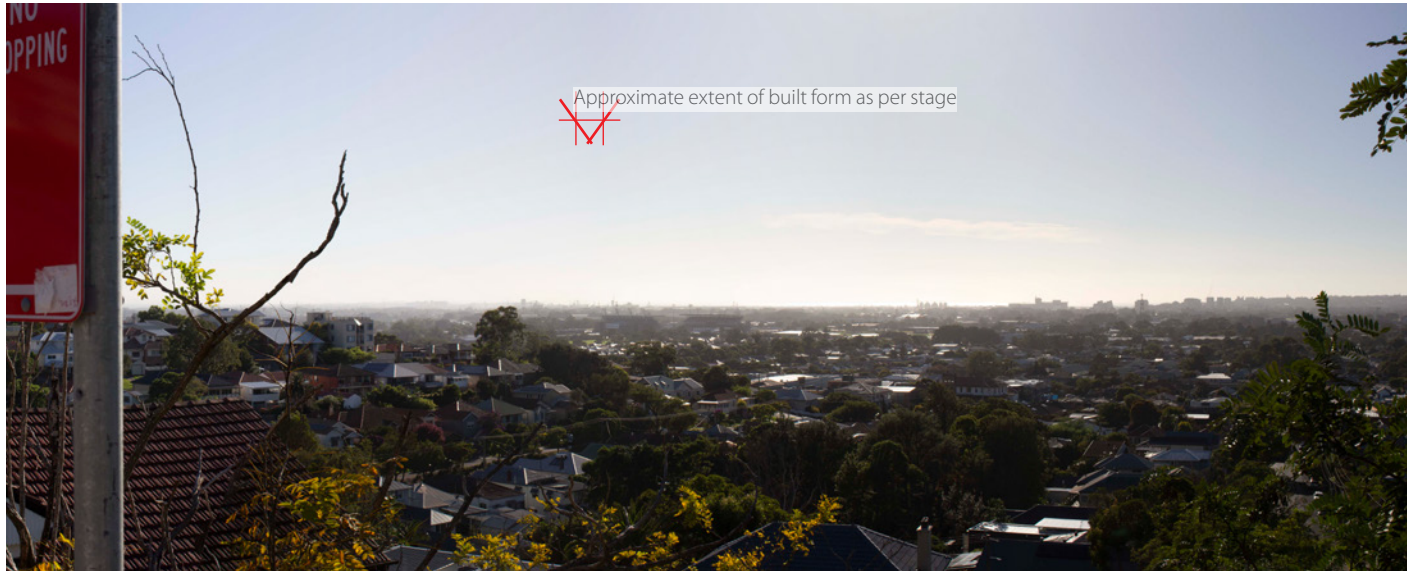


Image 67 Photo stitched view north-west towards site with approximate extents of site.. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 1 - Viewpoint 11	
Distance: 1400m south west	Viewer Access	This viewpoint is typical of two residencies on elevated no-through road, Carrington Parade, New Lambton Heights, looking north-east. The viewpoint has low viewer numbers for a short duration in the distance, resulting in NEGLIGIBLE viewer access.
	Visual Effect	The visual effect is considered NEGLIGIBLE, as the proposal is only partially visible in the distant mid ground, with established vegetation in the background providing a level of integration.
View position: Superior	Visual Sensitivity	Visual sensitivity is considered LOW, due its distance from site and residential land use of the viewpoint.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Low	Professional Comment	The proposal is only visible from this location due to superior viewpoint in the context of the greater established infrastructure of the City of Newcastle, and would be very difficult to distinguish. Therefore, the visual impact is assessed as NEGLIGIBLE.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## stage 2 - viewpoint 11

Location: Residences on No-Through Road, Carrington Parade, New Lambton Heights, Looking North-East

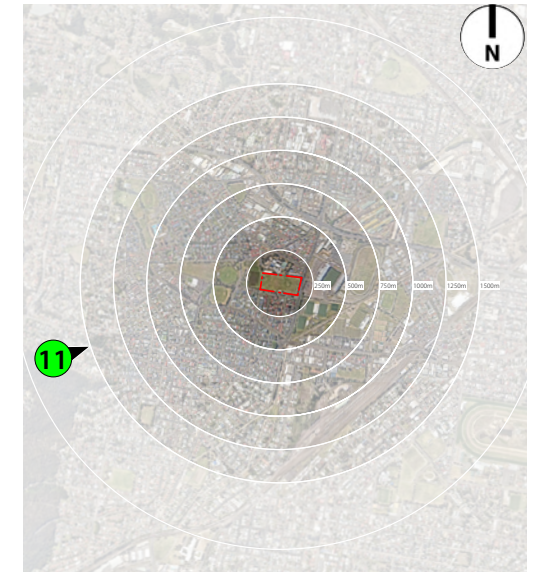
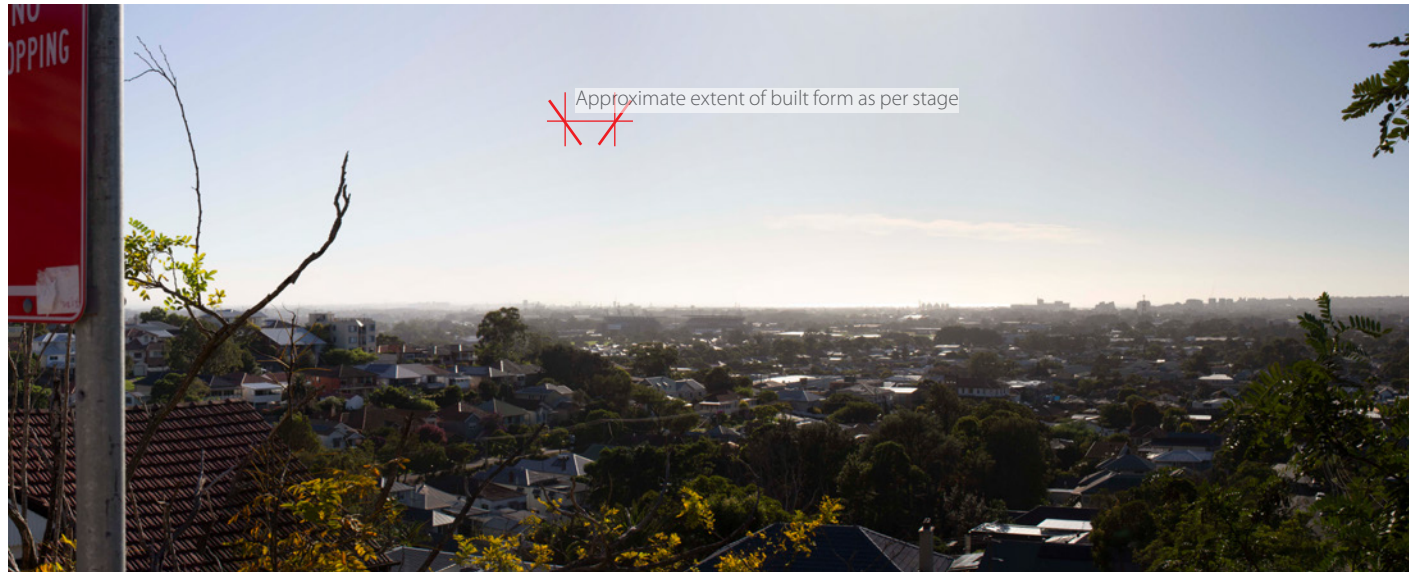


Image 68 Photo stitched view north-west towards site with approximate extents of site. (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Site	Stage 2 - Viewpoint 11	
Distance: 1400m south west	Viewer Access	This viewpoint is typical of two residencies on elevated no-through road, Carrington Parade, New Lambton Heights, looking north-east. The viewpoint has low viewer numbers for a short duration in the distance, resulting in NEGLIGIBLE viewer access.
	Visual Effect	The visual effect is considered NEGLIGIBLE, as the proposal is only partially visible in the distant mid ground, with established vegetation in the background providing a level of integration.
View position: Superior	Visual Sensitivity	Visual sensitivity is considered LOW, due its distance from site and residential land use of the viewpoint.
	Visual Impact	The visual impact is likely to be NEGLIGIBLE from this location due to the above factors.
Visual Quality: Low	Professional Comment	The proposal is only visible from this location due to superior viewpoint in the context of the greater established infrastructure of the City of Newcastle, and would be very difficult to distinguish. Therefore, the visual impact is assessed as NEGLIGIBLE.

Visual Evaluation Criteria				
	NEGLIGIBLE	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Negligible				
Reassessment based on Professional Opinion:				
<b>No Reassessment</b>				

## viewpoint summary

### 9. OVERALL VIEWPOINT SUMMARY: STAGED BREAKDOWN

Viewpoint Summary - Staged Breakdown		
	STAGE 1 PROFESSIONALLY REASSESSED IMPACT RATING	STAGE 2 PROFESSIONALLY REASSESSED IMPACT RATING
Viewpoint 1 / Massing Model Turton Road, Travelling North (40m)	LOW	MODERATE
Viewpoint 2 / Massing Model Turton Road Pedestrian Crossing Looking West (30m)	LOW	MODERATE
Viewpoint 3 7 Monash Road Residence, Facing North (35m)	LOW	MODERATE
Viewpoint 4 / Massing Model Arthur Edden Oval Grandstand, Facing East (120m)	LOW	LOW
Viewpoint 5 Share Path at Wallarah Road, Travelling East (190m)	NEGLIGIBLE	NEGLIGIBLE
Viewpoint 6 McDonald Jones Stadium Gate N, Looking West (100m)	NEGLIGIBLE	LOW
Viewpoint 7 Lambton Road/Turton Road Intersection (370m)	NIL	NEGLIGIBLE
Viewpoint 8 Turton Road Travelling South (270m)	NEGLIGIBLE	NEGLIGIBLE
Viewpoint 9 Richard Ford Netball Courts, Looking East (585m)	LOW	LOW
Viewpoint 10 Lambton Road, Looking North-West (1000m)	NEGLIGIBLE	NEGLIGIBLE
Viewpoint 11 Carrington Parade, New Lambton Heights (1400m)	NEGLIGIBLE	NEGLIGIBLE

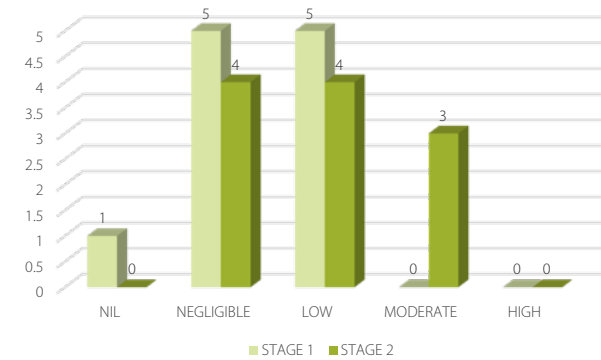


Figure 3 Overall Viewpoint Summary: Staged Breakdown

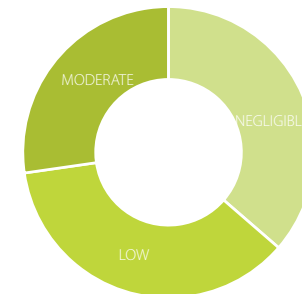


Figure 4 Viewpoint Summary: Stage 2 (Whole Site) Viewpoint Assessment Results

## 10. IMPACT ASSESSMENT

### 10.1. Discussion

This section considers the general impact the proposal may have on the local visual environment and identifies those areas where the visual impact may potentially be the most significant. This was done by undertaking a surrounding site inspection and broadly scoping the study area to identify where the proposed development would likely be visible and appear to be most prominent.

An assessment of visual impact is about a systematic gauging of the amount of change that a proposal may bring to an existing scene. This discussion section is a synthesis of those discrete, matrix-driven observations within the larger landscape relationships to the site. By including the potential tempering factors of magnitude of change and the actual compositional elements in the surroundings, we can create a more nuanced context and qualify the output of the initial methodology as of benefit, or detriment to the resultant scenic quality.

#### STAGE 1

As a result of existing vegetation, established infrastructure and surrounding buildings and retaining the field area and offset from Turton Road, the proposal is considered to have a majority of viewpoints with a NEGLIGIBLE impact rating on surrounding viewpoints. The development proposed as part of stage one works are considered to have a low magnitude of change from all viewpoints with the proposed carpark and boundary planting helping to integrate the proposal into the existing context.

#### STAGE 2

Visual impact rating for Stage 2 (full scope works) varied from MODERATE to NEGLIGIBLE (refer Figure 2) across the viewpoints. As expected, Viewpoint 1 from Turton Road and Viewpoint 3 from Monash Road held the moderate impact rating.

Viewpoint 1 is typical of motorists travelling north along Turton Road a major road corridor. Visual access here is high due to the number of viewers and proximity to site. Due to the setback location of the built form, the vegetated screening and carpark vegetation proposed will provide integration of the proposal from this location and the addition of low-level mass planting proposed to the site's edge will assist in screening the hardstand of the carpark. The open views across the open playing fields will be lost however the integration of the proposal into the landscape with proposed vegetation will present as a MODERATE visual impact.

Viewpoint 2 is maintained as MODERATE visual impact, as the proposal will partially breach the existing foreground canopy, be in close proximity to the viewer, and provide a moderate visual contrast to the surrounding landscape.

Viewpoints 3, at 7 Monash Road, is assessed from one of four, adjacent, north facing residences on Monash Road, that is subject to the most visual exposure of the proposal. It should be noted that all other residences are orientated east west, therefore, the visual impact for others would not be impacted to the same degree. The visual impact is reassessed as MODERATE due to the landscape integration providing visual relief to the built form. It is also noted that existing vegetation to Monash Road provides an amount of foreground screening to the proposal from this

location.

The viewer numbers relating to Viewpoint 8 are high due to the amount of users of this popular arterial travel route, the short viewing duration, affords users a high viewer access. The proposal will be an extension of the built form associated with Turton Road and has demonstrated a level of integration by being sited setback from the front boundary allowing for more landscape integration and maintained a height in keeping with the surrounding, existing development, the visual impact is maintained as NEGLIGIBLE.

Viewpoint 4 is considered from users of the Arthur Edden Oval (fenced oval) facing east due to access to this location being limited to only when play is occurring or maintenance, and the integration of vegetation to ensure the proposal blends with its existing viewed landscape, the visual impact has been assessed as LOW.

Viewpoints 5, 6 and 9 have been assessed from surrounding public recreational area. The proximity to site and sensitivity of these viewpoints have unjustly affected the visual impact ratings as the proposal will be largely unseen from these viewpoints due to extensive foreground vegetation and structures along Turton Road, Monash Road and the proposed western boundary of site. The small portion of what will be visible will largely blend with the existing viewed landscape, therefore the visual impact for these viewpoints have been reassessed as NEGLIGIBLE, LOW and LOW, respectively.

Viewpoints 7 has been assessed as NEGLIGIBLE, as the proposal is expected to largely blend with the existing viewed landscape and is screened by foreground and mid-ground vegetation. Viewpoint 10, will also have a VERY-LOW visual impact as the proposal is only visible from this location through a partial breach of mid ground infrastructure, and is expected to have NEGLIGIBLE visual contrast to the surrounding viewed landscape.

Viewpoint 11 is typical of two residencies on an elevated no-through road, Carrington Parade, New Lambton Heights, looking north-east. The proposal is only visible from this location due to superior viewpoint in the context of the greater established infrastructure of the City of Newcastle, the visual impact is assessed as NEGLIGIBLE.

#### LIGHTING IMPACT

Whilst CPTED requires adequate lighting for safety at night, the balance of these components becomes critical when ensuring the safety of all users of the site, including environmental receivers such as flora and fauna. Beyond the potential impact of obtrusive lighting on humans, consideration for the finer ecosystems and habitats on site and their interactions with the proposal, are key to the protection of these systems and mitigation of potential threats to these environments.

Obtrusive lighting and impacts to environmental receivers are case-by-case dependent and should be considered in the greater context of the area. Areas with greater potential impact on these systems, such as sites adjoining environmentally sensitive areas or sites located near areas rich in biodiversity with listed threatened species, should

consider the impact to threatened or endangered species and unique biota through a site-specific assessment consistent with the National Light Pollution Guidelines for Wildlife, developed by the Australian Government Department of the Environment and Energy.

Generally, natural darkness should be protected where possible and the lighting design of the proposal should consider artificial impact and the management of all living things (National Light Pollution Guidelines for Wildlife 2020). In order to gain an understanding of the existing nature of the obtrusive effects on outdoor lighting, an analysis of the existing limitations of site should be conducted and the existing conditions accounted for, such as (but not limited to), the level of lighting existing in the area, the proposed times of operation and lighting technology proposed (Electrical Projects Australia Pty Ltd, 2025).

The incorporation of significant tree canopy coverage to the boundaries of site and the retaining of established trees along Turton Road will reduce impact the viewed landscape by suppressing potential artificial light spillage and creating filtered light from the carpark to surrounding residences. Furthermore, as recommended by EPA in the Hunter Indoor Sports Centre External Lighting Impact Assessment 2025, the implementation of step dimming, curfew switch off for decorative lighting, motion detector control lighting will provide integration with the existing environment and reduce light spilling visual impact at night and in low-light conditions.

It should be noted that the site's existing condition as a sporting facility oval, employs the use of floodlights as artificial lighting at night. Current lack of boundary vegetation along the south, to Monash Road residences, and no existing on-site boundary vegetation to the north-eastern interface with existing townhouses, shall consider the current artificial light spillage from site when in use.

## 10.2. Conclusion

A review of the visual catchment of the proposed site showed that views of the proposal were limited to within approximately 600m of the site for clear views and 1.5km for distant, filtered views. This is predominantly due to the existing built environment, topography, and existing vegetation.

The visual impact assessment has been divided to assess visual change and influence with each stage to the surrounding area and viewpoints. A summary of these results can be found in the Viewpoint Summary at the rear of the document.

Stage 1 will have an overall NEGLIGIBLE visual impact. The overall proposal will have a MODERATE - LOW accumulative visual impact for proximity viewpoints (up to 600m from site) and a LOW - NEGLIGIBLE accumulative visual impact for viewpoints exceeding 600m (1.5km) due to distance from site and foreground, midground and background screening. As expected, Viewpoint 1 from Turton Road and Viewpoint 3 from Monash Road held the MODERATE impact rating.

It should be noted that the proposal is viewed within a highly modified landscape comprising major road corridors, residential development and other sporting facilities and a low visual quality rating has been applied to the site and surrounding area. Due to existing development and established and proposed vegetation the visual integration of the proposal is high. Proposed landscaping on site, particularly to the Turton Road interface at the south western corner of site will be critical in the maintenance of a MODERATE to LOW visual impact from these viewpoints.

## 10.3. Mitigations

Mitigation measures included within this report are recommendations and opportunities for the proposal to consider to reduce visual impact further and/or maintain viewpoint ratings as they have been assessed. Mitigations are concluded from an analysis of the proposal and potential elements or processes that could provide adverse visual effects in contrast to the desired future character or landscape character of the surrounding area.

Mitigation measures already in place that will be key in maintaining the current visual impact rating:

- Retaining of existing trees to Turton Road
- Implementation of vegetation to the site as per the landscape plans
- Varied treatment and use of recessive colours to the facade to reduce its perceived mass and encourage integration into the existing landscape
- Implementation of the Light Control Strategy as per EPA in the Hunter Indoor Sports Centre External Lighting Impact Assessment 2025

Recommended further mitigation measures:

- Early works planting for vegetation would be recommended to ensure trees are established in the early stages of the development

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