

Visual Impact Assessment

Mixed Use Development

40 The Retreat, Bringelly

Submitted to NSW Department of Planning, Housing and
Infrastructure
on behalf of SCG Developments Pty Ltd



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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1. Visual impact evidence	Virtual Ideas and CMS Surveyors

Executive Summary

SCG Developments Pty Ltd has submitted a State significant development application (SSDA) (SSD-65729209) seeking development consent from the Department of Planning, Housing and Infrastructure (DPHI) to construct a new mixed use development (the proposal) on land located at 40 The Retreat, Bringelly (the site).

To support the proposal, Ethos Urban in collaboration with Virtual Ideas were engaged to prepare a visual impact assessment (VIA) to identify and determine the acceptability of the proposal's likely visual impact by addressing the secretary's environmental assessment requirements (SEARS) issued by DPHI for the proposal.

Determination of acceptability is based on assessment of the level of significance of likely visual impact and the consistency of this impact against relevant parts of the planning framework. The level of significance is based on the factors of sensitivity of the visual catchment (the area from which the proposal may be visible) to the nature of change being proposed and the magnitude of the nature of change being proposed, and is expressed in terms of how the proposal may ordinarily be perceived by people on a five point qualitative scale.

Overall, the sensitivity of the visual catchment to the nature of change being proposed is medium. As it is fundamentally changing the type of landscape character area, the magnitude of the nature of change being proposed is at the higher end of the scale, and is dominant in some closer range views.

Combining these factors, the VIA has determined that the proposal would have the following significance of visual impact:

1. New public road to west of site (south-west): high
2. New public road to west of site (west): high
3. New public road to west of site (north-west): high
4. Thompsons Creek regional open space corridor: moderate
5. Kelvin Park Homestead: high
6. Whitaker Road bridge over Thompsons Creek Road: moderate
7. South-west of Kelvin Park Homestead: negligible.

A finding of a significant visual impact is not determinative of the acceptability of a proposal. Rather, this depends on the consistency of the proposal with relevant parts of the planning framework. For visual impact assessment, relevant parts of the planning framework address the following key matters:

- Visual relationship with Kelvin Park Homestead
- Visual relationship with Thompsons Creek regional open space corridor
- Visual impact from proposed nearby higher volume roads.

Visual relationship with Kelvin Park Homestead

Through breaking up built form into multiple buildings, aligning these buildings in an east-west arrangement and creation of considerable communal private open space, the proposal creates multiple new visual connections between the proposed collector road adjoining the site to the west, the site itself and Kelvin Park Homestead. In particular, this includes a key view through the middle of the site. The proposal will be seen from and in the backdrop of views to Kelvin Park Homestead. While of considerable scale relative to the homestead, due to inherent site attributes such as separation distance from the homestead as well as intentional design measures such as siting, height and massing (in particular the use of podiums and stepping down of height), the proposal will not visually overwhelm the homestead. In addition, the distinct typology, style,

materiality and colour difference will enable the viewer to recognise and appreciate the homestead in views from the Thompsons Creek regional open space corridor. It is however noted that the retention of these views is highly dependent on the arrangement of future built form on the Kelvin Park Homestead site as allowed for under planning controls.

Visual relationship with Thompsons Creek regional open space corridor

Creating visual connection through the site from roads to the Thompsons Creek open space corridor as sought by the draft Masterplan is impractical and unreasonable. Rather, it is argued that high levels of visual connectivity will be achieved to the Thompsons Creek open space corridor through other nearby streets in Bradfield City Centre, in particular the main north-south aligned street that connects the metro station and Central Park with the water feature and the main east-aligned street that connects the metro station and Central Park with the major event space in the Eastern Parklands. As with the Kelvin Park Homestead, due to inherent site attributes such separation distance as well as intentional design measures such as siting, height and massing, the proposal will not visually overwhelm the open space corridor.

Visual impact from proposed nearby higher volume roads

The proposal will enable a greater appreciation of Kelvin Park Homestead by opening up new views through the site to the homestead from the proposed collector road adjoining the site to the west.

The proposal will not block views of Kelvin Park Homestead from the important threshold entry point into the Bradfield City Centre formed by the Whitaker Road bridge over Thompsons Creek Road.

The proposal incorporates a number of primary measures that minimise visual and view loss impact, including breaking built form into a number of smaller buildings, orienting the long elevation of buildings away from the future collector road in an east-west alignment, locating the tallest buildings in the west of the site, and stepping height down to the east. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact. It is recommended that consideration be given to a range of secondary measures, including ensuring materials, colours, textures and other architectural detail is respectful of Kelvin Park Homestead.

As such, it is the conclusion of this VIA that the proposal has an acceptable visual impact and can be supported on visual impact grounds.

Glossary

Abbreviations

Table 1 Abbreviations

Abbreviation	Meaning
DPHI	Department of Planning, Housing and Infrastructure
Draft Master Plan	Draft Bradfield City Centre Master Plan
EIS	Environmental impact statement
FSR	Floor space ratio
GFA	Gross floor area
GLVIA3	Guidelines for Landscape and Visual Impact Assessment (Third Edition)
LCA	Landscape character area
LEC	Land and Environment Court of New South Wales
LGA	Local government area
Precinct Plan	Western Sydney Aerotropolis Precinct Plan
Proposal	Mixed use development
Rose Bay	Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046
Site	40 The Retreat, Bringelly
SSDA	State significant development application
Tenacity	Tenacity Consulting v Waringah [2004] NSWLEC 140
VIA	Visual impact assessment
Western Parkland City SEPP	State Environmental Planning Policy (Precincts – Western Parkland City) 2021
WPCA	Western Parkland City Authority

Key Terms

Table 2 Key terms

Term	Meaning	Source
Amenity	The 'liveability' of a place that makes it pleasant and agreeable for individuals and the community. Amenity includes, but is not limited to, the enjoyment of sunlight, views, privacy and quiet.	Western Sydney Aerotropolis Precinct Plan

Term	Meaning	Source
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and / or human factors	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Magnitude	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic	Landscape Institute and the Institute of Environmental Management & Assessment, 2013
Visual impact	Effects on specific views and on the general visual amenity experienced by people	Landscape Institute and the Institute of Environmental Management & Assessment, 2013

Term	Meaning	Source
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal	Landscape Institute and the Institute of Environmental Management & Assessment, 2013

1.0 Introduction

SCG Developments Pty Ltd has submitted a State significant development application (SSDA) (SSD-65729209) seeking development consent from the Department of Planning, Housing and Infrastructure (DPHI) to construct a new mixed use development (the proposal) on land located at 40 The Retreat, Bringelly (the site).

1.1 Purpose of this visual impact assessment

The purpose of this visual impact assessment (VIA) is to support this SSDA by identifying and determining the acceptability of the proposal's likely visual impact by addressing the secretary's environmental assessment requirements (SEARS) issued by DPHI for the proposal as shown in the below table. As comprehensive change is planned for the site and surrounding land as part of the Western Sydney Aerotropolis and in particular the Bradfield City Centre, assessment is undertaken against the intended future state of land under the planning framework as opposed to its existing state.

Table 3 Secretary's environmental assessment requirements

Issue	Assessment Requirements	Documentation
6: Visual Impact	<ul style="list-style-type: none">• Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development• 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	<ul style="list-style-type: none">• Visual Analysis• Visual Impact Assessment

1.2 Structure of this visual impact assessment

This VIA has the following structure:

- **Part 1 – Introduction:** identifies the purpose and structure of this VIA
- **Part 2 – The site and its context:** identifies and describes the site and its context
- **Part 3 – The proposal:** outlines the proposal
- **Part 4 – Planning framework:** identifies relevant parts of the planning framework to VIA
- **Part 5 – Key issues:** identifies the key issues to be considered by this VIA
- **Part 6 – Methodology:** outlines the methodology used in the VIA
- **Part 7 – Visual analysis:** identifies and describes the visual catchment, including its visual characteristics and the pattern of viewing
- **Part 8 – Visual impact assessment:** identifies and assesses the proposal's potential visual impact
- **Part 9 – Assessment against the planning framework:** assesses visual and view impact against relevant parts of the planning framework
- **Part 10 – Discussion of key issues:** discusses key issues
- **Part 11 – Mitigation measures:** recommends mitigation measures
- **Part 12 – Conclusion:** identifies whether the proposal can be supported on visual impact grounds
- **Appendices:** provides a copy of the visual impact evidence upon which this VIA relies.

This VIA forms part of a larger suite of documents prepared to support the proposal. It does not repeat matters that are more appropriately covered in these documents. As such, it should be read together with these other documents, in particular planning and design documentation.

2.0 The site and its surrounding context

The site is located at 40 The Retreat, Bradfield and is legally described as Lot 272 DP 803167. It is wholly contained in the Liverpool local government area (LGA).

Key existing and future visual features in the surrounding context include:

- the Bradfield City Centre to the immediate west, which is planned to evolve as a high-density, mixed-use city centre.
- the State heritage listed Kelvin Park Homestead to the immediate east (refer below figure).
- the Thompsons Creek regional open space corridor further to the east.



Figure 1 The site seen from the south-west

Source: DKO



Figure 2 Kelvin Park Homestead

Source: DKO

3.0 The proposal

This State Significant Development Application seeks consent for the detailed design and delivery (including construction and use) of a new mixed use residential development, to be developed in two (2) stages. Specifically, development consent is sought for:

Stage 1

- Overall site clearing and preparation works, including demolition of all existing development on the Site;
- The redevelopment of the northern portion of the Site, comprising:
 - Temporary Site access to the northern portion of the Site from The Retreat;
 - Temporary bin enclosure adjacent the temporary access;
 - Excavation works and construction of a shared two (2) storey basement to a maximum depth of RL 60.60, with capacity for 311 vehicle car spaces;
 - Construction of three (3) individual mixed use buildings, comprising:
 - Maximum building heights between 30.4m and 39.8m;
 - A total Gross Floor Area (**GFA**) of 26, 204sqm, comprising 25,744 sqm of residential GFA, 248 sqm of non-residential GFA and 212 sqm of retail GFA, distributed across the three buildings;
 - 254 residential units, distributed across the three buildings.
 - Associated landscaping, communal open space and embellishment works; and
 - Delivery and augmentation of services.

Stage 2

- The redevelopment of the southern portion of the Site, comprising:
 - Removal of the Stage 1 temporary access from The Retreat;
 - Connection and access of the Stage 1 basement to the western boundary (to become a future Collector Road);

- Excavation works and construction of a shared three (3) storey basement to a depth of RL 56.35, with capacity for 336 vehicle car spaces;
- Site and basement access from the western boundary (to become a future Collector Road);
- Construction of three (3) individual mixed use buildings, comprising:
 - Maximum building heights between 23.8m and 39.9m;
 - A total Gross Floor Area (**GFA**) of 29,126 sqm, comprising 28,540 sqm of residential GFA, 212 sqm of retail GFA and 374 sqm of non-residential GFA, distributed across the three buildings;
 - 279 residential units, distributed across the three buildings.
- Associated landscaping, communal open space and embellishment works; and
- Delivery and augmentation of services.

A detailed description of the proposed development is detailed in Section 3.0 of the Environmental Impact Statement prepared by Ethos Urban.

The following figures provide artist impressions of the proposal.



Figure 3 Artist impression of the proposal when seen from the east

Source: DKO



Figure 4 Artist impression of the proposal when seen from the south-west
Source: DKO



Figure 5 Artist impression of the proposal when seen from within the site
Source: DKO

3.1 Evolution of the proposal

The proposal has been developed and refined through an extensive technical and engagement process. In particular, its refinement has been informed by discussion with the State Design Review Panel (SDRP) and the Western Parkland City Authority (WSPCA).

3.1.1 State Design Review Panel

The proponent team met with the SDRP on 2 August 2023 and 15 November 2023. The following elements of the proposal were supported:

- engagement of Aboriginal expertise as part of the design team
- aspirations to connect with and regenerate the sounds of Country
- overarching design principles
- the preferred massing option and overall site strategy
- permeable landscape edge and built form relief along the Kelvin Park boundary
- increased porosity of built form massing, alignment with precinct streets, and improved connectivity with Aerotropolis core
- improved view corridors and sightlines, including the newly introduced opening at the south-west corner
- development of the landscape design, which successfully transitions between the natural environment of Thompson's Creek and the urban character of the Aerotropolis core.

Support for the view corridor at the site's south-west corner is in particular noted.

3.1.2 Western Parkland City Authority

The proponent team met with representatives from the WPCA on 26 September 2023. In response to feedback received in relation to views, the proposal has been amended to:

- seek to embed the principles of view sharing and view corridors from the WPCA landholding and the site through to the Kelvin Park Homestead and Thompsons Creek
- further refine built form massing along the western boundary of the site to assist in delivering these view corridors from the collector road along the site's western boundary consistent with the street hierarchy and transport network plans contained in the Precinct Plan.

4.0 Planning framework

The planning framework for the site and surrounds is layered, complex and at present in a state of evolution.

Key parts are:

- State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (the Western Parkland City SEPP)
- Western Sydney Aerotropolis Precinct Plan (the Precinct Plan) (DPHI, May 2023).

While the site is not included in the Bradfield City Centre, the draft Bradfield City Centre Master Plan (the draft Master Plan) (WPCA, October 2023) establishes aspirations that impact the site. The draft Master Plan is supported by a number of other documents that are relevant to view and visual impact, in particular the:

- 'Planning Report' (WSP Australia Pty Ltd, October 2023)
- 'Explanation of Intended Effect – Bradfield City Centre' (DPHI, February 2024)
- 'Discussion Paper – Bradfield City Centre Masterplan Application'

- ‘Urban Design Report Bradfield City Centre Master Plan’ (Hatch Roberts Day, Turf & Turner, September 2023).

Under the Environmental Planning and Assessment Act 1979 (EP&A Act) the Western Sydney Aerotropolis Development Control Plan 2022 (the Aerotropolis DCP) does not apply to SSDA. In any event, it does not contain provisions that are of a high degree of relevance to view and visual impact.

4.1 State Environmental Planning Policy (Precincts—Western Parkland City) 2021

The following table identifies the most relevant parts of the Western Parkland City SEPP to view and visual impact.

Table 4 Requirements of the Western Parkland City SEPP 2021 relating to view and visual impact

Part	Requirement
Section 4.26 ‘Heritage conservation’, objective (b)	<ul style="list-style-type: none"> • To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views
Section 4.33 ‘Consideration of design excellence’	<ul style="list-style-type: none"> • (1) In considering whether development exhibits design excellence for the purposes of this Part, the consent authority must have regard to the following matters – <ul style="list-style-type: none"> - (d) whether the development detrimentally impacts on view corridors

4.2 Western Sydney Aerotropolis Precinct Plan

The following table identifies the most relevant parts of the Precinct Plan to view and visual impact.

Table 5 Requirements of the Precinct Plan relating to view and visual impact

Part	Requirement
4.1 Proposed Land Use and Structure Plan	LU4 Connect ridgelines to watercourses through linear streets that maintain and enhance visual connections, integrate canopy cover, deep soil, landscaping and water management
4.4 Non-Aboriginal and European Heritage	NA2 Position new development, including the design of subdivision and buildings, to maintain visual links, context and significance of the heritage item and its setting
5.2 Height	H2 In the Mixed Use Zone, ensure development does not adversely impact on the amenity of the public domain and adjacent residential areas and that site topography, views and landscape character have been considered

4.3 Bradfield City Centre Draft Master Plan

The following table identifies the most relevant parts of the draft Master Plan to view and visual impact.

Table 6 Requirements of the draft Master Plan relating to view and visual impact

Part	Requirement
Objectives	Bradfield City Centre will be shaped by Country from the preservation of the valued waterways, riparian zones, trees and vegetation; retention of views and connections from the ridges the creeks; and restorative planting to care for Country.
Master Plan Note: Refer below figure	The Bradfield Master Plan refines and enhances the Aerotropolis Precinct Plan as it applies to the Bradfield City Centre to deliver the vision and Master Plan objectives outlined above. In particular it seeks to refine the Aerotropolis Precinct Plan to deliver more open space and green space, improve connectivity and legibility, identify and retain significant views and enhance Connections with Country.
Designing with Country	Views — Visual connections between key spaces and from the higher ridges to lower lying creeks and ecologies.
Built form design principles	Protect and respond to key views and vistas to reinforce the connection to Country.



Figure 6 Draft Master Plan for the Bradfield City Centre
Source: DPHI

The 'Urban Design Report Bradfield City Centre Master Plan' provides further details on key views. These are shown in the following figures.



Figure 7 Views to country

Source: Hatch Roberts Day, Turf & Turner, September 2023



Figure 8 Key views

Source: Hatch Roberts Day, Turf & Turner, September 2023

Section 13.8 'Statement of Heritage Impact' of the Planning Report discusses the Statement of Heritage Impact (SOHI) as it relates to Kelvin Park:

- 'The SOHI has recommended mitigation measures in respect of the Kelvin Park State Heritage Item which is not located on Bradfield City Centre. Future development will need to consider the height, bulk, scale, and material of new buildings. Recessive colours, adequate setbacks, the use of open space and landscaping are ways which the impacts to this heritage item can be mitigated in future development'.

While detailed consideration of heritage is not within the scope of this VIA, this is nonetheless of relevance more broadly to view and visual impact.

5.0 Key issues

Based on review of the site and its context, the proposal and the planning framework, in addition to the procedural matters identified in the SEARS the following are the key merit issues that need to be considered by the VIA:

1. visual relationship with Kelvin Park Homestead
2. visual relationship with Thompsons Creek regional open space corridor
3. visual impact from proposed nearby higher volume roads.

6.0 Method

As has already been noted, the purpose of VIA is to identify and determine the acceptability of a proposal's likely visual view impact by addressing the SEARS.

VIA is a highly complex area that involves qualitative and professional value judgements. While there is a wealth of guidance documents, there is currently no universally agreed, national level guideline for VIA in Australia (AILA, 2019). As noted by the Land and Environment Court of New South Wales in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a rigorous methodology.

With reference to its purpose, the method used by this VIA has the following key steps:

Identifying the proposal's likely visual and view impacts

- **Visual analysis:** undertaking visual analysis
- **Visual aids:** preparing an evidence base of visual aids
- **Significance of visual impact:** assessing the significance of the proposal's likely visual impact

Determining the acceptability of the proposal's likely visual and view impacts

- **Consistency with the planning framework:** assessing the consistency of the proposal's likely visual and view impact against relevant parts of the planning framework

6.1.1 Visual analysis

This stage involves the following key steps:

- understand the visual character of the visual catchment, which is the area in which the proposal may ordinarily be seen in totality or part
- identify the people within the visual catchment who will ordinarily be exposed to views of the proposal
- identify the pattern of viewing
- identify viewpoints that are representative of the pattern of viewing and through the preparation of an evidence base of survey aligned photomontages may be used to inform identification of likely visual impact.

The methodological basis underpinning this stage is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment – third edition' (GLVIA3) (Landscape Institute and Institute of Environmental Management & Assessment, 2013). The GLVIA3 is widely referenced in VIA in Australia (AILA, 2019) including in Secretary's environmental assessment requirements (SEARs) for state significant development (SSD). It is more versatile for a range of contexts in particular those of an urban nature compared to other commonly referenced but more highly specialised guidance such as that prepared by the US Forestry Service. Where appropriate, the VIA also has regard to other VIA guidance including the planning principle established by the NSW Land and Environment Court in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose

Bay), 'Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity' (the Countryside Agency and Scottish Natural Heritage, 2014) and the 'Guideline for landscape character and visual impact assessment' (TfNSW, 2023).

6.1.2 Visual aids

To inform the qualitative and professional value judgements made in this VIA, an evidence base of visual aids for viewpoints was prepared. As physical and drone access for photography and survey was not allowed, these aids were created through use of specialist software to insert a 3D model of the proposal provided by the project designers into an existing 3D model provided by the WPCA. This provides for an acceptable level of accuracy.

6.1.3 Significance of visual impact

As with visual analysis, the methodological basis for this stage is derived from the GLVIA3. This is focussed on the significance of visual impact based on the factors of sensitivity of the visual catchment to the nature of change proposed and the magnitude of the nature of change proposed.

To assist in providing a level of consistency to the assessment of sensitivity, magnitude and significance, the VIA uses a series of matrix tables. The following table identifies the considerations that inform the factors of sensitivity magnitude.

Table 7 Factors of sensitivity and magnitude

Sensitivity	Magnitude
<ul style="list-style-type: none"> • Cultural and social value of the view • The prevailing type of people ordinarily exposed to the view • The prevailing number of people ordinarily exposed to the view 	<ul style="list-style-type: none"> • Scale of change (eg, compatibility with existing visual character) • Geographical extent of the area influenced • Duration and / or reversibility of the change

No pre-determined weighting is given to each factor. Rather, where one factor strongly influences the assessment, weighting is be discussed in the context of a particular view.

Significance is expressed in terms of how the proposal may ordinarily be perceived by people on a five-point qualitative scale:

- negligible significance of impact
- low significance of impact
- moderate significance of impact
- high significance of impact
- major significance of impact.

There is no pre-determined definition of what the difference between each of these findings. Rather, as has been noted, it is inherently subjective and varied according to the nature of each view. In this regard the GLVIA3 makes the following observation:

- 'There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgement about the significance of visual effects the following points should be noted:
 - Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view'.

6.1.4 Consistency with the planning framework

Determination of significance does not automatically equate to unacceptability. Rather, acceptability is determined by consistency with relevant parts of the applicable planning framework.

The planning framework is the appropriate reference for this judgement as it represents the policy position of the NSW government on relevant matters.

6.1.5 Assumptions, limitations and exclusions

In addition to any others expressed in the relevant part of this VIA, the following key assumptions, limitations and exclusions apply to this VIA:

- it is assumed that subsequent future development will occur in accordance with the plans prepared by DKO and included in the SSDA package
- it is assumed that all inputs from other parties, including the urban design team, are accurate
- as with all VIA, there is considerable interplay between planning, design and visual impact matters. As such, while the VIA touches on matters such as character, size and scale, due regard should be given to other relevant documents for full address of these matters
- while visual aids provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. The same limitations that apply to photography, including optical distortion, apply (refer to **Attachment A** for further detail)
- detailed consideration of heritage, including impact on values and significance, is excluded
- consideration of impact on Aboriginal cultural heritage values associations is excluded. This is only appropriately undertaken by a member or member or qualified representative of the Aboriginal community
- consideration of night-time impact, including lighting, is excluded.

7.0 Visual analysis

7.1 The visual catchment

The visual catchment is that part of the public domain from which the proposal may ordinarily be visible by people, either in totality or in part, and as such has a visual connection with the site.

The extent of the visual catchment is influenced by an interplay of a number of factors including topography, buildings and structures and vegetation.

The boundaries of the visual catchment are as follows:

- **north:** future east-west road shown in the draft Master Plan
- **east:** Thompsons Creek and South Creek regional open space corridors
- **south:** Thompsons Creek and South Creek regional open space corridors
- **west:** future north-south collector road adjoining the site, as well as any east-west streets further to the west aligned with the site.

It is noted that the eastern boundary is highly susceptible to change, with its boundaries potentially reducing considerably in size to the adjoining site to the east. While it contains Kelvin Park Homestead, future development is envisaged on the site under its land use zoning (Mixed Use) and as indicated in the Precinct Plan.

7.2 Sensitivity of the visual catchment

While the sensitivity of the visual catchment is highly dependent on the location of and what is visible from individual viewpoints, some general observations may be made for the overall visual catchment.

The sensitivity of the visual catchment to the nature of change proposed combines four factors categorised according to whether they are primarily place or people related:

Place factors

- **Cultural and social value:** the value of the visual catchment recognised in planning instruments, including significant landscapes, significant views, heritage items or heritage conservation areas, and through the presence of other indicators such as representation in art and literature, or provision of facilities intended to enable appreciation of views
- **Visual characteristics:** the way in which components (ie, elements and features) come together in composition

People factors

- **Type of people:** the type of people ordinarily exposed to views of the visual catchment, including residents, workers, travellers and visitors
- **Number of people:** the number of people ordinarily exposed to views of the visual catchment.

7.2.1 Cultural and social value

As is outlined in other documentation supporting the SSDA, the visual catchment has social and cultural value to the local Aboriginal community. Under the planning framework, the visual catchment will evolve as a new urban area and in particular the adjoining Bradfield City Centre. As a new living community, it will have cultural and social value to its residents. Public open space such as parkland and playing fields will have particular value. With the exception of the Kelvin Park Homestead, the visual catchment does not include heritage items or heritage conservation areas as recognised in the planning framework.

7.2.2 Visual characteristics

Visual characteristics are shaped by the interplay of the following attributes:

- natural environment
- built environment.

7.1.1 Natural environment

Topography

The site is generally level. In general, the visual catchment slopes gently from north-east to south-west to the Thompsons Creek corridor. The corridor itself has steep banks. As can be seen in the separate design documentation and is recognised in the 'Urban Design Report', more broadly the surrounding area slopes west to east from high points west of Badgerys Creek Road to the Thompson Creek and South Creek corridors. Significant change to this topography is not envisaged under the planning framework.

Vegetation

The site is largely grassed. The visual catchment similarly largely comprises open grassland. The exception is dense, linear bushland associated with the Thompsons Creek corridor. As land is developed in accordance with the planning framework, grassland will be replaced with urban vegetation such as street trees. While exact plans for the Thompsons Creek corridor are not presently known, subject to extension of its intent under the draft Masterplan it is reasonable to expect its future role and character to be a 'a regional parkland that protects and restores ecologies, habitats and waterways and offers a range of active and passive opportunities to connect with Country'.

7.1.2 Built environment

Public domain

As present the only area of nearby public domain is The Retreat, which is a two-way local access road that ends in a cul-de-sac by the site.

While subject to ongoing discussion, the future intent is for the site to be adjoined by a collector road along its western boundary. A number of east-west aligned street will terminate at this street. An unnamed major road is proposed to be located to the north of the site, and Whitaker Road is planned to be created as a sub-arterial road to the south of the site.

The Thompsons Creek corridor will be included in the regional open space corridor.

Land use and built form

At present the site and adjoining land to the east and south is occupied by dwellings and ancillary structures on rural residential lots.

Under the planning framework the site and visual catchment is largely included in the Mixed Use zone. The draft Masterplan includes the adjoining part of the Bradfield City Centre in the Mixed Use Character Area, which is intended to be 'characterised by a balanced mix of retail, commercial, office, recreational, community, high-tech industry and residential uses, with active uses at street level.

Building typology is intended to be highly urban, with maximum building height generally around 55m, 4-6 storey street wall and 0m street setbacks.



Figure 9 Indicative future built form in the adjoining Bradfield City Centre

Source: WPCA

7.2.3 Type of people

There are a number of different types of people exposed to views:

- residents at home
- communities where views contribute to the landscape setting enjoyed by residents in the area
- people, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views
- travellers on road, rail or other transport routes
- travellers on road, rail or other transport routes where travel involves recognised scenic routes
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience
- visitors to facilities or services (eg, shops, offices, cafes) that meet their day to day needs
- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape
- people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life.

While ultimately a personal matter and as such variable, for the purposes of visual analysis each type of person can be considered to have a different level of overall sensitivity to change in their visual environment on a spectrum ranging from higher to lower as shown in the below table.

Table 8 Visual receptor sensitivity

Level of likely sensitivity to change	Type of visual receptor
Higher	<ul style="list-style-type: none"> • Residents at home • People, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views • Travellers on road, rail or other transport routes where travel involves recognised scenic routes • Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience • Communities where views contribute to the landscape setting enjoyed by residents in the area
Lower	<ul style="list-style-type: none"> • Travellers on road, rail or other transport routes • Visitors to facilities or services (eg, shops, offices, cafes) that meet their day to day needs • People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape • People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life

The below table identifies the prevailing type of person in the visual catchment and their sensitivity to the nature of change proposed.

Table 9 Prevailing type of person in the visual catchment and their sensitivity to the nature of change proposed

Direction	Prevailing type of person	Sensitivity to the nature of change proposed
North	Travellers on roads	Lower
	Residents at home	Higher
South	Travellers on roads	Lower
	Residents at home	Higher
West	Travellers on roads	Lower
	Residents at home	Higher
East	Residents at home	Higher
	People, whether residents or visitors, who are engaged in outdoor recreation	Higher

7.2.4 Number of people

The below table identifies the prevailing number of people in the visual catchment.

Table 10 Prevailing number of people in the visual catchment

Direction	Prevailing type of person	Prevailing number
North	Travellers on roads	Moderate
	Residents at home	Moderate
South	Travellers on roads	Moderate
	Residents at home	Moderate
West	Travellers on roads	Moderate
	Residents at home	Moderate
East	Residents at home – Kelvin Park	Low
	People who are engaged in outdoor recreation – Kelvin Park	Low

7.3 Overall sensitivity

Overall, and noting variability based on viewpoint, the visual catchment has a medium level of sensitivity to the nature of change proposed.

7.4 Pattern of viewing

The way in which visual receptors typically experience the visual catchment is called the ‘pattern of viewing’.

Views can typically be seen at closer or longer range. There are not universal standards as to what constitutes the numerical boundaries between these ranges. Rather, they are relative to each other.

It is considered that the pattern of viewing for the proposal is generally as follows:

- in the closer range from the residential area to the west by residents at home

- in the medium to long range from roads by travellers and residential areas to the north and south by residents at home
- in the closer range from residents within the Kelvin Park Homestead site by residents at home
- in the medium and long range from the Thompson Creek regional open space corridor to the east and south by people who are engaged in outdoor recreation.

7.5 Significance of visual impact

The SEARS require that the visual analysis:

- identify whether the proposal has potential for significant visual impact
- where this occurs, provide a visual impact assessment that addresses the impacts of the development on the visual catchment.

Under the GLVIA3 significance is defined as:

- a measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.

The significance criteria adopted are sensitivity and magnitude, including their component factors.

The proposal is considered to have the potential for significant visual impact when considered against these criteria and factors as follows:

Sensitivity

- **Type of person:** the proposal will be seen by residents, who have higher levels of sensitivity to change in views and visual amenity
- **Number of people:** although their level of interest or attention in views and visual amenity is likely to be low, the proposal will nonetheless ordinarily be seen by a larger number of people travelling on roads, eg Whitaker Road

Magnitude

- **Size and scale:** while comparable to that of adjoining development, being for multi-storey development the proposal nonetheless inherently has considerable height and bulk.

As such, based on the SEARS, a VIA is justified.

It is noted that significance:

- is not absolute but rather relative on a qualitative spectrum corresponding to perception in the view and ranging from negligible to dominant
- does not automatically equate to an adverse impact, with higher significance impacts having the potential to be positive
- does not automatically equate to unacceptability of impact, as this is determined through assessment against relevant parts of the planning framework.

7.6 Key viewpoints

Due to variation in parameters such as distance, angle and elevation, there is a near infinite number of viewpoints from which a proposal may be seen. As such for the purposes of VIA it is important to select key viewpoints to carry forward for more detailed assessment.

The GLVIA3 provides guidance in relation to the number of these viewpoints:

- 'The viewpoints used need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects. It is not possible to give specific guidance on the appropriate number of viewpoints since this depends on the context, the nature of the proposal and the range and location of visual receptors. The emphasis must always be on proportionality in relation to the scale and nature of the development proposal and its likely significant effects, and on agreement with the competent authority and consultation bodies'.

Their location should be informed by consideration of the following factors (GLVIA3):

- the accessibility to the public
- the potential number and sensitivity of viewers who may be affected
- the viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation
- the nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes)
- the view type (for example panoramas, vistas and glimpses)
- the potential for cumulative views of the proposed development in conjunction with other developments.

Under the GLVIA3, viewpoints selected will fall broadly into three groups:

- **representative viewpoints:** selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ — for example, certain points may be chosen to represent the views of users of particular public footpaths and bridleways
- **specific viewpoints:** chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
- **illustrative viewpoints:** chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

As the site and its surrounds have not yet evolved as outlined under the planning framework, in particular for the adjoining Bradfield City Centre to the west, the selected key viewpoints are all illustrative viewpoints that seek to investigate the key issues identified earlier in this VIA.

These are identified in the below table, including the reason for their inclusion.

Table 11 Key viewpoints

Ref	Location	Target	Reason
1.	New public road to west of site (south-west)	Kelvin Park Homestead	Visual relationship with Kelvin Park Homestead, including height, bulk and scale more generally and in particular separation between buildings and Kelvin Park Homestead, footprint, height and stepped massing
2.	New public road to west of site (west)	Kelvin Park Homestead	Visual relationship with Kelvin Park Homestead, including height, bulk and scale more generally and in particular separation between buildings and Kelvin Park Homestead, footprint, height and stepped massing
3.	New public road to west of site (north-west)	Kelvin Park Homestead	Visual relationship with Kelvin Park Homestead, including height, bulk and scale more generally and in particular separation between buildings and Kelvin Park Homestead, footprint, height and stepped massing
4.	Thompsons Creek regional open space corridor	Kelvin Park Homestead	Visual relationship with Thompsons Creek regional open space corridor
5.	View from Kelvin Park Homestead	The proposal	Visual relationship with Kelvin Park Homestead, including height, bulk and scale more generally and in particular separation between buildings

Ref	Location	Target	Reason
			and Kelvin Park Homestead, footprint, height and stepped massing
6.	Whitaker Road bridge over Thompsons Creek Road	Kelvin Park Homestead	Visual impact from proposed nearby key higher volume roads
7.	South-west of Kelvin Park Homestead	Kelvin Park Homestead	Visual relationship with Kelvin Park Homestead, including height, bulk and scale more generally and in particular separation between buildings and Kelvin Park Homestead, footprint, height and stepped massing

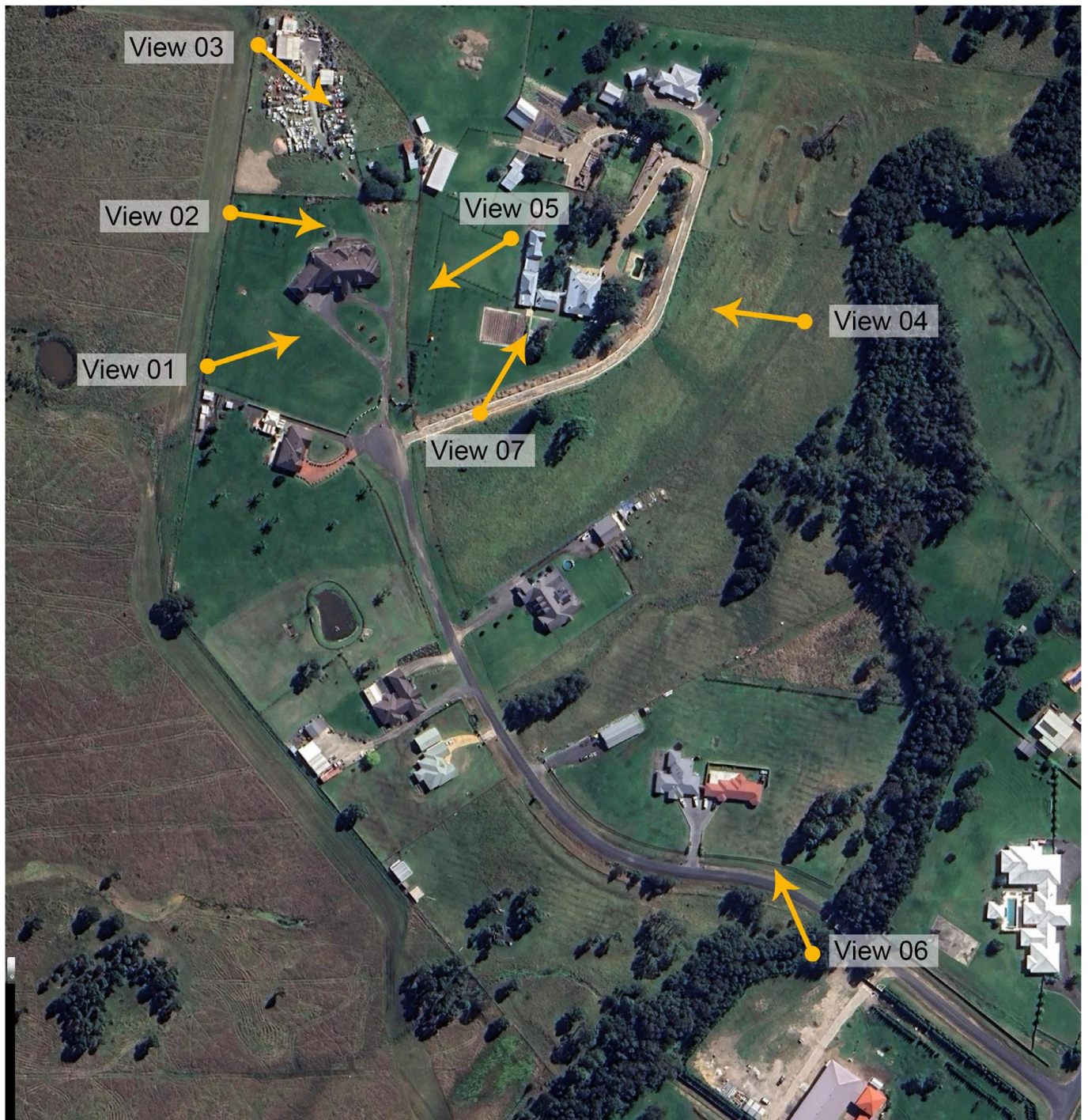


Figure 10 Key viewpoints

Source: Virtual Ideas

8.0 Visual impact assessment

8.1 Viewpoint 1 – New public road to west of site (south-west)

The following table identifies the key parameters of this viewpoint and the following figure provides a 3D simulated model photograph of this view.

Table 12 Viewpoint 1 – New public road to west of site (south-west): key parameters

Matter	Description
Viewing range	Close
Viewing distance	Adjoining
Viewing direction	North-east
Viewing elevation	Level

8.1.1 Existing view

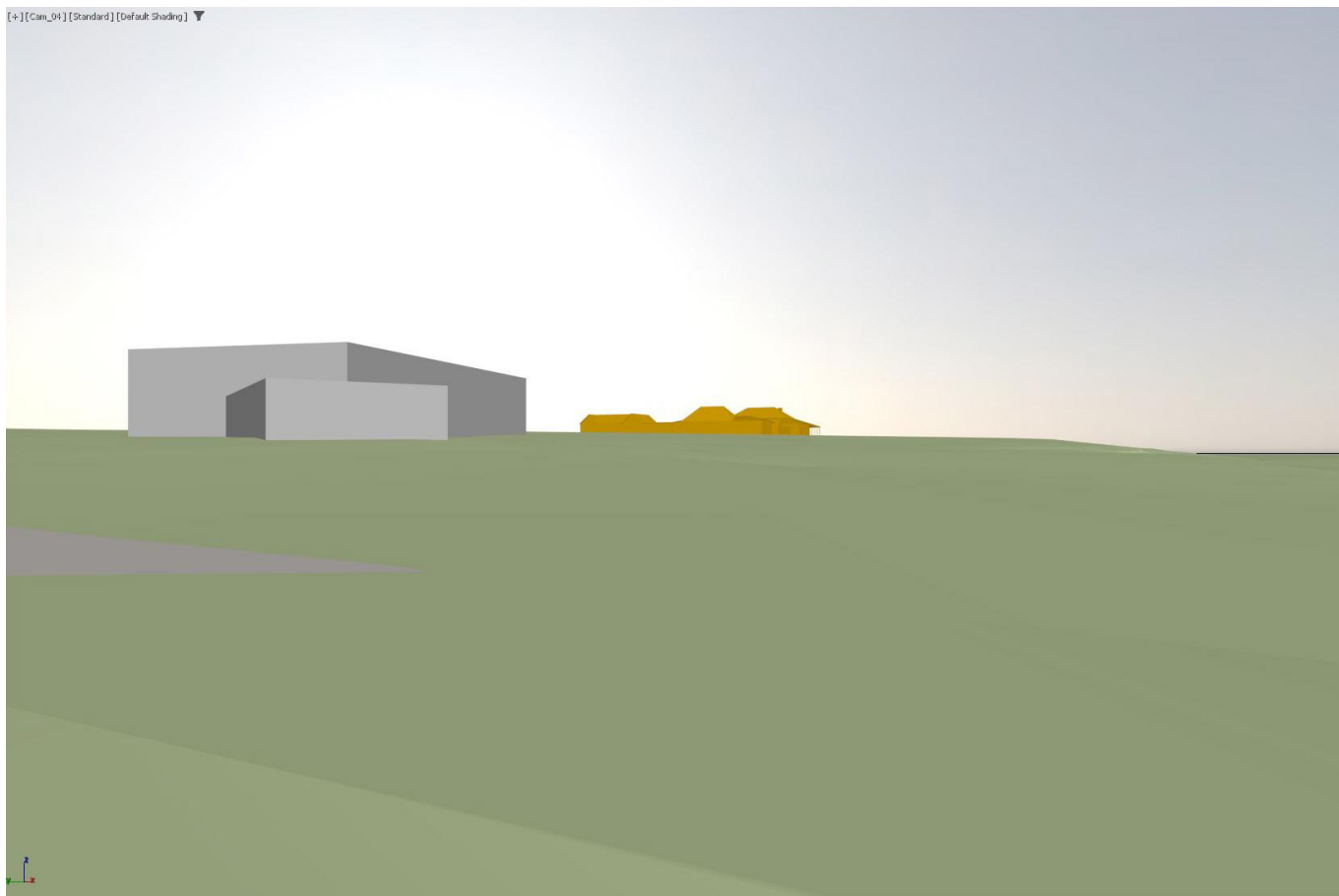


Figure 11 Viewpoint 1 – New public road to west of site (south-west): existing view

Source: Virtual Ideas based on model provided by the WPCA

8.1.2 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 13 Viewpoint 1 – New public road to west of site (south-west): Sensitivity of the viewpoint to the nature of change proposed

Factor	Assessment	Rating
Visual characteristics	The view is across open grassland to vegetation associated with Thompsons Creek in the background. Kelvin Park Homestead is visible in the midground, which includes the various outbuildings associated with the homestead.	Medium
Social and cultural value	While the view includes the Kelvin Park Homestead, it does exhibit attributes typically indicative of social and cultural value such as designation in a planning instrument, recognition by a relevant body such as the National Trust, reference in literature or art or provision of facilities for its enjoyment	Medium

Factor	Assessment	Rating
Type of people	As the view will predominantly be seen by travellers on a collector road and local residents, the view has a medium level of sensitivity	Medium
Number of people	As this view will be visible from a collector road, it is reasonable to assume that it will ordinarily be seen by a medium number of people	Medium
Overall sensitivity to the nature of change proposed		Medium

8.1.3 Likely future view



Figure 12 Viewpoint 1 – New public road to west of site (south-west): likely future view

Source: Virtual Ideas based on model provided by the WPCA

8.1.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 14 Viewpoint 1 – New public road to west of site (south-west): magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.1.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 15 Viewpoint 1 – New public road to west of site (south-west): significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.2 Viewpoint 2 – New public road to west of site (west): likely future view

The following table identifies the key parameters of this viewpoint and the following figure provides a 3D simulated model photograph of this view.

Table 16 Viewpoint 2 – New public road to west of site (west): likely future view: key parameters

Matter	Description
Viewing range	Close
Viewing distance	Adjoining
Viewing direction	East
Viewing elevation	Level

8.2.1 Existing view

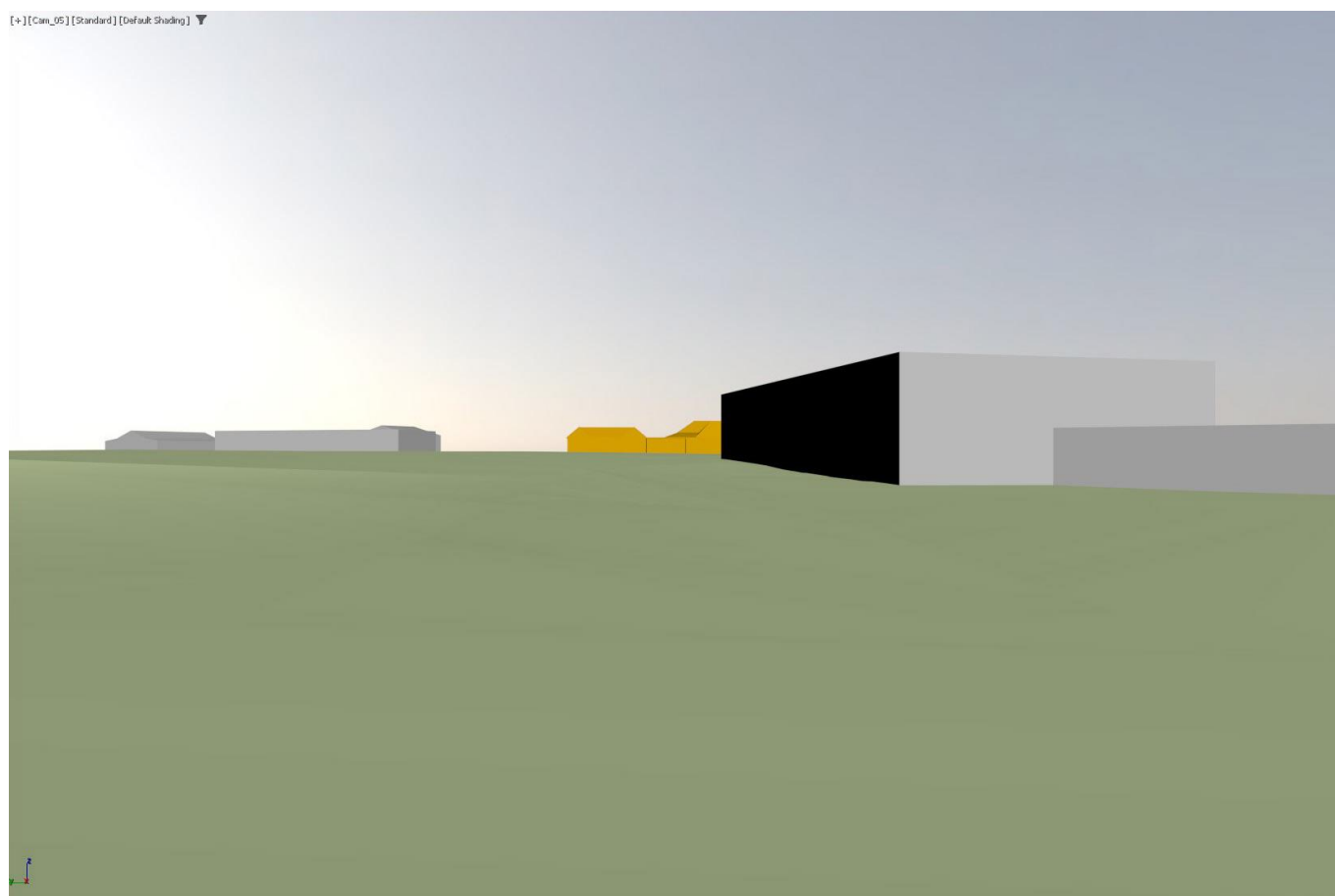


Figure 13 Viewpoint 2 – New public road to west of site (west): existing view

Source: Virtual Ideas based on model provided by the WPCA

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 17 Viewpoint 2 – New public road to west of site (west): Sensitivity of the viewpoint to the nature of change proposed

Factor	Assessment	Rating
Visual characteristics	The view is across open grassland to vegetation associated with Thompsons Creek in the background. Kelvin Park Homestead is visible in the midground which includes the various outbuildings associated with the homestead.	Medium
Social and cultural value	While the view includes the Kelvin Park Homestead, it does exhibit attributes typically indicative of social and cultural value such as designation in a planning instrument, recognition by a relevant body such as the National Trust, reference in literature or art or provision of facilities for its enjoyment	Medium
Type of people	As the view will predominantly be seen by travellers on a collector road and local residents, the view has a medium level of sensitivity	Medium
Number of people	As this view will be visible from a collector road, it is reasonable to assume that it will ordinarily be seen by a medium number of people	Medium
Overall sensitivity to the nature of change proposed		Medium

8.2.2 Likely future view



Figure 14 Viewpoint 2 – New public road to west of site (west): likely future view
Source: Virtual Ideas based on model provided by the WPCA

8.2.3 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 18 Viewpoint 2 – New public road to west of site (west): magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.2.4 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 19 Viewpoint 2 – New public road to west of site (west): significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.3 Viewpoint 3 – New public road to west of site (north-west)

The following table identifies the key parameters of this viewpoint and the following figure provides a 3D simulated model photograph of this view.

Table 20 Viewpoint 3 – New public road to west of site (north-west): key parameters

Matter	Description
Viewing range	Close
Viewing distance	Adjoining
Viewing direction	South-east
Viewing elevation	Level

8.3.1 Existing view

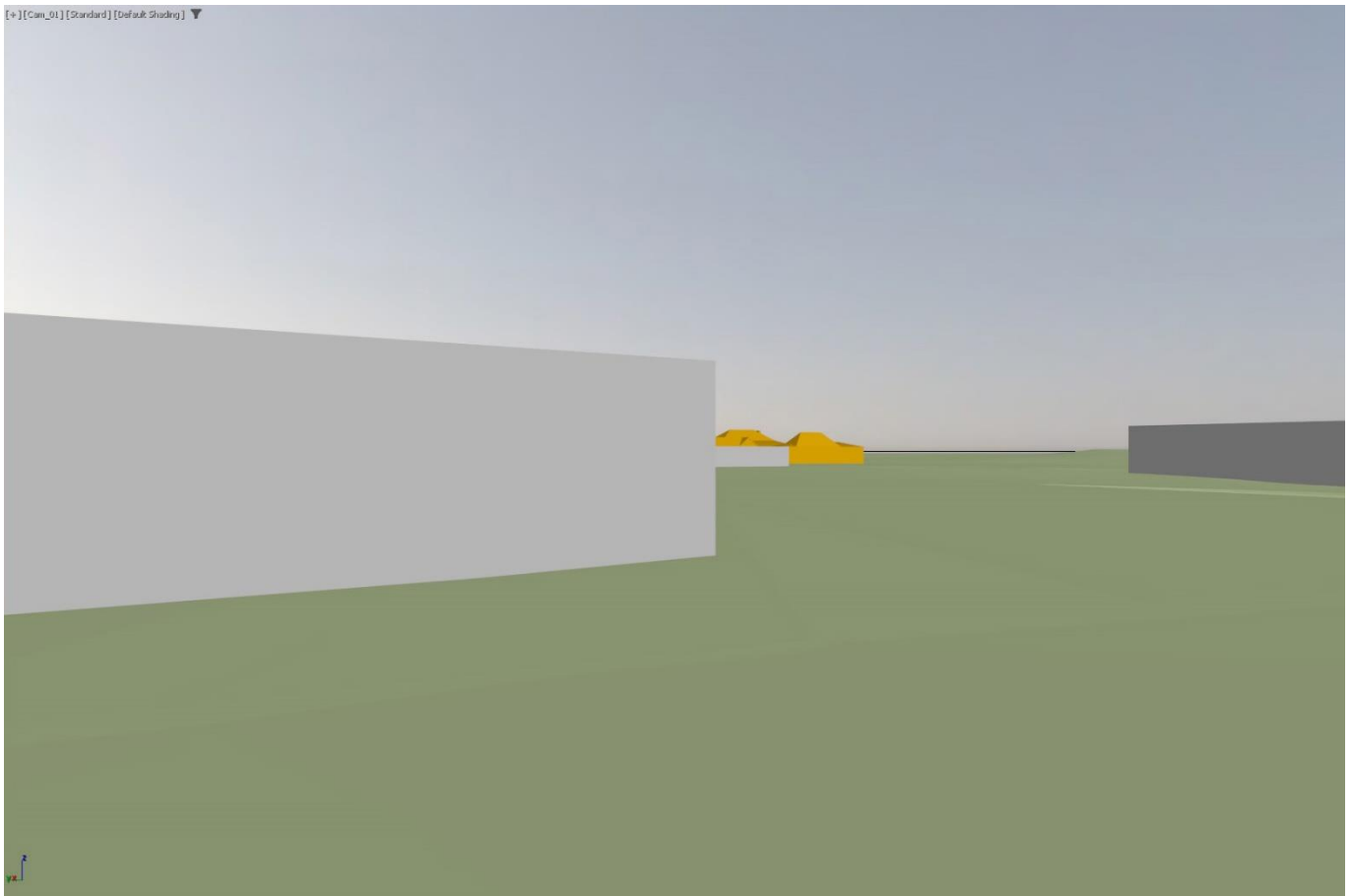


Figure 15 Viewpoint 3 – New public road to west of site (north-west): existing view

Source: Virtual Ideas based on model provided by the WPCA

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 21 Viewpoint 3 – New public road to west of site (north-west): Sensitivity of the viewpoint to the nature of change proposed

Factor	Assessment	Rating
Visual characteristics	At present, the view is dominated by a domestic shed and outdoor car storage	Low
Social and cultural value	The view does not exhibit attributes typically indicative of social and cultural value such as designation in a planning instrument, recognition by a relevant body such as the National Trust, reference in literature or art or provision of facilities for its enjoyment	Low
Type of people	As the view will predominantly be seen by travellers on a collector road and local residents, the view has a medium level of sensitivity	Medium
Number of people	As this view will be visible from a collector road, it is reasonable to assume that it will ordinarily be seen by a medium number of people	Medium

Factor	Assessment	Rating
Overall sensitivity to the nature of change proposed		Low - medium

8.3.2 Likely future view



Figure 16 Viewpoint 3 – New public road to west of site (north-west): likely future view

Source: Virtual Ideas based on model provided by the WPCA

8.3.3 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 22 Viewpoint 3 – New public road to west of site (north-west): magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Siz	Major change over wide area	Dominant	Considerable	Considerable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.3.4 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 23 Viewpoint 3 – New public road to west of site (north-west): significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.4 Viewpoint 4 – Thompsons Creek regional open space corridor

The following table identifies the key parameters of this viewpoint and the following figure provides a 3D simulated model photograph of this view.

Table 24 Viewpoint 4 – Thompsons Creek regional open space corridor: key parameters

Matter	Description
Viewing range	Medium
Viewing distance	200m (approx.)
Viewing direction	West
Viewing elevation	Above

8.4.1 Existing view

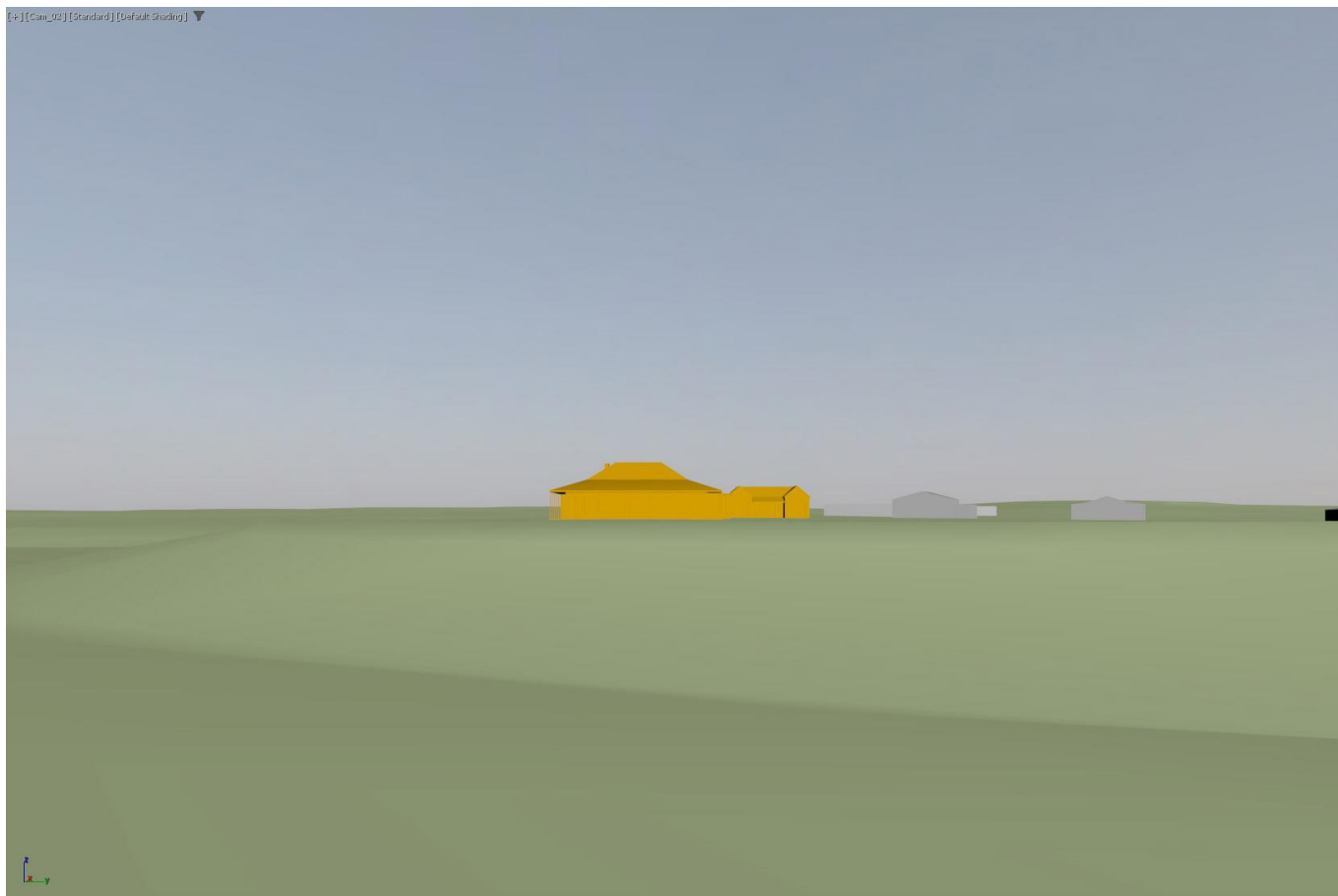


Figure 17 Viewpoint 4 – Thompsons Creek regional open space corridor: existing view

Source: Virtual Ideas based on model provided by the WPCA

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 25 Viewpoint 4 – Thompsons Creek regional open space corridor: Sensitivity of the viewpoint to the nature of change proposed

Factor	Assessment	Rating
Visual characteristics	The view is in front of Thompsons Creek, looking across the waterway and its associated bushland and open grassland. Variation in the topography is evident. Subject to the future treatment of this existing vegetation, Kelvin Park Homestead may be visible in the background	Medium
Social and cultural value	As it is associated with regional open space, the proposal has medium value. While Kelvin Park Homestead may be visible in the future, this view does not exhibit attributes typically indicative of social and cultural value such as designation in a planning instrument, recognition by a relevant body such as the National Trust, reference in literature or art or provision of facilities for its enjoyment	Medium

Factor	Assessment	Rating
Type of people	As the view will predominantly be seen by people engaged in outdoor active recreation, the view has a medium level of sensitivity	Medium
Number of people	As this view will be visible from regional open space, it is reasonable to assume that it will ordinarily be seen by a medium number of people	Medium
Overall sensitivity to the nature of change proposed		Medium

8.4.2 Likely future view

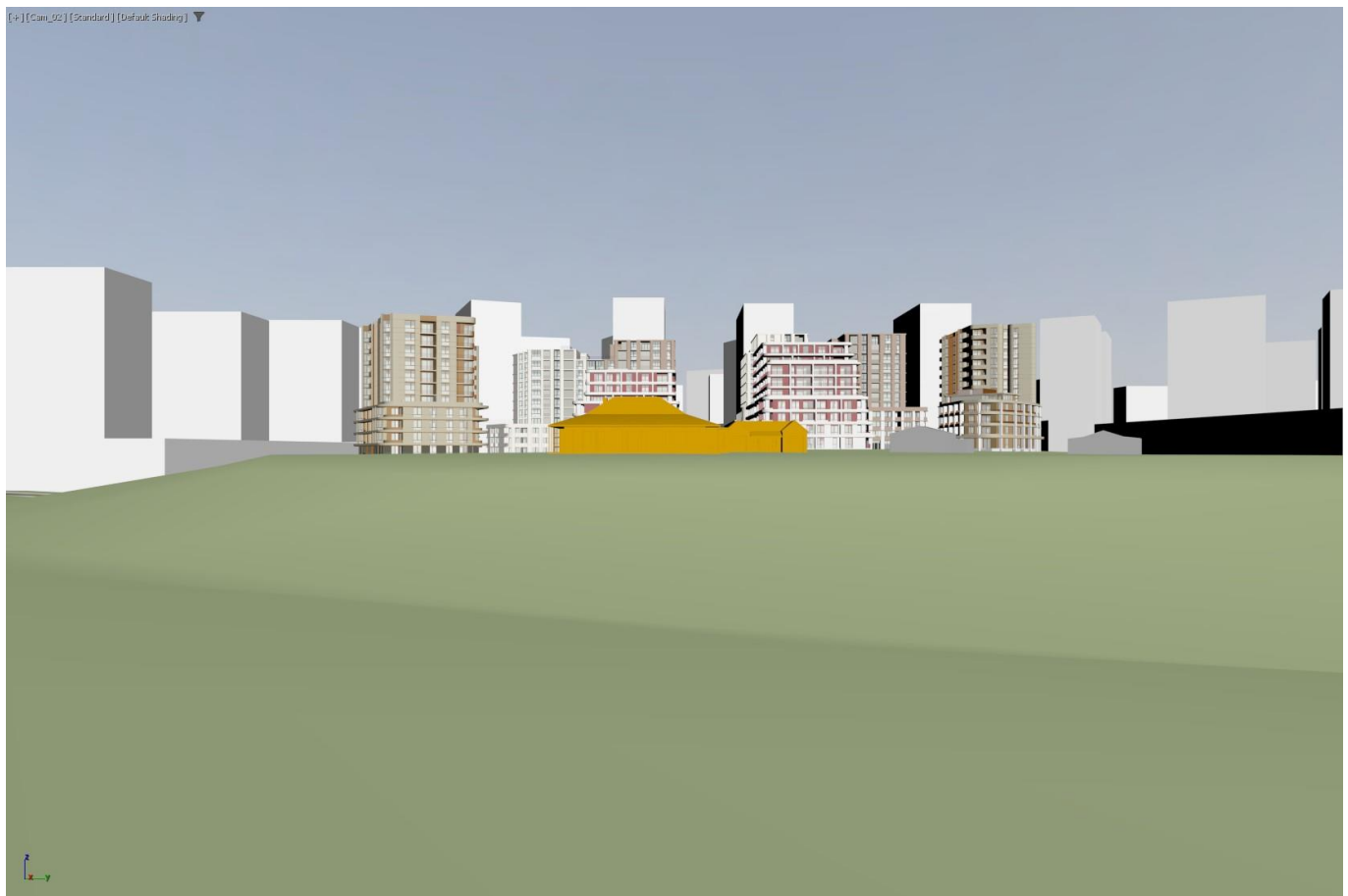


Figure 18 Viewpoint 4 – Thompsons Creek regional open space corridor: likely future view

Source: Virtual Ideas based on model provided by the WPCA

8.4.3 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 26 Viewpoint 4 – Thompsons Creek regional open space corridor: magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.4.4 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 27 Viewpoint 4 – Thompsons Creek regional open space corridor: significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.5 Viewpoint 5 – View from Kelvin Park Homestead

The following table identifies the key parameters of this viewpoint and the following figure provides a 3D simulated model photograph of this view.

Table 28 Viewpoint 5 – Kelvin Park Homestead: key parameters

Matter	Description
Viewing range	Close
Viewing distance	75m (approx.)
Viewing direction	West
Viewing elevation	Level

8.5.1 Existing view

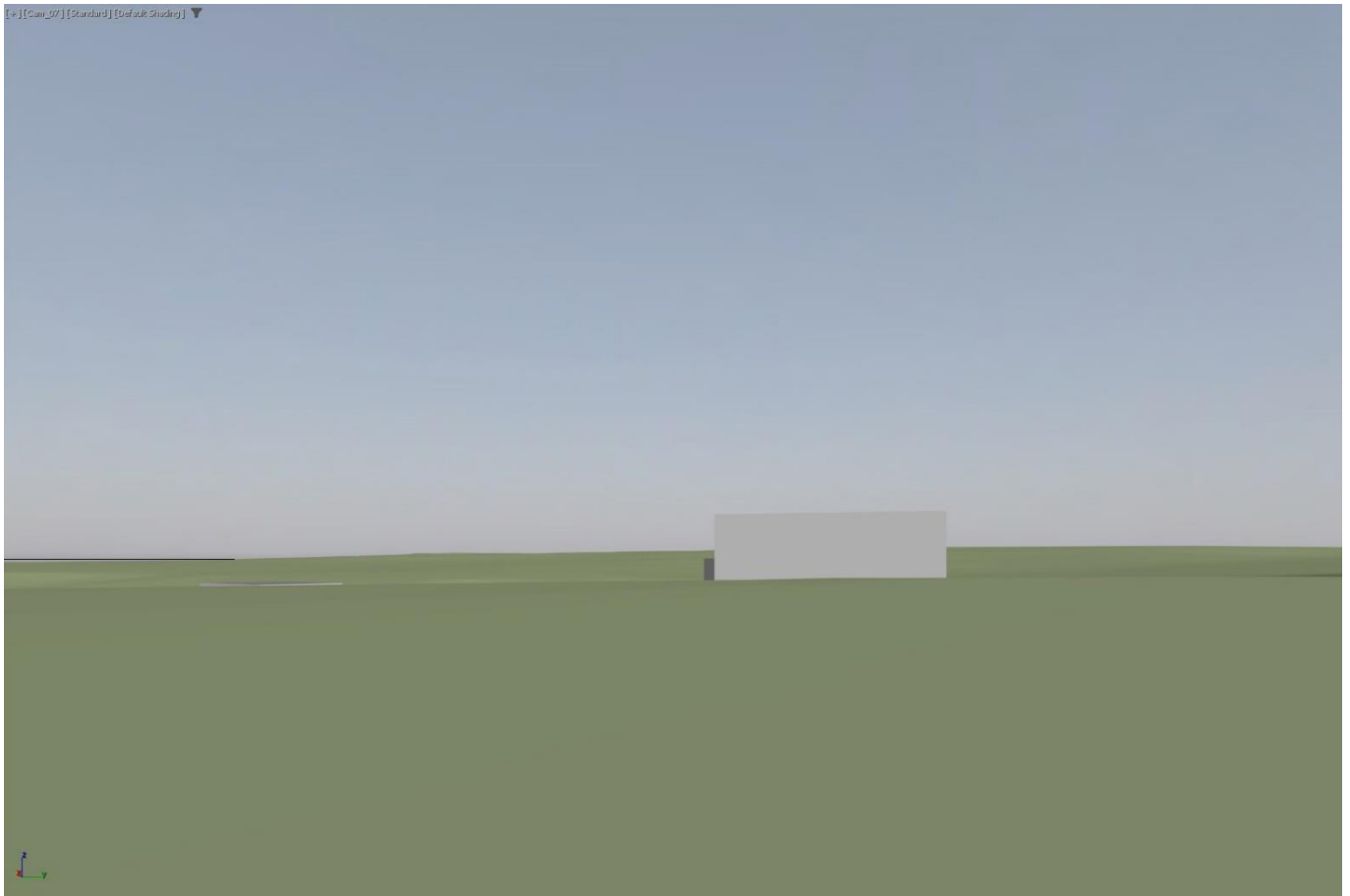


Figure 19 Viewpoint 5 – Kelvin Park Homestead: existing view

Source: Virtual Ideas based on model provided by the WPCA

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 29 Viewpoint 5 – Kelvin Park Homestead: Sensitivity of the viewpoint to the nature of change proposed

Factor	Assessment	Rating
Visual characteristics	The view is across open grassland	Medium

Factor	Assessment	Rating
Social and cultural value	While the view is from the grounds of Kelvin Park Homestead, it does exhibit values typically indicative of social and cultural value such as designation in a planning instrument, recognition by a relevant body such as the National Trust, reference in literature or art or provision of facilities for its enjoyment	Medium
Type of people	As it is from a private property, the view will predominantly be seen by residents at home	High
Number of people	As it is from a private property, it is reasonable to assume that it will ordinarily be seen by a low number of people	Low
Overall sensitivity to the nature of change proposed		Medium

8.5.2 Likely future view



Figure 20 Viewpoint 5 – View from Kelvin Park Homestead: likely future view

Source: Virtual Ideas based on model provided by the WPCA

8.5.3 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 30 Viewpoint 5 – Kelvin Park Homestead: magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.5.4 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 31 Viewpoint 5 – Kelvin Park Homestead: significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.6 Viewpoint 6 – Whitaker Road bridge over Thompsons Creek Road

The following table identifies the key parameters of this viewpoint and the following figure provides a 3D simulated model photograph of this view.

Table 32 Viewpoint 6 – Whitaker Road bridge over Thompsons Creek Road: key parameters

Matter	Description
Viewing range	Long
Viewing distance	360m (approx.)
Viewing direction	North-west
Viewing elevation	Level

8.6.1 Existing view

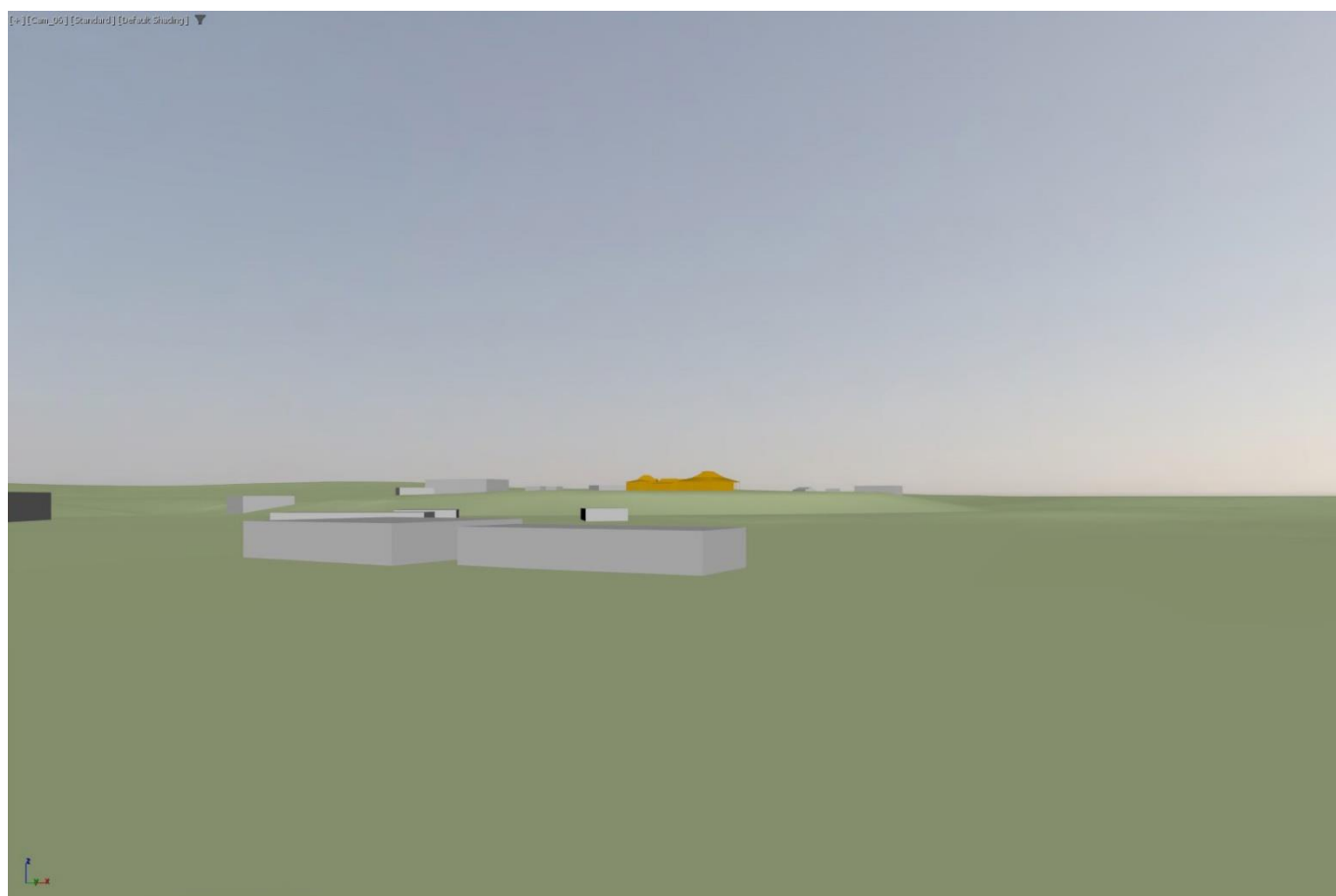


Figure 21 Viewpoint 6 – Whitaker Road bridge over Thompsons Creek Road: existing view

Source: Virtual Ideas based on model provided by the WPCA

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 33 Viewpoint 6 – Whitaker Road bridge over Thompsons Creek Road: Sensitivity of the viewpoint to the nature of change proposed

Factor	Assessment	Rating
Visual characteristics	The view is across Thompsons Creek and its associated bushland and open grassland. Subject to the future treatment of this existing vegetation, Kelvin Park Homestead may be visible in the background	Medium
Social and cultural value	As it is associated with regional open space, the proposal has medium value. While Kelvin Park Homestead may be visible in the future, this view does not exhibit attributes typically indicative of social and cultural value such as designation in a planning instrument, recognition by a relevant body such as the National Trust, reference in literature or art or provision of facilities for its enjoyment	Medium
Type of people	As the view will predominantly be seen by travellers on a collector road, the view has a medium level of sensitivity	Medium
Number of people	As this view will be visible from a collector road, it is reasonable to assume that it will ordinarily be seen by a medium number of people	Medium
Overall sensitivity to the nature of change proposed		Medium

8.6.2 Likely future view



Figure 22 Viewpoint 6 – Whitaker Road bridge over Thompsons Creek Road: likely future view
Source: Virtual Ideas based on model provided by the WPCA

8.6.3 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 34 Viewpoint 6 – Whitaker Road bridge over Thompsons Creek Road: magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.6.4 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 35 Viewpoint 6 – Whitaker Road bridge over Thompsons Creek Road: significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.7 Viewpoint 7 – South-west of Kelvin Park Homestead

The following table identifies the key parameters of this viewpoint and the following figure provides a 3D simulated model photograph of this view.

Table 36 Viewpoint 7 – South-west of Kelvin Park Homestead: key parameters

Matter	Description
Viewing range	Close
Viewing distance	65m (approx.)
Viewing direction	North-east
Viewing elevation	Level

8.7.1 Existing view



Figure 23 Viewpoint 7 – South-west of Kelvin Park Homestead: existing view

Source: Virtual Ideas based on model provided by the WPCA

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 37 Viewpoint 7 – South-west of Kelvin Park Homestead: Sensitivity of the viewpoint to the nature of change proposed

Factor	Assessment	Rating
Visual characteristics	The view is across the private open space within the Kelvin Park Homestead site, and features Kelvin Park Homestead in the background	Medium
Social and cultural value	While Kelvin Park Homestead is visible, this view does not exhibit attributes typically indicative of social and cultural value such as designation in a planning instrument, recognition by a relevant body such as the National Trust, reference in literature or art or provision of facilities for its enjoyment	Medium
Type of people	As the view will be seen from the private access road to Kelvin Park Homestead it will predominantly be seen by residents at home	High

Factor	Assessment	Rating
Number of people	The view will ordinarily be seen by a low number of people	Low
Overall sensitivity to the nature of change proposed		Medium

8.7.2 Likely future view



Figure 24 Viewpoint 7 – South-west of Kelvin Park Homestead: likely future view

Source: Virtual Ideas based on model provided by the WPCA

8.7.3 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 38 Viewpoint 7 – South-west of Kelvin Park Homestead: magnitude of the nature of change proposed



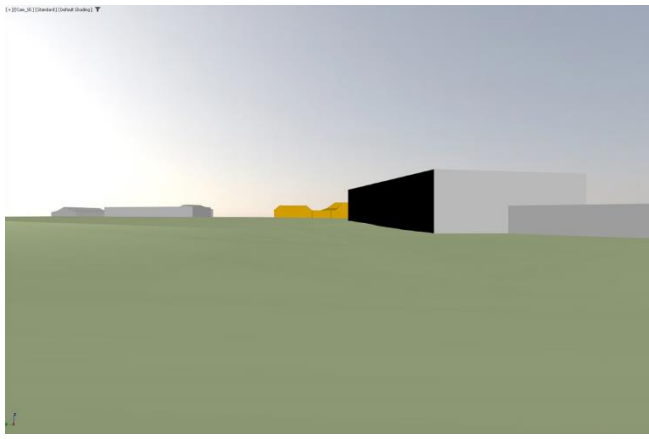

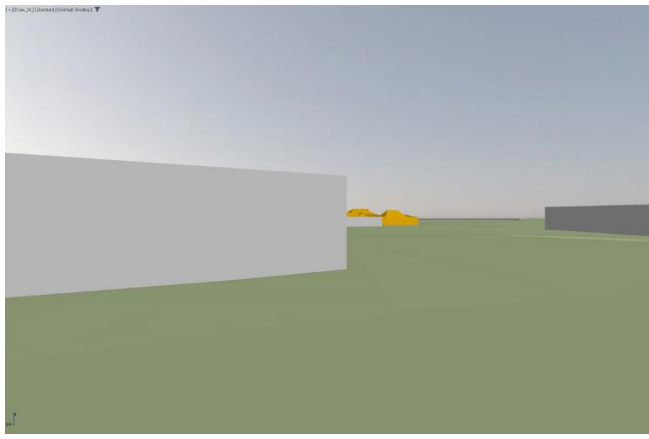

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

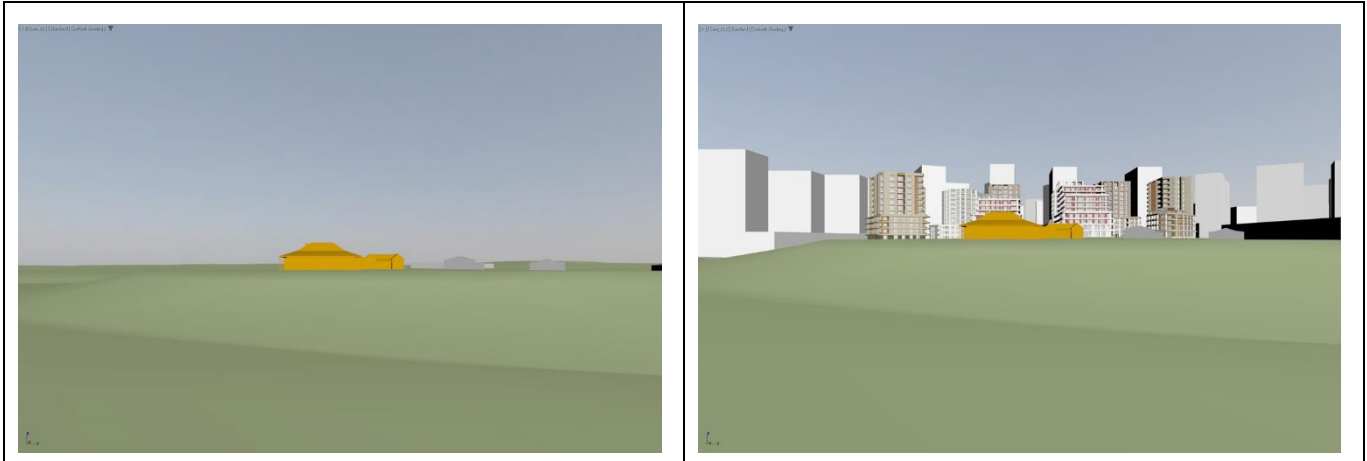
8.7.4 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 39 Viewpoint 7 – South-west of Kelvin Park Homestead: significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

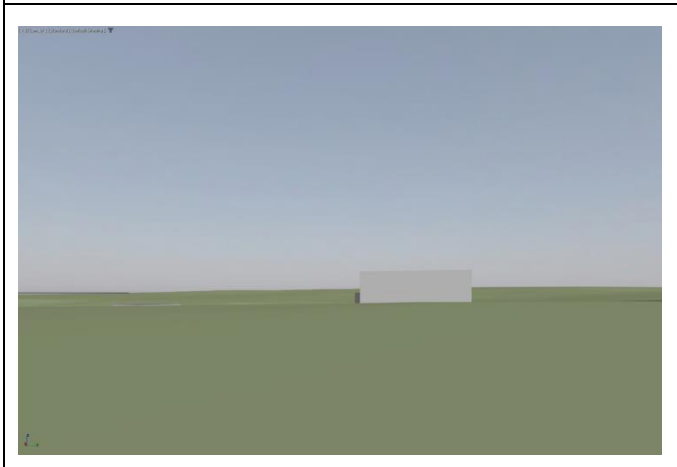
<p>Viewpoint 1: New public road to west of site (south-west)</p>	
	
Existing view	Likely future view
<p>Viewpoint 2: New public road to west of site (west)</p>	
	
Existing view	Likely future view
<p>Viewpoint 3: New public road to west of site (north-west)</p>	
	
Existing view	Likely future view
<p>Viewpoint 4: Thompsons Creek regional open space corridor</p>	



Existing view

Likely future view

Viewpoint 5: Kelvin Park Homestead

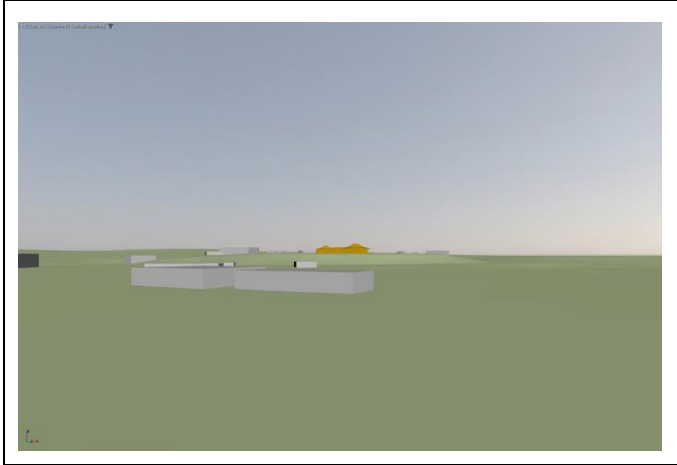


Existing view



Likely future view

Viewpoint 6: Whitaker Road bridge over Thompsons Creek Road



Existing view



Likely future view

Viewpoint 7: South-west of Kelvin Park Homestead

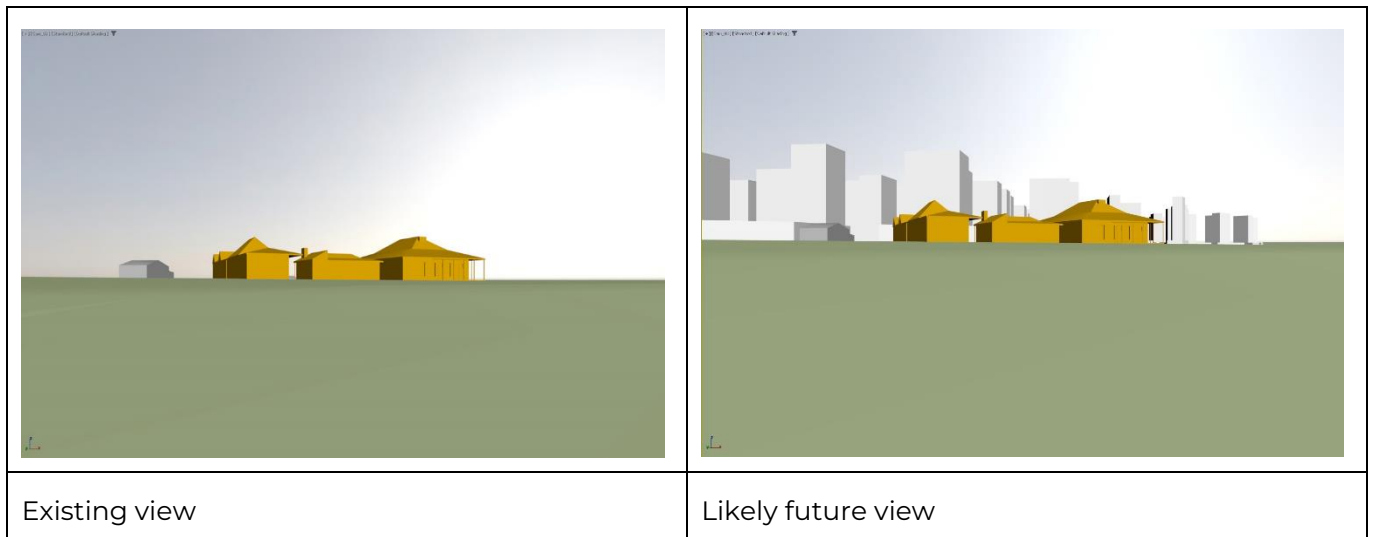


Figure 25 Summary of visual impact

Source: Virtual Ideas based on model provided by the WPCA

8.8.1 Main visual impacts

The proposal will change the visual environment from a rural and rural residential landscape character area (LCA) to a higher density urban LCA. In particular, it will introduce a series of new larger scale, higher-rise buildings. Ultimately, in context with the overall development changes to the broader area and Bradfield City Centre, the visual impacts of the proposed development will not be significant.

It will replace all existing built elements within the site, including the shed and adjoining outdoor vehicle storage that while largely not visible from the public domain, do not contribute to visual amenity.

While the main local built visual feature is the Kelvin Park Homestead, it is not currently visible from the public domain from locations to the west. The siting of buildings will create view corridors from the proposed new collector road adjoining the site to the west, increasing its visibility to the public.

In views from east and south along Thompsons Creek, along with other development planned for the Bradfield City Centre, the proposal will result in Kelvin Park Homestead being seen within a context and against a backdrop of new larger scale, higher-rise buildings.

It is noted that development within the Kelvin Park Homestead, which is envisaged to be larger scale and potentially higher-rise under planning controls, has the potential to modify these visual impacts.

8.8.2 Sensitivity, magnitude and significance of visual impact

The following table identifies the sensitivity, magnitude and significance of this visual impact.

Table 40 Findings of sensitivity, magnitude and significance of visual impact

Viewpoint no.	Viewpoint name	Sensitivity	Magnitude	Significance
1.	New public road to west of site (south-west)	Moderate	Dominant	High
2.	New public road to west of site (west)	Moderate	Dominant	High

Viewpoint no.	Viewpoint name	Sensitivity	Magnitude	Significance
3.	New public road to west of site (north-west)	Moderate	Dominant	High
4.	Thompsons Creek regional open space corridor	Moderate	Considerable	Moderate
5.	Kelvin Park Homestead	Moderate	Dominant	High
6.	Whitaker Road bridge over Thompsons Creek Road	Moderate	Considerable	Moderate
7.	South-west of Kelvin Park Homestead	Moderate	Imperceptible	Negligible

9.0 Assessment against the planning framework

9.1 State Environmental Planning Policy (Precincts—Western Parkland City) 2021

The following table identifies the most relevant parts of the Western Parkland City SEPP to view and visual impact.

Table 41 Requirements of the Western Parkland City SEPP 2021 relating to view and visual impact

Part	Requirement	Assessment	Consistency
Section 4.26 'Heritage conservation', objective (b)	<ul style="list-style-type: none"> To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views 	<p>WPCA commissioned Extent Heritage Pty Ltd to prepare a Statement of Heritage Impact (SoHI) on non-Aboriginal heritage for the Bradfield City Centre Master Plan. This considered impact on Kelvin Park Homestead.</p> <p>The SoHI concluded:</p> <ul style="list-style-type: none"> The assessment of heritage impacts contained within Section 9 of this report has determined that the proposed Master Plan will have a minor adverse impact on the heritage significance of the State listed homestead, Kelvin. The proposed Master Plan will transform a portion of the rural landscape surrounding this heritage item. Although there will be no direct physical or visual impacts associated with this proposal, the proposed changes will have indirect visual impact. The proposed Master Plan will inevitably impact the views west 	Yes

Part	Requirement	Assessment	Consistency
		<p>from the homestead and farm outbuildings, as the retained rural qualities of the wider landscape have contributed to the extended visual curtilage of this item, beyond that which is contained in the SHR curtilage. Impacts, however, are limited to land located at the rear of this heritage item and at a suitable distance from key features of significance. The proposed Master Plan will not detract from the significance of the item, as it will remain legible in the landscape as an early nineteenth century homestead and farming complex. Furthermore, key views to north and east will be retained supporting the extended visual curtilage and setting of an item in a semi-rural setting.</p> <p>It then concludes:</p> <ul style="list-style-type: none"> • While the proposed development will significantly modify the existing rural character of the area, the Master Plan is consistent with the planning objectives projected for the area. Several mitigation measures and recommendations have been provided in this report including the planning controls, sensitive building design, use of green spaces and heritage interpretation which provide opportunities to limit the impact of this Master Plan and provide a positive outcome from a heritage perspective. As such, the impacts to heritage are considered acceptable in understanding the positive outcomes of the proposed development for the wider community. <p>On this basis, it can be considered that the proposal conserve the heritage significance of Kelvin Park Homestead, including views.</p>	
<p>Section 4.33 'Consideration of design excellence'</p>	<ul style="list-style-type: none"> • (1) In considering whether development exhibits design excellence for the purposes of this Part, the consent authority must have regard to the following matters – - (d) whether the development detrimentally impacts on view corridors 	<p>View corridors have been subject to evolution over the life of planning for the Aerotropolis and the Bradfield City Centre.</p> <p>The most recent draft Masterplan seeks to retain:</p> <ul style="list-style-type: none"> • views from the ridgeline further to the west of the site and Bradfield City Centre to the Thompsons 	<p>Yes</p>

Part	Requirement	Assessment	Consistency
		<p>Creek and South Creek open space corridors</p> <ul style="list-style-type: none"> views along street through the Bradfield City Centre to the Thompsons Creek open space corridor. <p>While reference is not made in the draft Masterplan to views from the public domain to Kelvin Park Homestead, such views are possible through the alignment of the east-west street located north of the proposed Central Park.</p> <p>Critical views are considered to be those directly linking the metro station and Central Park to the parklands. This specifically includes the main north-south street aligned with the metro corridor and the main east-west street that links the metro station and Central Park to the major event space in the Eastern Parklands. The proposal will not impact these views.</p> <p>As the remaining north-south aligned streets are wholly included in the Bradfield City Centre and terminate directly at the Thompsons Creek open space corridor, there is a reasonable expectation that view connection along these streets to be retained.</p> <p>However, the practical context for the remaining two east-west aligned streets are fundamentally different. They are not wholly included in the Bradfield City Centre and do not terminate directly at the Thompsons Creek open space corridor. Rather, they traverse other privately owned properties, including the site and adjoining land to the east.</p> <p>Furthermore, they need to traverse a considerable length before reaching the Thompsons Creek open space corridor. Critically, underlying built form on these sites shown in the draft Masterplan blocks these views.</p> <p>As such, it is consider impractical and unreasonable to realise these views, in particular considering the extensive other connections to the Thompsons Creek open space corridor that will be achieved.</p> <p>Nonetheless, the proposal does take reasonable steps to achieve a visual connection through the site from the new collector street to the Kelvin</p>	

Part	Requirement	Assessment	Consistency
		<p>Park Homestead. While it is noted that this outcome is dependent on the siting of future development on the Kelvin Park Homestead site itself, this provides a key connection in the middle of the site, and secondary connections at its south-west and north-west corners. This has been achieved through the deliberate siting and massing of built form, in particular through gaps in the collector street street wall and alignment of buildings behind this street wall in a primarily east-west direction .</p> <p>As such, the proposal is considered to take reasonable steps to avoid detrimental impacts on view corridors</p>	

9.2 Western Sydney Aerotropolis Precinct Plan

The following table identifies the most relevant parts of the Precinct Plan to view and visual impact.

Table 42 Requirements of the Precinct Plan relating to view and visual impact

Part	Requirement	Assessment	Consistency
4.1 Proposed Land Use and Structure Plan	LU4 Connect ridgelines to watercourses through linear streets that maintain and enhance visual connections, integrate canopy cover, deep soil, landscaping and water management	This is discussed in the above table	Yes
4.4 Non-Aboriginal and European Heritage	NA2 Position new development, including the design of subdivision and buildings, to maintain visual links, context and significance of the heritage item and its setting	This is discussed in the above table	Yes
5.2 Height	H2 In the Mixed Use Zone, ensure development does not adversely impact on the amenity of the public domain and adjacent residential areas and that site topography, views and landscape character have been considered	The height of buildings is consistent with that envisaged under planning controls for the site and context. As noted in the above table, siting of buildings is a more relevant consideration than height of buildings to considering views.	Yes

9.3 Bradfield City Centre Draft Master Plan

The following table identifies the most relevant parts of the draft Master Plan to view and visual impact.

Table 43 Requirements of the draft Master Plan relating to view and visual impact

Part	Requirement	Assessment	Consistency
Objectives	Bradfield City Centre will be shaped by Country from the preservation of the valued waterways, riparian zones, trees and vegetation; retention of views and connections from the ridges the creeks; and restorative planting to care for Country	This is discussed in the above table	Yes
Master Plan	The Bradfield Master Plan refines and enhances the Aerotropolis Precinct Plan as it applies to the Bradfield City Centre to deliver the vision and Master Plan objectives outlined above. In particular it seeks to refine the Aerotropolis Precinct Plan to deliver more open space and green space, improve connectivity and legibility, identify and retain significant views and enhance Connections with Country.	This is discussed in the above table	Yes
Designing with Country	Views — Visual connections between key spaces and from the higher ridges to lower lying creeks and ecologies	This is discussed in the above table	Yes
Built form design principles	Protect and respond to key views and vistas to reinforce the connection to Country	This is discussed in the above table	Yes

10.0 Discussion of key issues

10.1 Visual relationship with Kelvin Park Homestead

As can be seen through viewpoint 1: new public road to west of site (south-west), viewpoint 2: new public road to west of site (west) and viewpoint 3: new public road to west of site (north-west), through siting of built form the proposal creates multiple new visual connection between the proposed collector road adjoining the site to the west. This comprises a key view through the middle of the site (viewpoint 1), and supporting views through the south-west (viewpoint 2) and north-west (viewpoint 3) of the site. Through breaking up built form into multiple buildings, aligning these buildings in an east-west arrangement (apart from the street wall buildings required for engagement with the street) and creation of considerable communal private open space, views from the site to Kelvin Park Homestead have also been created. It is however noted that the retention of these views is highly dependent on the arrangement of future built form on the Kelvin Park Homestead site as allowed for under planning controls.

As can be seen from viewpoint 3: Kelvin Park Homestead, while the proposal will be highly visible, there is sufficient distance between the viewpoint and the site to adequately mitigate for this impact and ensure it will not overwhelm the homestead. In particular, the ability of see the entirety of building heights and its relationship with the remainder of the Bradfield City Centre helps orient and makes sense of scale, form and context for the viewer.

As can be seen from viewpoint 4: Thompsons Creek regional open space corridor from the Thompsons Creek Corridor, the proposal will be seen in the backdrop of views to Kelvin Park Homestead. While of considerable scale relative to the homestead, due to inherent site attributes

such as the homestead appearing closer to the viewer and the site's separation distance from the homestead as well as intentional design measures such as siting, height and massing (in particular the use of podiums and stepping down of height), the proposal will not visually overwhelm the homestead. In addition, the distinct typology, style, materiality and colour difference will enable the viewer to recognise and appreciate the homestead.

Again, as with visual connection between the proposed collector road adjoining the site to the west, this outcome is highly dependent on the arrangement of future built form on the Kelvin Park Homestead site as allowed for under planning controls

10.2 Visual relationship with Thompsons Creek regional open space corridor

As has been argued, creating visual connection through the site from roads to the Thompsons Creek open space corridor as sought by the draft Masterplan is impractical and unreasonable as these streets:

- are not wholly included in the Bradfield City Centre
- do not terminate directly at the Thompsons Creek open space corridor
- establish view corridors that traverse considerable lengths through other privately owned properties, with these areas being shown for considerable development that blocks these corridors in the draft Masterplan.

Rather, it is argued that high levels of visual connectivity will be achieved the Thompsons Creek open space corridor through other nearby streets in Bradfield City Centre, in particular the main north-south aligned street that connects the metro station and Central Park with the water feature and the main east-aligned street that connects the metro station and Central Park with the major event space in the Eastern Parklands.

As with the Kelvin Park Homestead, due to inherent site attributes such separation distance as well as intentional design measures such as siting, height and massing, the proposal will not visually overwhelm the open space corridor.

10.3 Visual impact from proposed nearby higher volume roads

The proposal will enable a greater appreciation of Kelvin Park Homestead by opening up new views through the site to the homestead from the proposed collector road adjoining the site to the west.

As can be seen from Viewpoint 6: Whitaker Road bridge over Thompsons Creek Road, then proposal will not block views from this important threshold entry point into the Bradfield City Centre. While of a greater scale, it will integrate with other envisaged future development and will not visually overwhelm the homestead relative to what is intended under planning controls.

11.0 Mitigation measures

There are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

This is generally consistent with the principles for the management of environmental impacts in the GLVIA3 (part 3.37).

Under the GLVIA3 (part 4.21), there are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development.

- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the Planning Report, the proposal has been the subject to a design process that has included consideration of visual impact. This has resulted in the incorporation of a number of primary measures that seek to avoid and minimise any potential significant adverse visual impacts.

These include:

- breaking built form into a number of smaller buildings
- orienting the long elevation of buildings away from the future collector road in an east-west alignment
- locating the tallest buildings in the west of the site, and stepping height down to the east
- breaking up the appearance of massing from the ground plane through the used of lower rise podiums
- incorporating considerable, well landscaped communal private open space within the breaks between buildings.

As has been determined by this VIA, the incorporation of these mitigation measures have been critical to the determination of acceptable visual impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact.

It is recommended that consideration be given to the following secondary measures.

Table 44 Recommended mitigation measures

Ref	Measure
Visual Impact	
1.	Ensure materials, colours , textures and other architectural detail is respectful of Kelvin Park Homestead, with overly bright colours to be avoided
2.	Where possible considering the overall landscape strategy and canopy coverage objectives, locate and select vegetation species to enable views from the collector road through the site to Kelvin Park Homestead


12.0 Conclusion

Subject to the recommended mitigation measures the proposal has acceptable visual and view loss impact. As such, it is the conclusion of this VIA that the proposal can be supported on visual and view impact grounds.

Appendix 1: Visual impact evidence

Virtual Ideas



An aerial photograph of a residential development site. The image shows a mix of existing buildings, roads, and open land. Overlaid on the image are several semi-transparent, light-colored 3D architectural renderings of proposed buildings and structures, showing their placement and scale within the site. The overall tone is dark and muted, with the renderings providing a clear contrast against the background.

The Retreat, Bringelly

[View impact renderings and methodology report](#)

20th May 2024

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for The Retreat, Bringelly with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. RENDERINGS METHODOLOGY

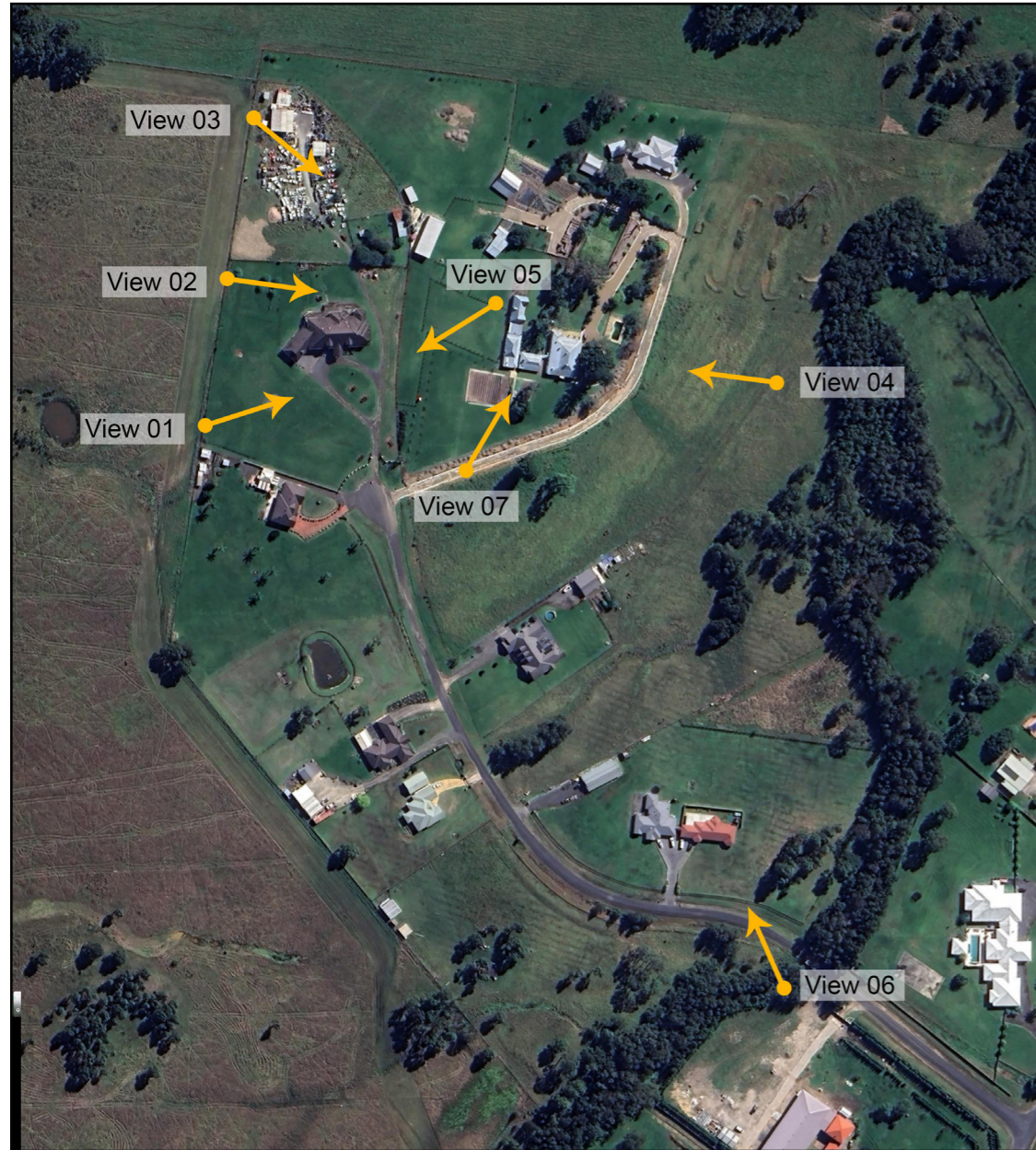
The following describes the process that we undertake to create the renderings that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

We have used data including existing, approved and proposed building 3D models to create the 3D scene. A detailed description of the data source used in this report can be found in Appendix A.

4. MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR THE RETREAT BRINGELLY



Existing



Proposed

Camera Positions

1. New public road to west of site (south-west)
2. New public road to west of site (west)
3. New public road to west of site (north-west)
4. Thompsons Creek regional open space corridor
5. From Kelvin Park Homestead
6. Whitaker Road bridge over Thompsons Creek Road
7. South-west of Kelvin Park Homestead

5.1 VIEWPOINT 1 - NEW PUBLIC ROAD TO WEST OF SITE (SOUTH-WEST)

CURRENT CONDITION

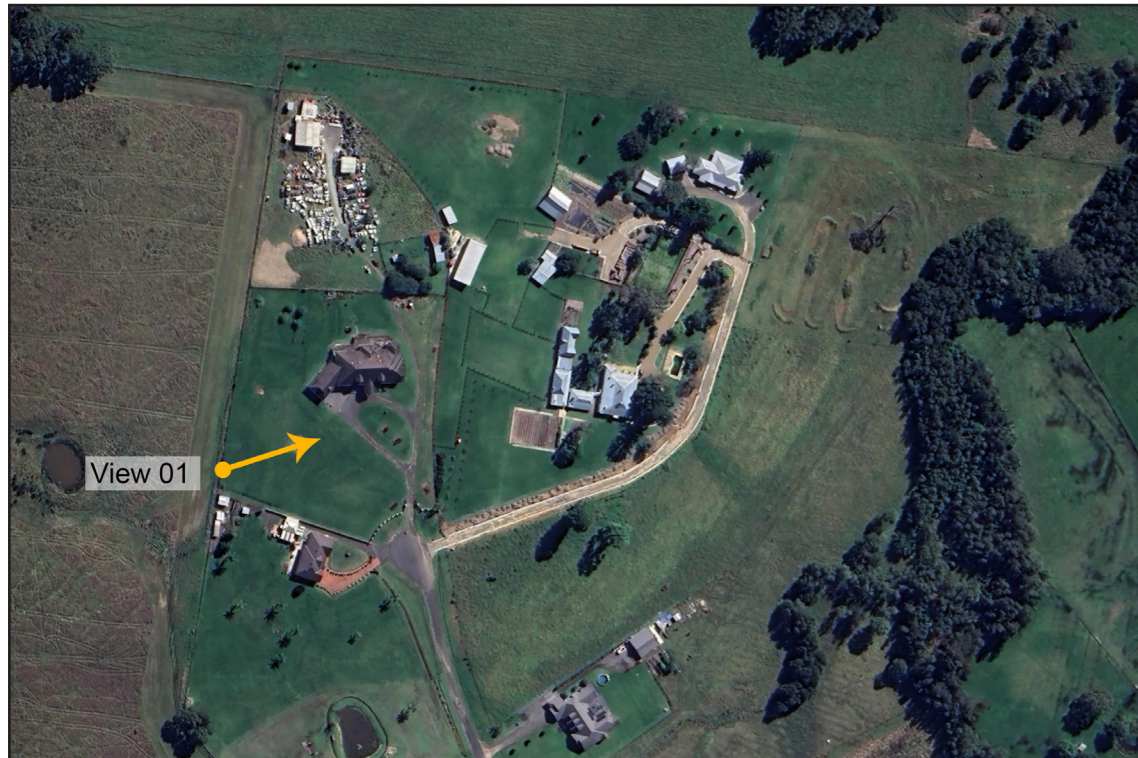


PROPOSED DEVELOPMENT



Camera RL:	65.7m
Camera lens:	24mm

EXISTING



PROPOSED



5.2 VIEWPOINT 1 - NEW PUBLIC ROAD TO WEST OF SITE (SOUTH-WEST)

CURRENT CONDITION



5.3 VIEWPOINT 1 - NEW PUBLIC ROAD TO WEST OF SITE (SOUTH-WEST)

PROPOSED DEVELOPMENT



6.1 VIEWPOINT 2 - NEW PUBLIC ROAD TO WEST OF SITE (WEST)

CURRENT CONDITION



PROPOSED DEVELOPMENT



Camera RL:	68.7m
Camera lens:	24mm

EXISTING

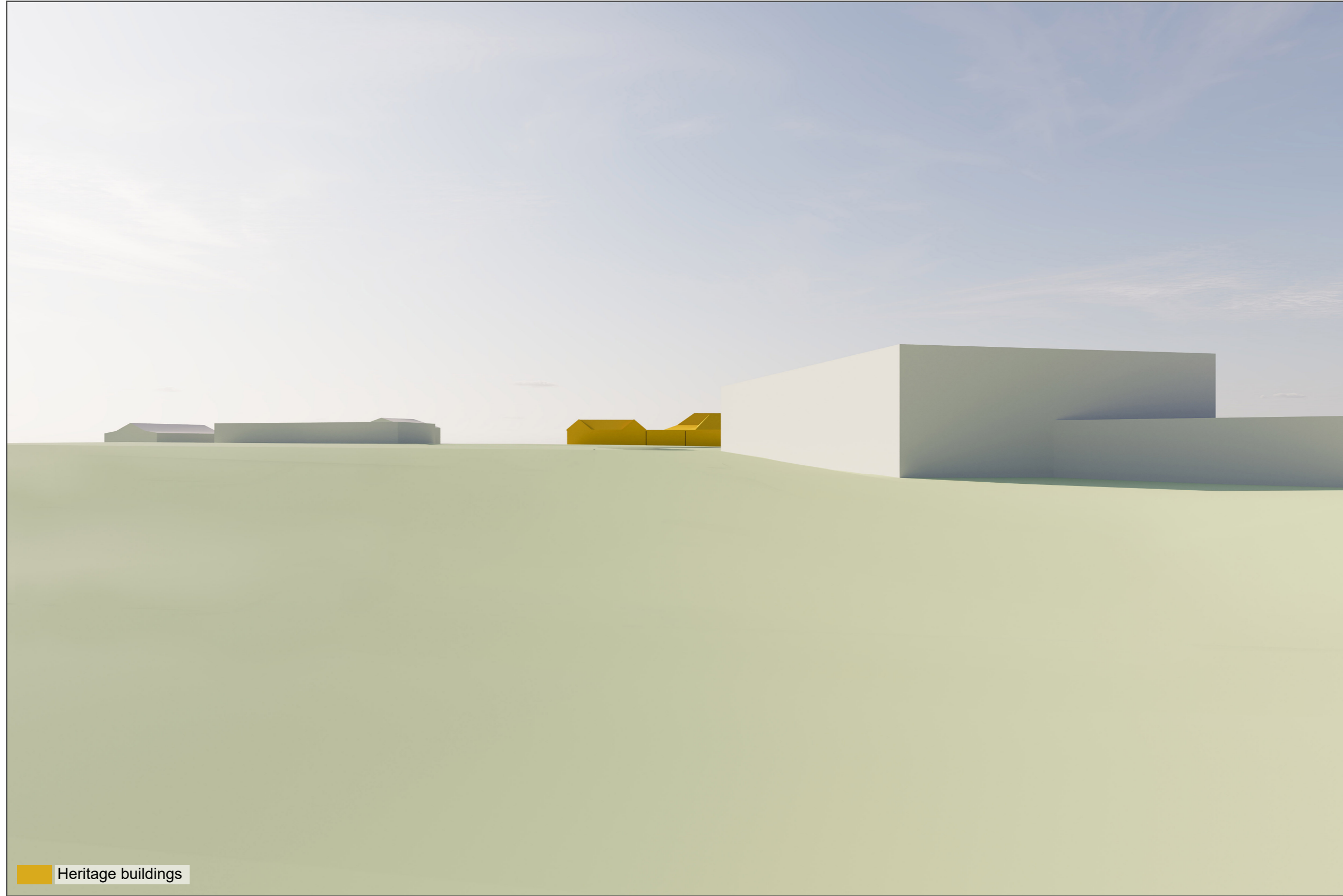


PROPOSED



6.2 VIEWPOINT 2 - NEW PUBLIC ROAD TO WEST OF SITE (WEST)

CURRENT CONDITION



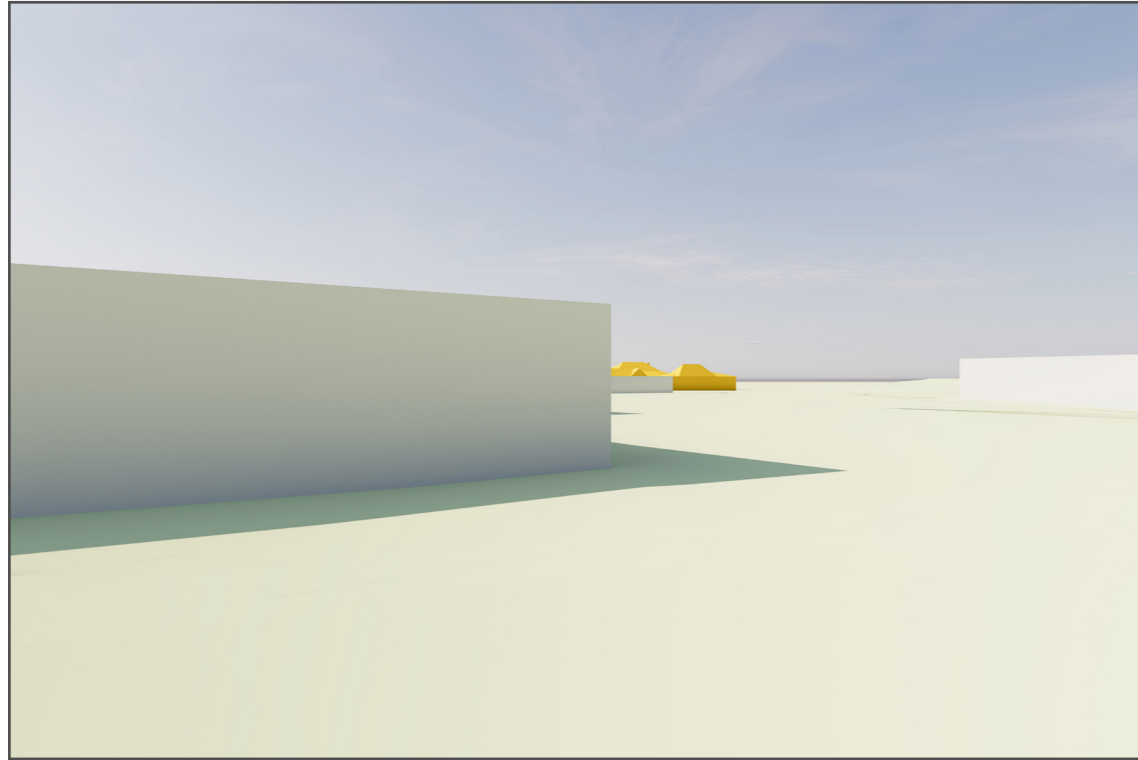
6.3 VIEWPOINT 2 - NEW PUBLIC ROAD TO WEST OF SITE (WEST)

PROPOSED DEVELOPMENT



7.1 VIEWPOINT 3 - NEW PUBLIC ROAD TO WEST OF SITE (NORTH-WEST)

CURRENT CONDITION



PROPOSED DEVELOPMENT



Camera RL:	71.2m
Camera lens:	24mm

EXISTING

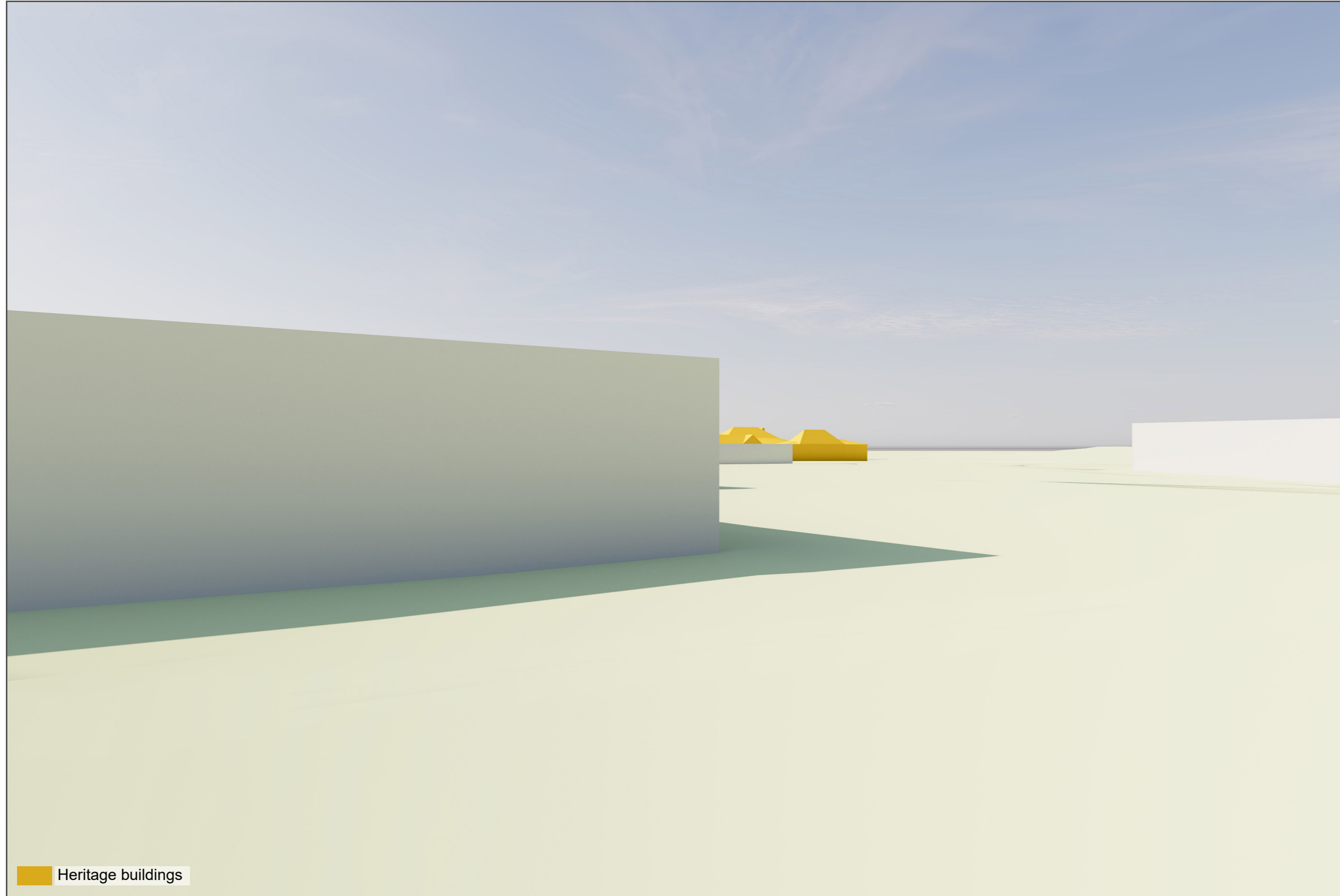


PROPOSED



7.2 VIEWPOINT 3 - NEW PUBLIC ROAD TO WEST OF SITE (NORTH-WEST)

CURRENT CONDITION



7.3 VIEWPOINT 3 - NEW PUBLIC ROAD TO WEST OF SITE (NORTH-WEST)

PROPOSED DEVELOPMENT



8.1 VIEWPOINT 4 - THOMPSONS CREEK REGIONAL OPEN SPACE CORRIDOR

CURRENT CONDITION

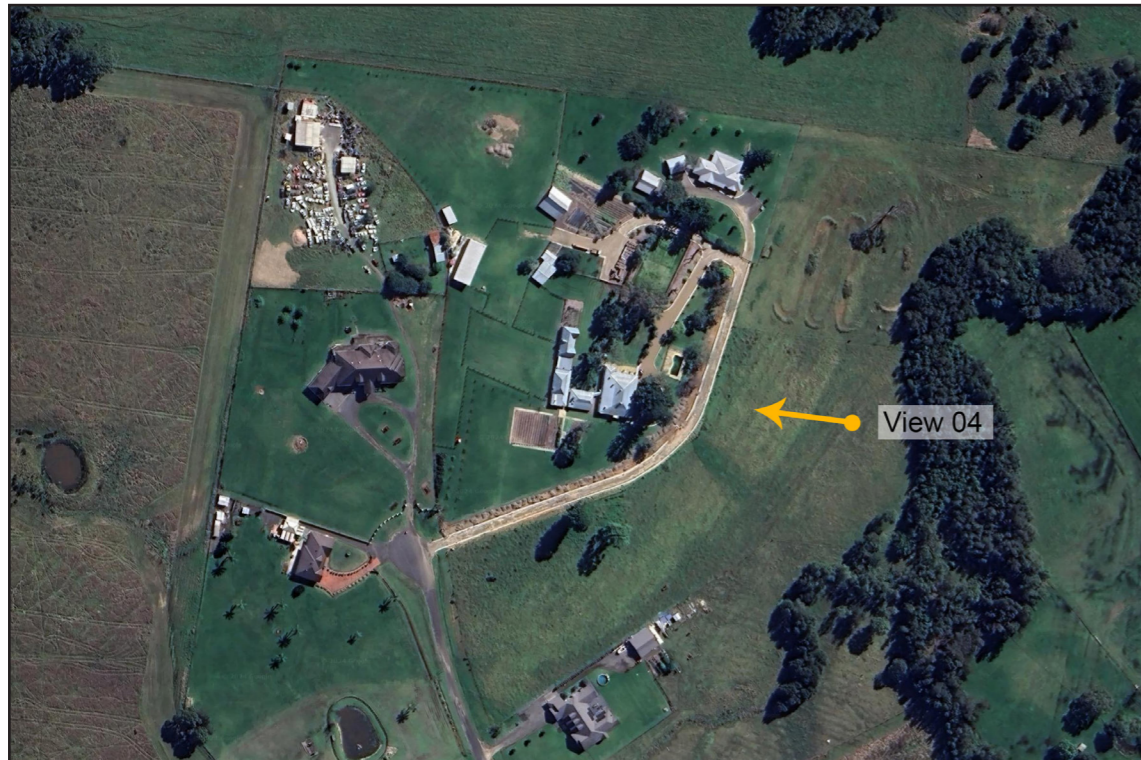


PROPOSED DEVELOPMENT



Camera RL:	68.3m
Camera lens:	24mm

EXISTING



PROPOSED



8.2 VIEWPOINT 4 - THOMPSONS CREEK REGIONAL OPEN SPACE CORRIDOR

CURRENT CONDITION



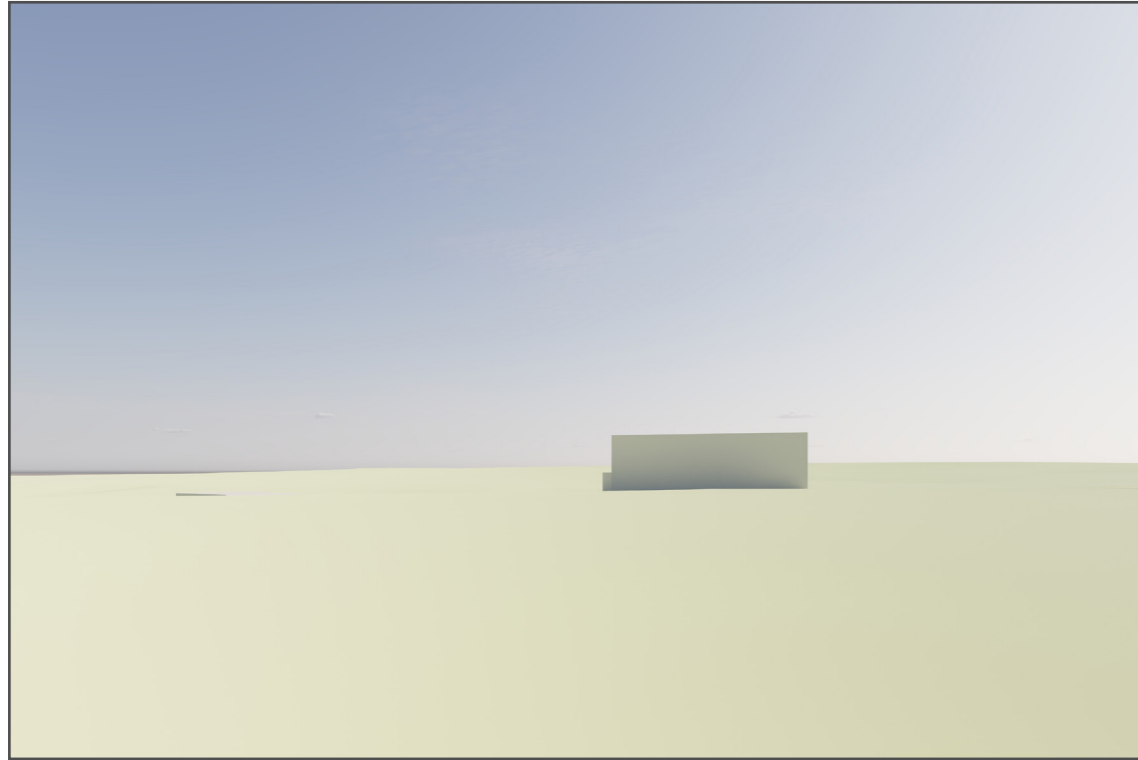
8.3 VIEWPOINT 4 - THOMPSONS CREEK REGIONAL OPEN SPACE CORRIDOR

PROPOSED DEVELOPMENT



9.1 VIEWPOINT 5 - FROM KELVIN PARK HOMESTEAD

CURRENT CONDITION

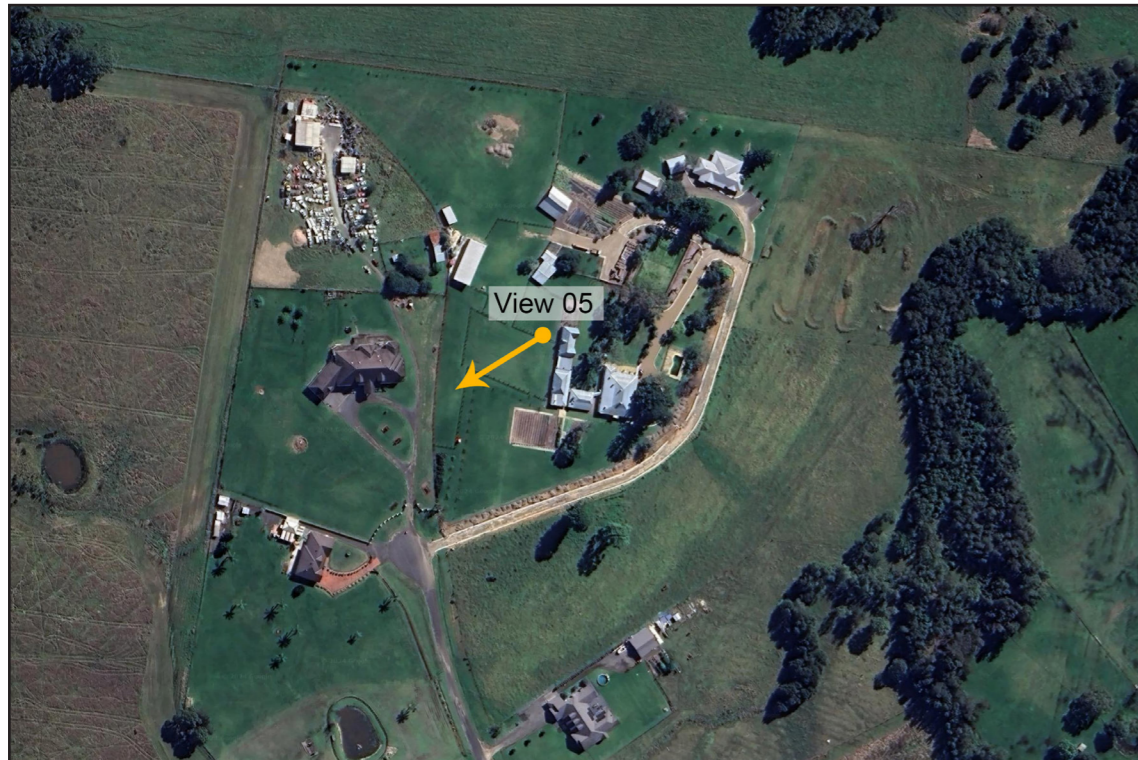


PROPOSED DEVELOPMENT



Camera RL:	70.1m
Camera lens:	24mm

EXISTING

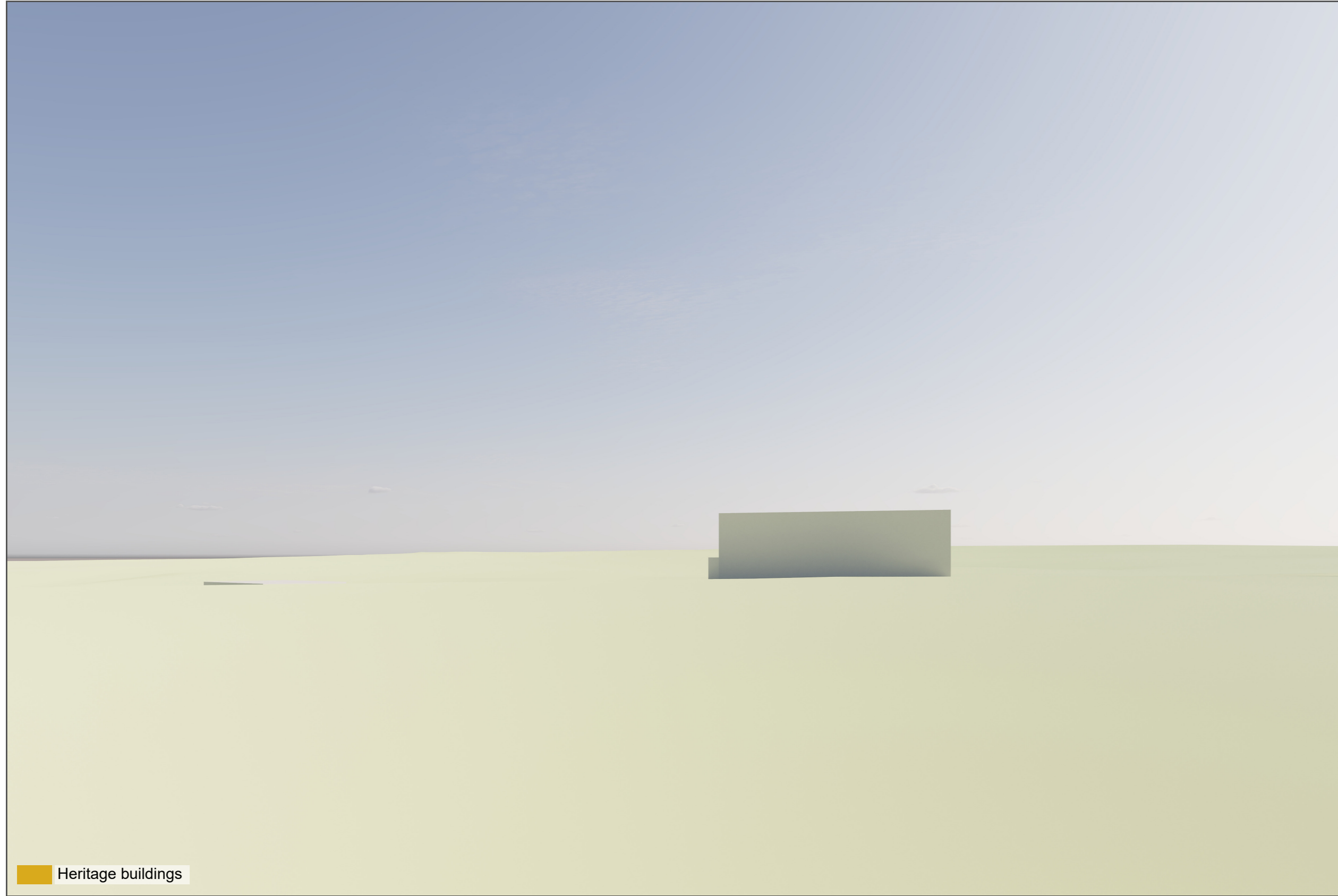


PROPOSED



9.2 VIEWPOINT 5 - FROM KELVIN PARK HOMESTEAD

CURRENT CONDITION



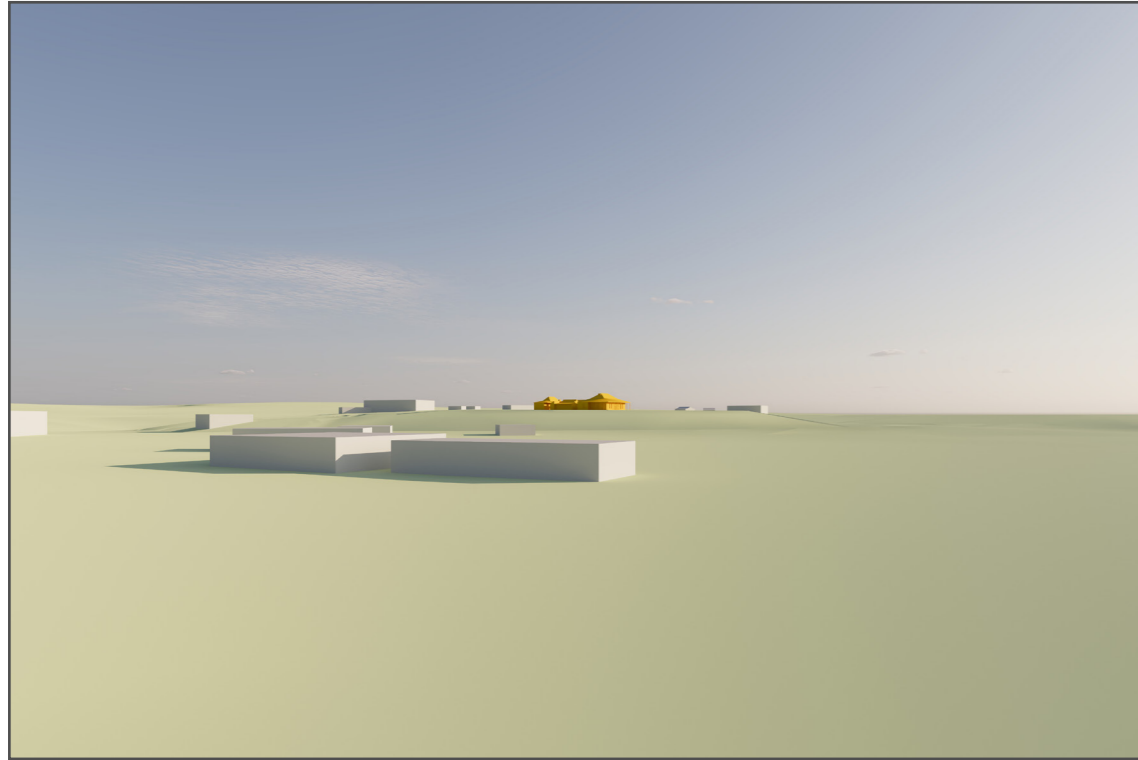
9.3 VIEWPOINT 5 - FROM KELVIN PARK HOMESTEAD

PROPOSED DEVELOPMENT

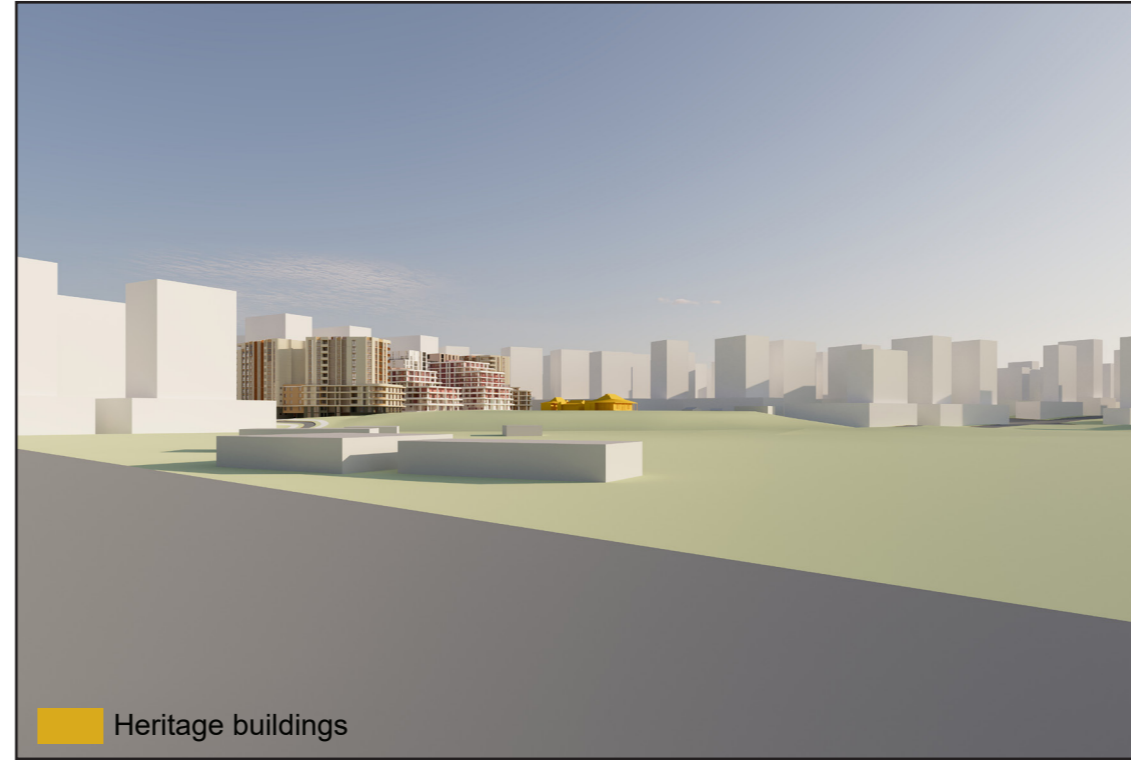


10.1 VIEWPOINT 6 - WHITAKER ROAD BRIDGE OVER THOMPSONS CREEK ROAD

CURRENT CONDITION



PROPOSED DEVELOPMENT

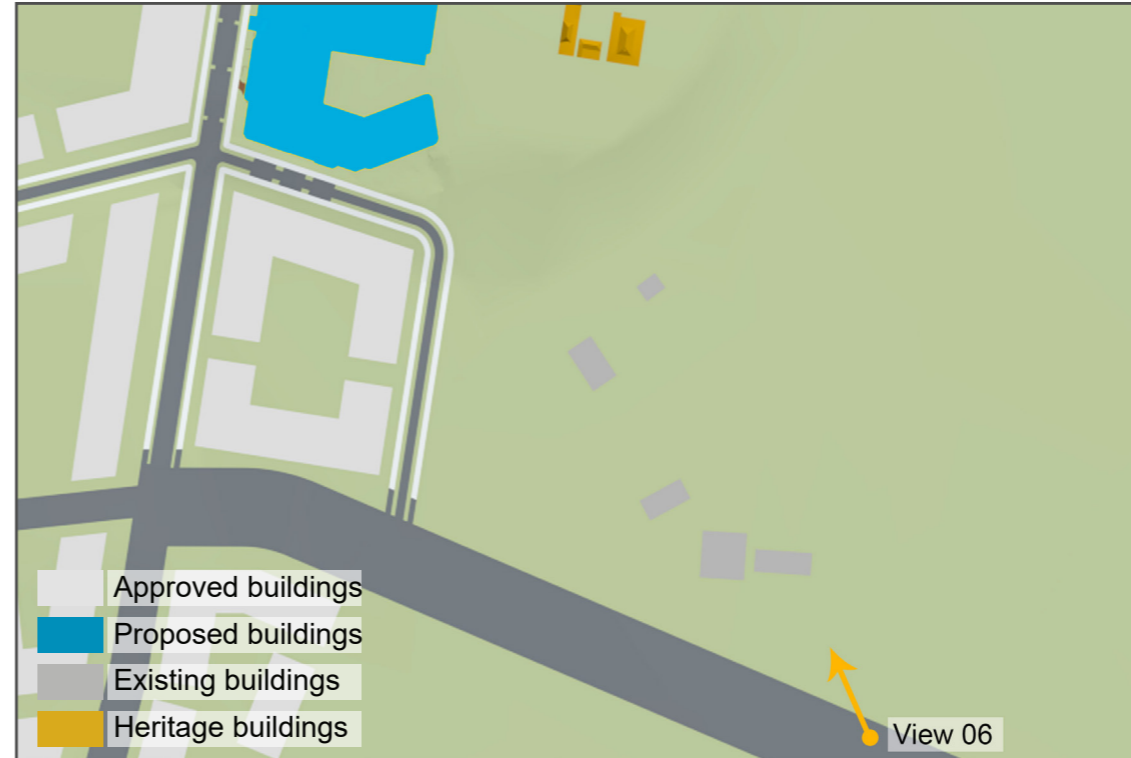


Camera RL:	65.5m
Camera lens:	24mm

EXISTING

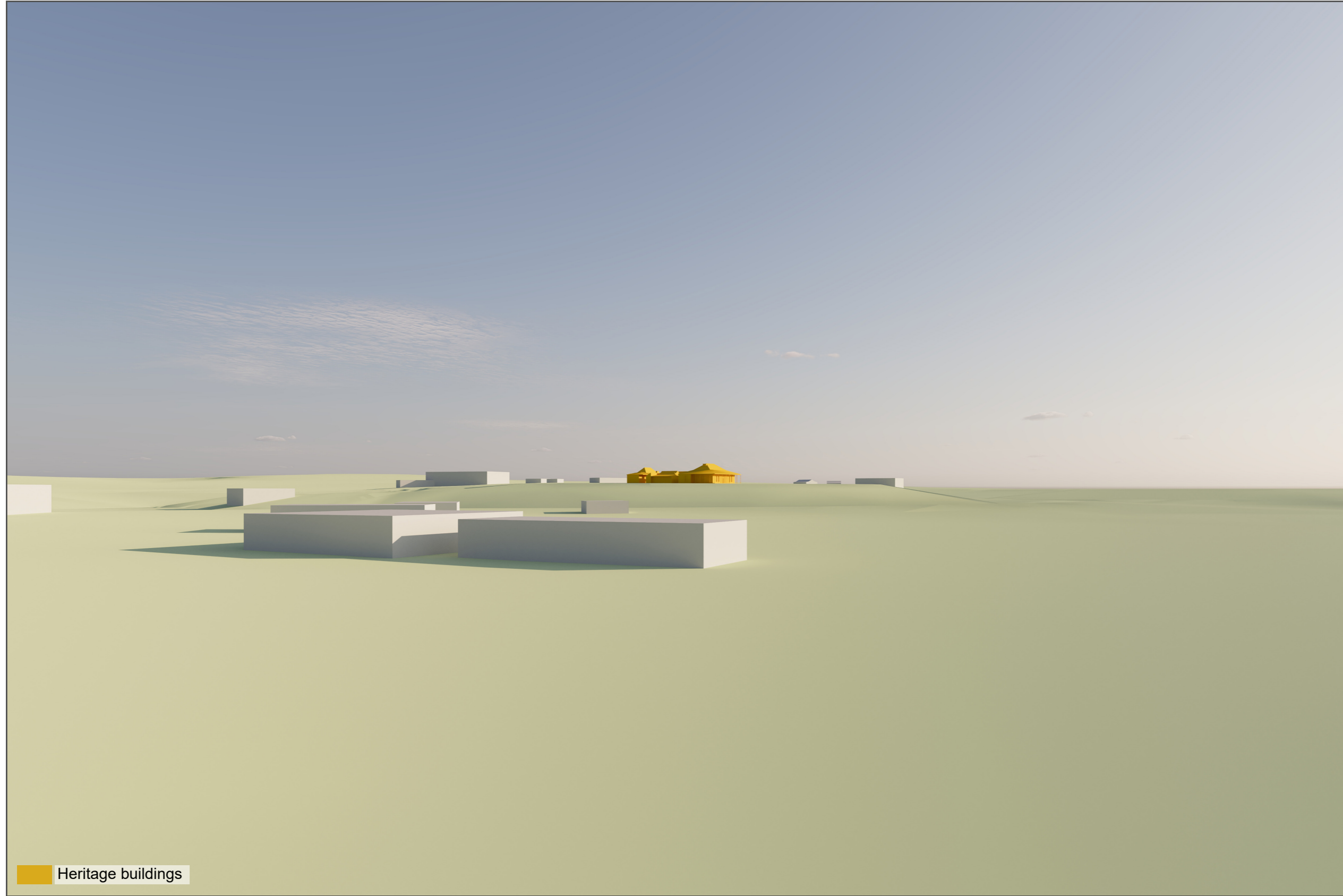


PROPOSED



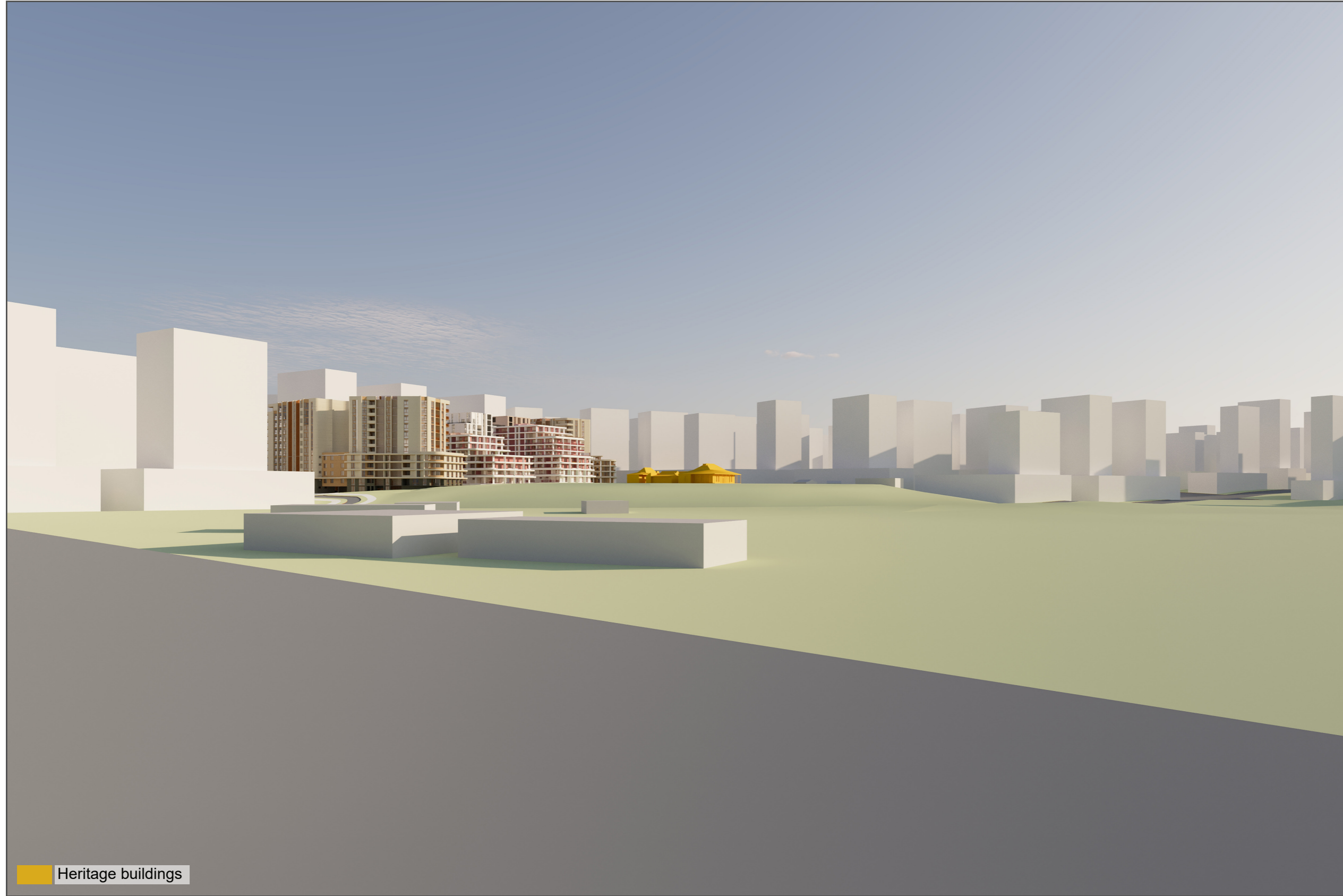
10.2 VIEWPOINT 6 - WHITAKER ROAD BRIDGE OVER THOMPSONS CREEK ROAD

CURRENT CONDITION



10.3 VIEWPOINT 6 - WHITAKER ROAD BRIDGE OVER THOMPSONS CREEK ROAD

PROPOSED DEVELOPMENT



11.1 VIEWPOINT 7 - SOUTH-WEST OF KELVIN PARK HOMESTEAD

CURRENT CONDITION



PROPOSED DEVELOPMENT



Camera RL:	68.3m
Camera lens:	24mm

EXISTING

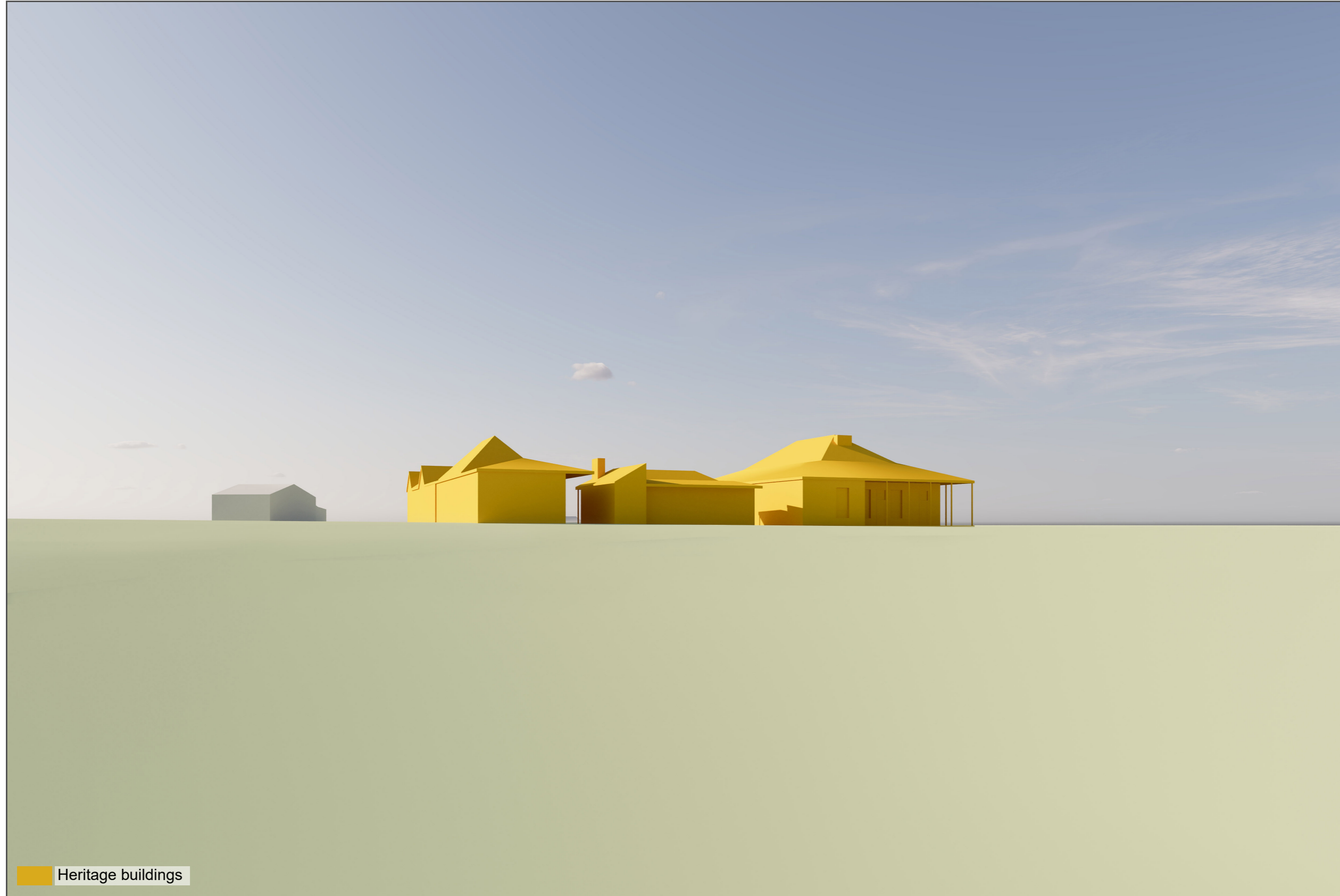


PROPOSED



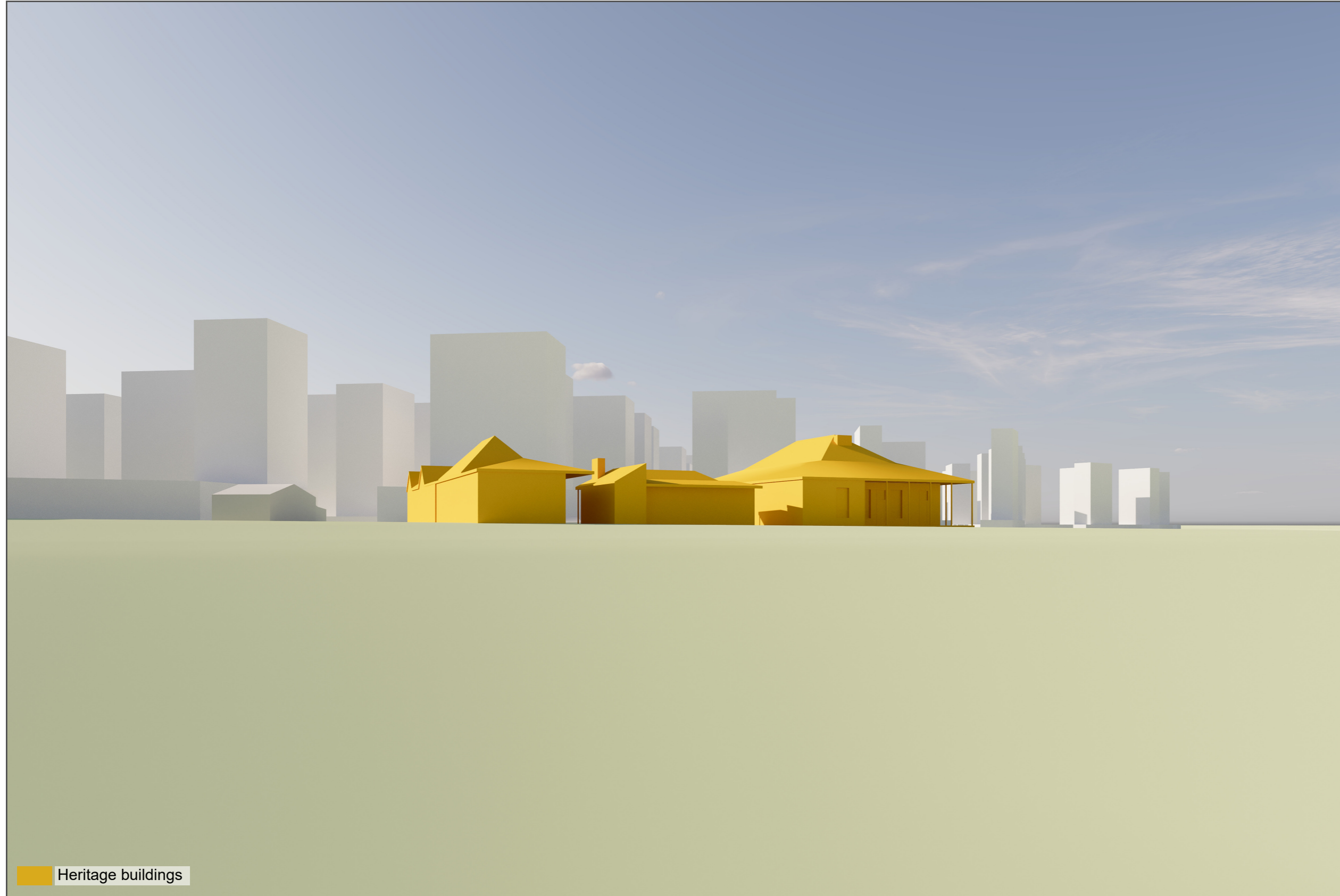
11.2 VIEWPOINT 7 - SOUTH-WEST OF KELVIN PARK HOMESTEAD

CURRENT CONDITION



11.3 VIEWPOINT 7 - SOUTH-WEST OF KELVIN PARK HOMESTEAD

PROPOSED DEVELOPMENT



12.1 3D SCENE DATA SOURCES

A.1 - 3D Model of the proposed development - refer to Appendix A

File Name: 240403_40 The Retreat Bringelly - DIN3D EXPORT
Author: DKO
Format: DIN3D

12.2 APPENDIX A: 3D MODEL SUPPLIED BY DKO

