



View and Visual Impact Assessment

Mixed Use Development

135 Badgerys Creek Road, Bradfield

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Bradfield Corporation Pty Ltd.

Prepared by Colliers Urban Planning

14 October 2025 | 2240375



'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.

Colliers Urban Planning 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 and present.

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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Appendix	Author
A. Glossary	Colliers Urban Planning
B. Visual Impact Evidence	Virtual Ideas

Executive Summary

Background

This View and Visual Impact Assessment (VVIA) report has been prepared by Ethos Urban in collaboration with Virtual Ideas on behalf of Bradfield Corporation Pty Ltd (the applicant) to accompany a State Significant Development Application (SSDA) for a proposed mixed-use development located at 135 Badgerys Creek Road, Bradfield (the **site**).

This report has also been prepared to address the relevant Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing, and Infrastructure (DPHI) for SSD-77458970 issued on 30 January 2025.

In accordance with these SEARs, the purpose of the VVIA is to identify and determine the acceptability of the proposal's visual impact. Determination of acceptability is based on assessment of the significance of the proposal's visual impact and consistency with relevant parts of the planning framework.

The proposed development is located on the periphery of the Bradfield City Centre, subject to the Bradfield Development Authority's (BDA's) Bradfield City Centre Masterplan (the Masterplan). Whilst the current context surrounding the site is predominantly characterised by large lot rural residential development, the VVIA is cognisant of the changing planning context and been developed with respect to expected future development.

This report concludes that the proposed development is suitable and warrants approval. Key measures incorporated into the proposal that contribute to this finding include:

- Distribution of floor space across the length of the site to achieve lower, more visually sensitive building heights;
- Recessed building line reducing the perceived bulk of towers against podiums; and
- Transition of forms and setbacks to future surrounding development to define human scale in the public domain.

As such, the proposed mixed use development at 135 Badgerys Creek Road, Bradfield is acceptable with regards to view and visual impacts.

1.0 Introduction

1.1 Purpose

This View and Visual Impact Assessment (VVIA, or VIA) report has been prepared by Colliers Urban Planning to accompany a State Significant Development Application (SSDA) for a proposed mixed use development located at 135 Badgerys Creek Road, Bradfield (the site).

This report has been prepared to assess the visual impacts associated with the proposed development.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30 January 2025 and issued for the SSDA (SSD-77458970). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 *Relevant secretary's environmental assessment requirements*

Item	Description of Requirement	Response and Report Reference
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

This VIA has the following structure:

- **Part 1 – Introduction:** identifies the purpose and structure of this VIA
- **Part 2 – Site context:** identifies and describes the site and its context
- **Part 3 – Project background:** outlines the proposal
- **Part 4 – Methodology:** outlines the methodology used in the VIA
- **Part 5 – Planning framework:** identifies relevant parts of the planning framework to VIA
- **Part 6 – Key issues:** identifies the key issues to be considered by this 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 impact against relevant parts of the planning framework
- **Part 10 – Conclusion:** identifies whether the proposal can be supported on visual impact grounds
- **Appendices:** provides a glossary of key terms used in the VIA and 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 SSDA. 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 urban design documentation.

2.0 Site context

2.1 Site description

The land to which this SSDA relates is located at 135 Badgerys Creek Road, Bradfield (the site). The site is legally described as Lot 7 in DP 243457.

The site comprises a generally rectangular shaped allotment with an area of 2.02ha. The site shares a western frontage to Badgerys Creek Road of approximately 72m and has a depth of approximately 280m. The site is vacant of built form and is characterised by dense vegetation located along the western boundary and a creekline that runs across the site in a northwest to southeast direction.

The site is located in the Liverpool Local Government Area (LGA) and is approximately 250m to the future Bradfield Metro Station, 4km to the future Western Sydney International Airport, 26km to Penrith City Centre, 38km to Parramatta CBD and 60km to the Sydney CBD.

The wider locality of the site is currently characterised by large lots used for farming, single detached dwellings and various sheds associated with rural living.

The proposed development is located on the periphery of the Bradfield City Centre, subject to the Bradfield Development Authority's (BDA's) Bradfield City Centre Masterplan (the Masterplan). The Masterplan provides fine-grain details on mixed-use development, future road networks and open space, and is the basis for all future development activities in the Bradfield City Centre.

A Location Plan including the site is provided in Figure 1 below, including the location of the site in relation to the Bradfield City Centre. An aerial photograph of the site is provided in Figure 2 below.



Figure 1 Location Plan

Source: Nearmap, edits by Colliers Urban Planning



Figure 2 Aerial photograph of the site
 Source: Nearmap, edits by Colliers Urban Planning

2.1.1 Aerotropolis Core Precinct

As the site is located within the Aerotropolis, it is therefore subject to the *Western Sydney Aerotropolis Precinct Plan 2024* (Aerotropolis Precinct Plan). As defined by the Aerotropolis Precinct Plan, the site is located within the Aerotropolis Core Precinct which is envisioned as an attractive place for workers, residents and visitors. It will attract business hubs, research and development, professional services and creative industries in addition to providing residential development within walking distance of the Bradfield Metro station and proximity to blue and green infrastructure.

More specifically, in accordance with Section 5.1 of the Aerotropolis Precinct Plan the site is located within the Metropolitan Centre of the Aerotropolis Core Precinct. The role of the Metropolitan Centre is to support multi-purpose development with a diversity of use, including residential density while maintaining capacity for employment.

The site's location within the Aerotropolis Core Precinct is shown in Figure 3.

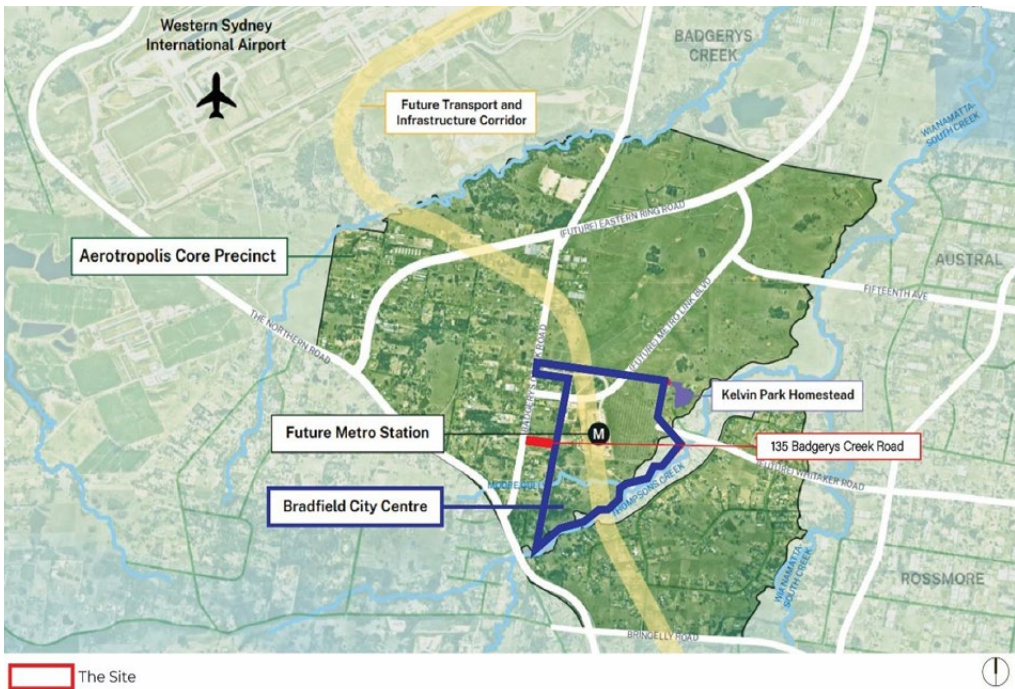


Figure 3 Site Location within Aerotropolis Core Precinct
 Source: Bradfield City Centre Masterplan / edited by Colliers Urban Planning

2.2 Adjoining and surrounding land

2.2.1 Current surrounding context

The site is almost completely surrounded by rural living land uses with single storey dwellings and sheds located on large parcels of land.

To the north, rural land uses are located along Badgerys Creek Road, eventually leading to the Western Sydney International Airport approximately 4km away.

To the south, rural land uses continue down Badgerys Creek Road and beyond The Northern Road. Bringelly Park and Bringelly Public School are located approximately 1.6km from the site.

To the east, the Bradfield Metro Station is currently under construction, approximately 400m from the site. Rural residential land uses are located beyond Thompsons Creek.

To the west, rural land uses continue to and beyond The Northern Road.

2.2.2 Future surrounding context

Bradfield City Centre is currently under transformation following approval of various SSDs including Central Park and Building 2, as well as the recent occupation of First Building.

The future immediate surrounding context of the site is detailed in *Section 4.1 Land Use and Structure Plan* within the Aerotropolis Precinct Plan. Specifically, the future land use surrounding the site includes:

- Open space to the south of the site,
- Business and enterprise to the west of the site,
- Commercial centre (mixed use) to the east of the site, and
- Commercial centre (mixed use) to the north of the site.

The design and built form of surrounding developments will be subject to the detailed development process and will be subject to merit assessment from the relevant consent authority.

3.0 Project background

Alternative options were explored by the Applicant during the early stages of the proposal in consideration of the strategic needs and objectives for the development of the site. This includes not undertaking any works on the site ('do nothing'), proceeding with an alternative design, proceeding with an alternative land use and proceeding with the proposed development. Accordingly, the proposed development has been chosen as the most appropriate scheme in response to ongoing consultation with relevant stakeholders and the statutory framework.

3.1.1 Do nothing

Under the 'do nothing' approach, the site would not be developed and would remain as is with sparse vegetation on an otherwise vacant site. The site would be considered underutilised within the context of the Aerotropolis Core Precinct and the wider strategic planning framework, which envisions the site and the surrounding area as a mixed-use precinct delivering opportunities for housing, retail, commercial, innovation and tourism. Additionally, given the site's proximity to the Bradfield Metro Station, a vacant site would limit the utilisation of the infrastructure and services dedicated to bolstering the significance of the Bradfield City Centre and the overall Aerotropolis.

3.1.2 Use of the site for an alternative purpose

This option involves a greater proportion of floor space being used for the purposes of non-residential uses, such as commercial development. However, this specific scenario was not adopted as it does not present as an option which best utilises the NSW Government's investment in Bradfield City Centre which is set to be a 24/7 vibrant city and the Bradfield Metro Station. The site's strategic location offers immediate access to key infrastructure and services, including the future sports field to the south and the Bradfield Metro Station. A residential focus for this site would better align with Transit Oriented Development (TOD) principles by enabling more people to live in close proximity to these amenities.

3.1.3 Alternative design

Alternative built form options including different building configurations were considered. These alternative options are shown in **Figure 4** and were not progressed as they did not appropriately respond to solar access, efficient floorplates, nor did they maximise view lines from the public domain.

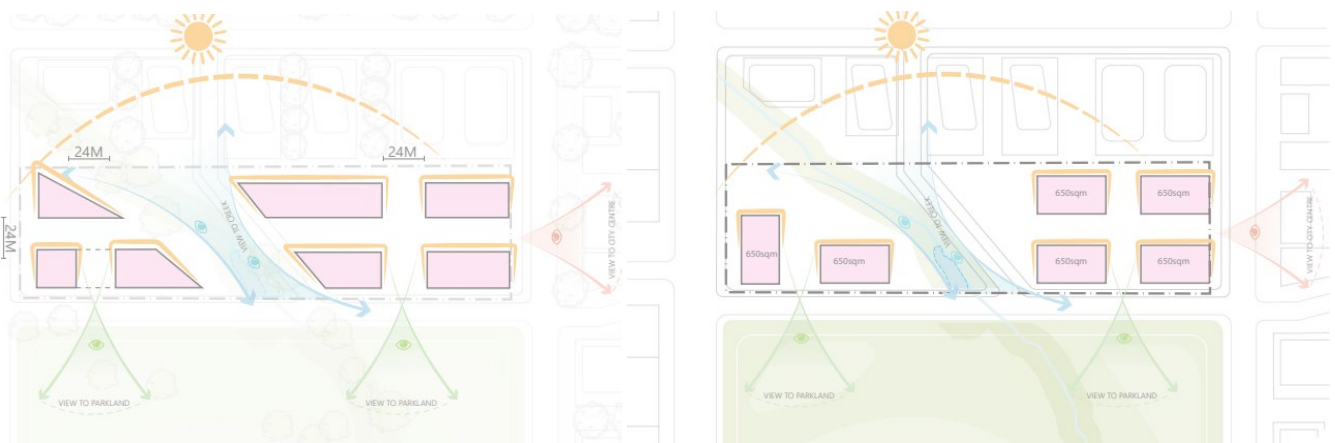


Figure 4 *Alternative designs considered*

Source: Plus Studio

Once the preferred building layout and orientation was selected, various façade options were created and presented to the State Design Review Panel (SDRP). Through subsequent consultation with the SDRP and specialist technical consultants, the project has been revised to respond to ongoing feedback during the design development phase, whilst ensuring feasibility constraints are considered. As such, alternative designs were not progressed.

3.1.4 The proposed development – preferred option

The proposed development represents the preferred and most suitable way to achieve the strategic objectives and the statutory controls for the site, particularly with respect to the Aerotropolis Precinct Plan and the Western Parkland City SEPP. The proposal incorporates a variety of land uses to create a genuine mixed-use development that responds to the future needs of visitors and residents. Specifically, the commercial, hotel, food and drink and supermarket components of the development deliver employment objectives, while the residential portion of the development delivers on housing targets and will contribute to the vibrancy of the place

4.0 Methodology

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 (LEC) 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.

The methodological basis underpinning this VIA 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 study requirements for state significant precincts. 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).

As such, the method adopted by this VIA comprises 3 stages:

- Stage 1 – Visual analysis
- Step 2 – Preparation of the evidence base
- Step 3 – Visual impact assessment.

4.1.1 Stage 1: Visual analysis

The main purpose of this stage is to identify a visual baseline against which assessment of visual impact can be considered.

It involves the following key steps:

- identify the visual catchment, which is the area in which the proposal may ordinarily be seen in totality or part
- identify the visual character of the proposal and the visual catchment
- 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.

4.1.2 Stage 2: Preparation of the evidence base

The main purpose of this stage is to obtain an accurate evidence base compliant with the LEC 'Use of Photomontages and Visualisation Tools Policy' (May 2024) to inform the qualitative and professional value judgements made in this VIA. It involves the following key steps for each viewpoint identified in stage 1:

- undertake bespoke photography and survey work
- using specialist computer software, insert a 3D model of the proposal provided by the project architect into the photograph using survey data to ensure accuracy, creating survey aligned photomontages.

Appendix A provides detail on this stage of the methodology.

4.1.3 Stage 3: Visual impact assessment

Consistent with the SEARS, the main purpose of this stage is to identify and determine the acceptability of the proposal's visual impact.

It involves the following key steps:

- identify whether the proposal has the potential for significant visual impact
- assess the level of significance of the proposal's visual impact
- assess the proposal's consistency with relevant parts of the planning framework.

4.1.4 Significance of visual impact

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 (refer to below table).

It is noted that significance:

- is not absolute but rather relative on a qualitative spectrum
- 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.

Table 2 Component 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 discussed in the context of a particular view.

To assist in providing a level of consistency to the assessment of sensitivity, magnitude and significance, the VIA uses a series of matrix tables. It is important to note that these matrix table do not involve mathematical calculations. Rather, 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’.

4.1.5 Consistency with the planning framework

As has been noted, 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, and in the case of local planning instruments that of Liverpool City Council, on relevant matters.

4.2 Assumptions, limitations and exclusions

The primary assumption of this VIA is that surrounding land will be developed in accordance with the Bradfield City Centre Master Plan. Accordingly, it would be unjust to assess the view and visual impact of the proposed development against the current surrounding context. Thus, the VIA instead assesses the proposed development without surrounding future massing against the proposed development with surrounding future massing. This illustrates the proposed development in its expected future context, allowing an accurate contextual assessment of the proposal’s visual impact.

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 all inputs from other parties, including the urban design team, are accurate
- to enable a focus on assessment of scale and form, architectural and landscaping detail has not been included in the photomontages
- 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 and amenity, due regard should be given to other relevant documents for full address of these matters
- while photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply (refer to **Attachment A** for further detail)
- consideration of the following matters is excluded as it is not within the scope of VIA and often requires specialist advice:
 - heritage, in particular impact on values and significance
 - Aboriginal cultural heritage values and connecting with Country
 - night-time impact, including lighting
 - outlook
 - visual privacy.

5.0 Planning framework

The planning framework comprises a series of acts, planning instruments and other NSW government planning documents that together help determine the acceptability of a proposal.

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

Not all parts of the planning framework are relevant to visual impact assessment. The most relevant parts are:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- State Environmental Planning Policy (Precincts – Western Parkland City) (Parkland City SEPP)
- Western Sydney Aerotropolis Precinct Plan 2024 (Aerotropolis Precinct Plan)

Under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021, development control plans do not apply to SSDAs. Nonetheless, in the interests of comprehensiveness due regard has been given to provisions relevant to VIA in the Western Sydney Aerotropolis Development Control Plan – Phase 2 2024 (WSA DCP).

Although the site is not located within the Bradfield City Centre, the VIA is considerate of the with the vision and character of the Bradfield City Centre as outlined in the Masterplan.

5.1 Environmental Planning and Assessment Act 1979

The most relevant part of the EP&A Act to VIA is section 4.15 ‘Evaluation’. This requires that a consent authority take into consideration a range of matters as relevant to the development application, including:

- the likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality
- the public interest.

5.2 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 3 Requirements of the Western Parkland City SEPP relating to view and visual impact

Part	Requirement
Section 4.26 Heritage conservation	<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">• 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.

5.3 Western Sydney Aerotropolis Precinct Plan

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

Table 4 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.

5.4 Bradfield City Centre Master Plan

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

Table 5 Requirements of the 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 <i>Note: Refer to Figure 5</i>	The 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.



Legend

- | | |
|---------------------------------------------------|-------------------------------------------|
| — Master Plan Boundary | Ⓜ WSA Metro Station & Infrastructure |
| ■ Open Space (regional and district) | □ Street Reserve |
| ■ Open Space (ownership to be determined) | ⋯ Green Loop (ownership to be determined) |
| ■ Existing Native Vegetation (ENV) to be retained | ⋯ Pedestrian Bridge (indicative location) |
| ■ Mixed Use | — Creek Centreline |
| ■ Enterprise | ⋯ Core Riparian Zone |
| ■ Transport & Infrastructure (SP2) | ⋯ Vegetated Buffer |
| ■ Interim / Future Open Space | ▨ Stormwater Basins |

Figure 5 *The site's relationship to the Bradfield City Centre*

Source: Bradfield City Centre Master Plan, edited by Ethos Urban

The Urban Design Report (Appendix B of the Master Plan) provides further details on key views. These are shown in the following figures.



Figure 6 Views to Country

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

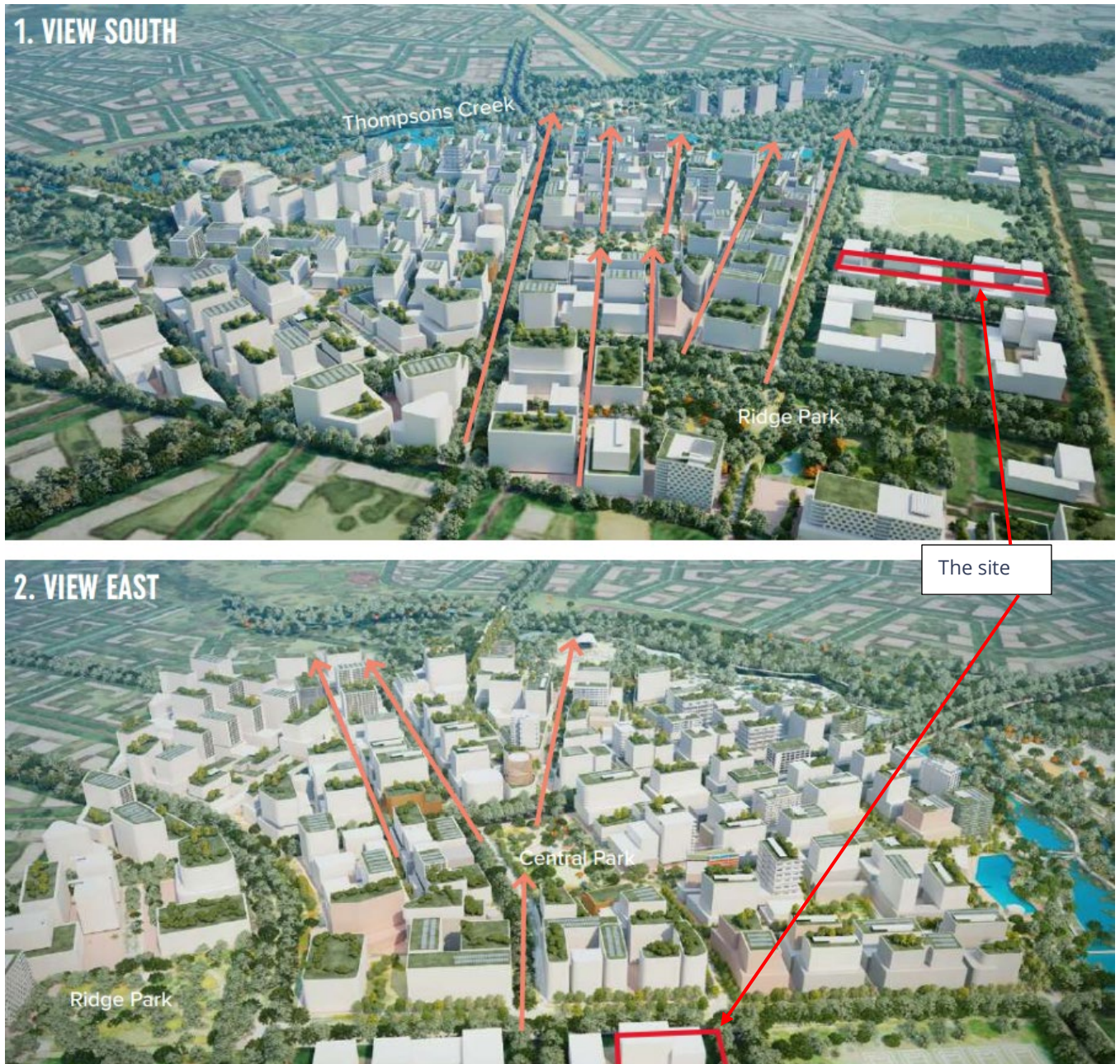


Figure 7 Key views

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

6.0 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 impact;
2. Visual character;
3. View corridors;
4. Visual interest; and
5. Visual amenity.

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 seen by people, either in totality or in part, and as such has a visual connection with the site.

While the extent of the visual catchment is primarily influenced by topography, it is also shaped by an interplay of other factors such as public domain (i.e., streets and parks), built form and vegetation.

The boundaries of the visual catchment, as informed by the Master Plan, are as follows:

- **North:** Future district open space
- **East:** Bradfield Metro Train Station and Bradfield Central Park
- **South:** Future regional open space
- **West:** Badgerys Creek Road adjoining the site, as well as any east-west streets further to the west aligned with the site

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:

7.2.1.1 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

7.2.1.2 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.

7.2.2 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. The visual catchment does not include heritage items or heritage conservation areas as recognised in the planning framework.

7.2.3 Visual characteristics

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

- natural environment, including topography and vegetation
- built environment, including the public domain and land use and built form

7.2.4 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 (e.g., 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 Table 6.

Table 6 *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

Table 7 identifies the prevailing type of person in the visual catchment and their sensitivity to the nature of change proposed.

Table 7 *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	People, whether residents or visitors, who are engaged in outdoor recreation	Higher
	Residents at home	Higher
South	People, whether residents or visitors, who are engaged in outdoor recreation	Higher
	Residents at home	Higher
East	People, whether residents or visitors, who are engaged in outdoor recreation	Higher
	Residents at home	Higher

Direction	Prevailing type of person	Sensitivity to the nature of change proposed
West	Travellers on roads	Lower
	Residents at home	Higher

7.2.5 Number of people

Table 8 identifies the prevailing number of people in the visual catchment.

Table 8 *Prevailing type of person in the visual catchment and their sensitivity to the nature of change proposed*

Direction	Prevailing type of person	Prevailing number
North	People, whether residents or visitors, who are engaged in outdoor recreation	Low
	Residents at home	Low
South	People, whether residents or visitors, who are engaged in outdoor recreation	High
	Residents at home	Moderate
East	People, whether residents or visitors, who are engaged in outdoor recreation	High
	Residents at home	Moderate
West	Travellers on roads	Low
	Residents at home	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 future residential area to the east 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 medium range from people engaged in outdoor recreation, whether residents or visitors, to the south and east

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, including type of person and number of people
- Magnitude, including size and scale

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 east, the selected key viewpoints are all illustrative viewpoints that seek to investigate the key issues identified earlier in this VIA.

These are identified in Table 9, including the reason for their inclusion.

Table 9 Key viewpoints

Ref.	Location	Target	Reason
1	Bradfield Metro Station entrance	The proposal	Visual impact on high pedestrian volume public domain and visual relationship with surrounding massing
2	Badgerys Creek Road, south of the site, located outside 101 Badgerys Creek Road.	The proposal	Visual relationship with regional open space, including height, bulk and scale
3	Future playing fields to the south	The proposal	Visual relationship with regional open space, including height, bulk and scale
4	145 Badgerys Creek Road, Bradfield	The proposal	Visual relationship with surrounding massing



Figure 8 Key viewpoints

Source: Virtual Ideas

8.0 Visual Impact Assessment

8.1 Viewpoint 1 – Bradfield Metro Station entrance

8.1.1 Proposed development without surrounding future massing

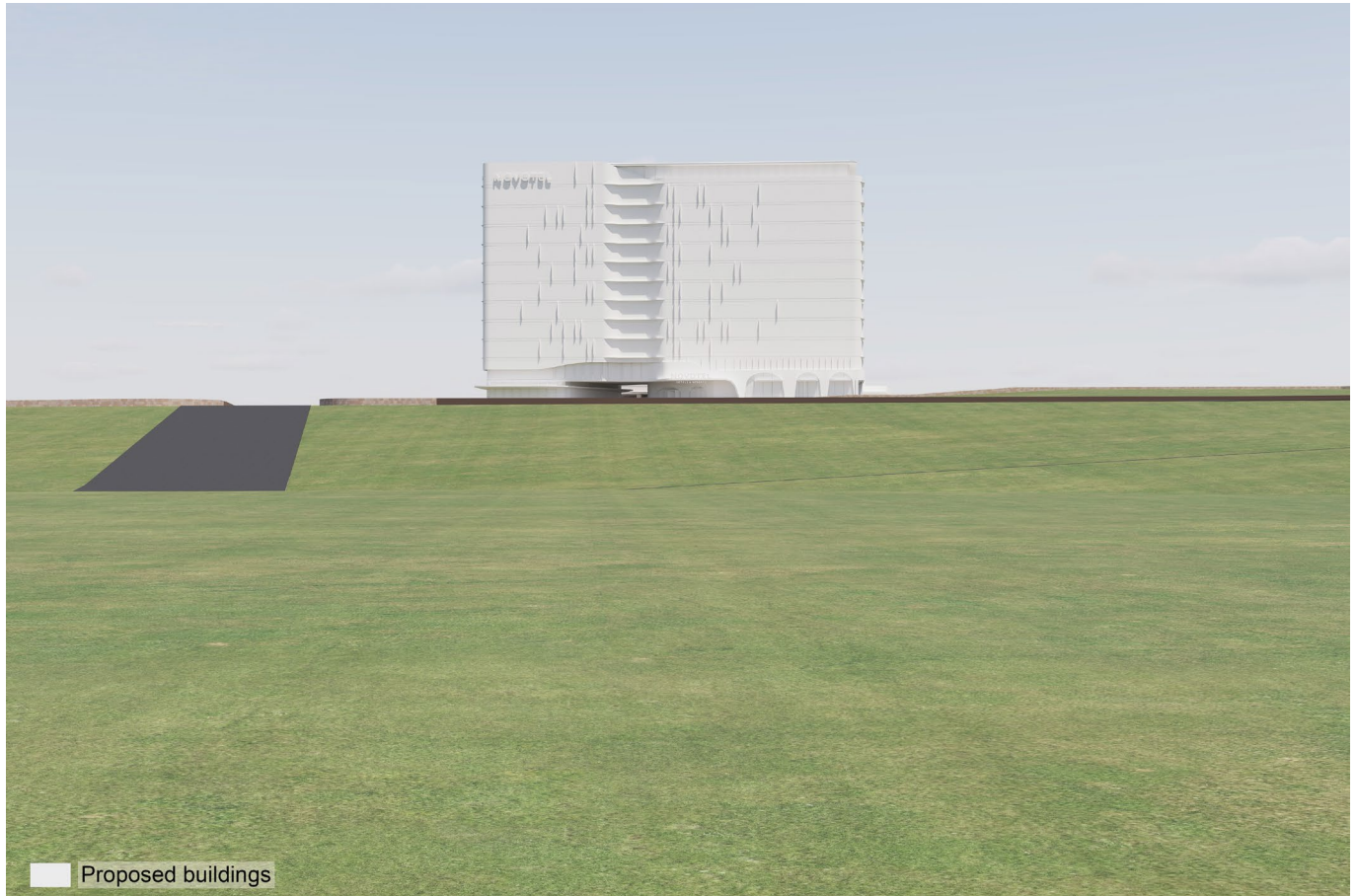


Figure 9 Viewpoint 1 - Bradfield Metro Station entrance

Source: Virtual Ideas based on model provided by Plus Studio

8.1.2 Proposed development with surrounding future massing

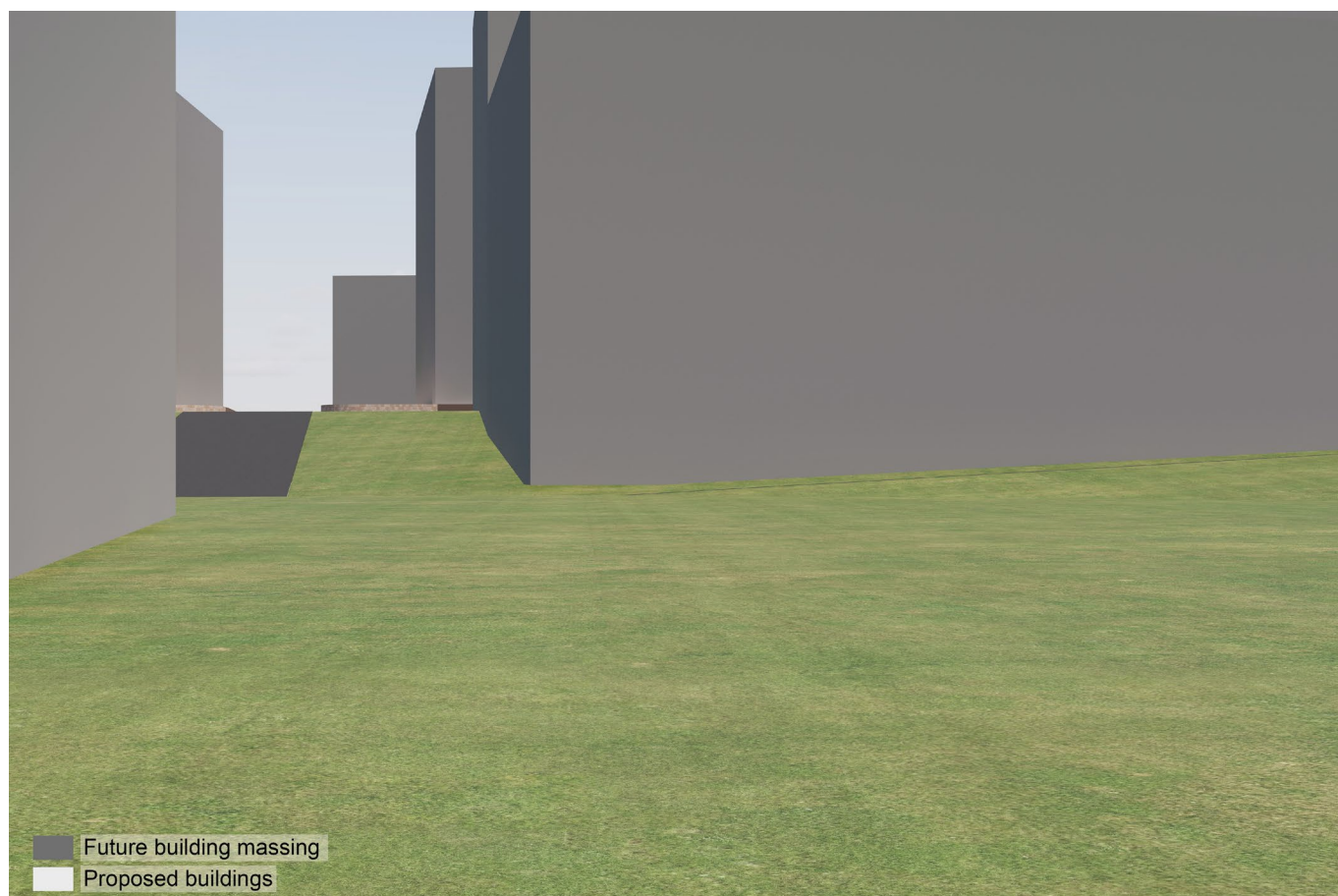


Figure 10 Viewpoint 1 - Bradfield Metro Station entrance

Source: Virtual Ideas based on model provided by Plus Studio

8.1.3 Viewpoint details

Parameter	Description
Target	The proposal
Direction	West
Distance	380m (approx.)
Elevation	Level relative to the site

8.1.4 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. Overall, the viewpoint is considered to have a medium sensitivity to the nature of change proposed.

Table 10 Sensitivity of the view to the nature of change proposed

Item	Assessment	Rating
Social and cultural value	The value of the view is moderate. This is primarily due to the Bradfield Metro Station and adjacent Central Park being identified as the 'gateway' to the City Centre providing high sensitivity, however, the westerly view is not identified as a significant view corridor (see Figures 5 and 6), reducing the overall sensitivity of the view.	Medium

Item	Assessment	Rating
Visual characteristics	This is a view from a public space within a high-rise landscape featuring medium-high density apartment buildings occupying the mid-ground and background. The proposed development will not be visible in light of the planned future massing context.	Negligible
Number of people	The intensity of public use will be generally high.	High
Type of people	The view will primarily be seen by people, whether residents or visitors, who are engaged in passive or active outdoor recreation.	Medium
Overall sensitivity to the nature of change proposed		Nil-Low

8.1.5 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed development is considered to represent a moderate change over restricted area that is ongoing and irreversible. As such, the proposal is considered to have a considerable magnitude of change.

Table 11 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

8.1.6 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low significance of visual impact.

Table 12 Significance of the nature of change proposed

		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 – 101 Badgerys Creek Road, near Badgerys Creeks Road

8.2.1 Proposed development without surrounding future massing



Figure 11 *Viewpoint 2 –Badgerys Creek Road South of the site*

Source: Virtual Ideas based on model provided by Plus Studio

8.2.2 Proposed development with surrounding future massing



Figure 12 Viewpoint 2 – Badgerys Creek Road South of the site

Source: Virtual Ideas based on model provided by Plus Studio

8.2.3 Viewpoint details

Parameter	Description
Target	The proposal
Direction	North-east
Distance	200m (approx.)
Elevation	Level relative to the site

8.2.4 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. Overall, the viewpoint is considered to have a medium sensitivity to the nature of change proposed.

Table 13 Sensitivity of the view to the nature of change proposed

Item	Assessment	Rating
Social and cultural value	The value of the view is moderate. This is primarily due to its comprising and being dominated by natural elements (grassed playing surface) in the foreground and midground.	Medium
Visual characteristics	This is a view from a public space within a high-rise landscape featuring medium-high density apartment buildings occupying the background.	Medium

Item	Assessment	Rating
Number of people	The intensity of public use will be generally high.	High
Type of people	The view will primarily be seen by people, whether residents or visitors, who are engaged in passive or active outdoor recreation.	Medium
Overall sensitivity to the nature of change proposed		Medium

8.2.5 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed development is considered to represent a moderate change over restricted area that is ongoing and irreversible. As such, the proposal is considered to have a considerable magnitude of change.

Table 14 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

8.2.6 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a moderate significance of visual impact.

Table 15 Significance of the nature of change proposed

		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 – 115 Badgerys Creek Road, near Bradfield City Centre boundary

8.3.1 Proposed development without surrounding future massing

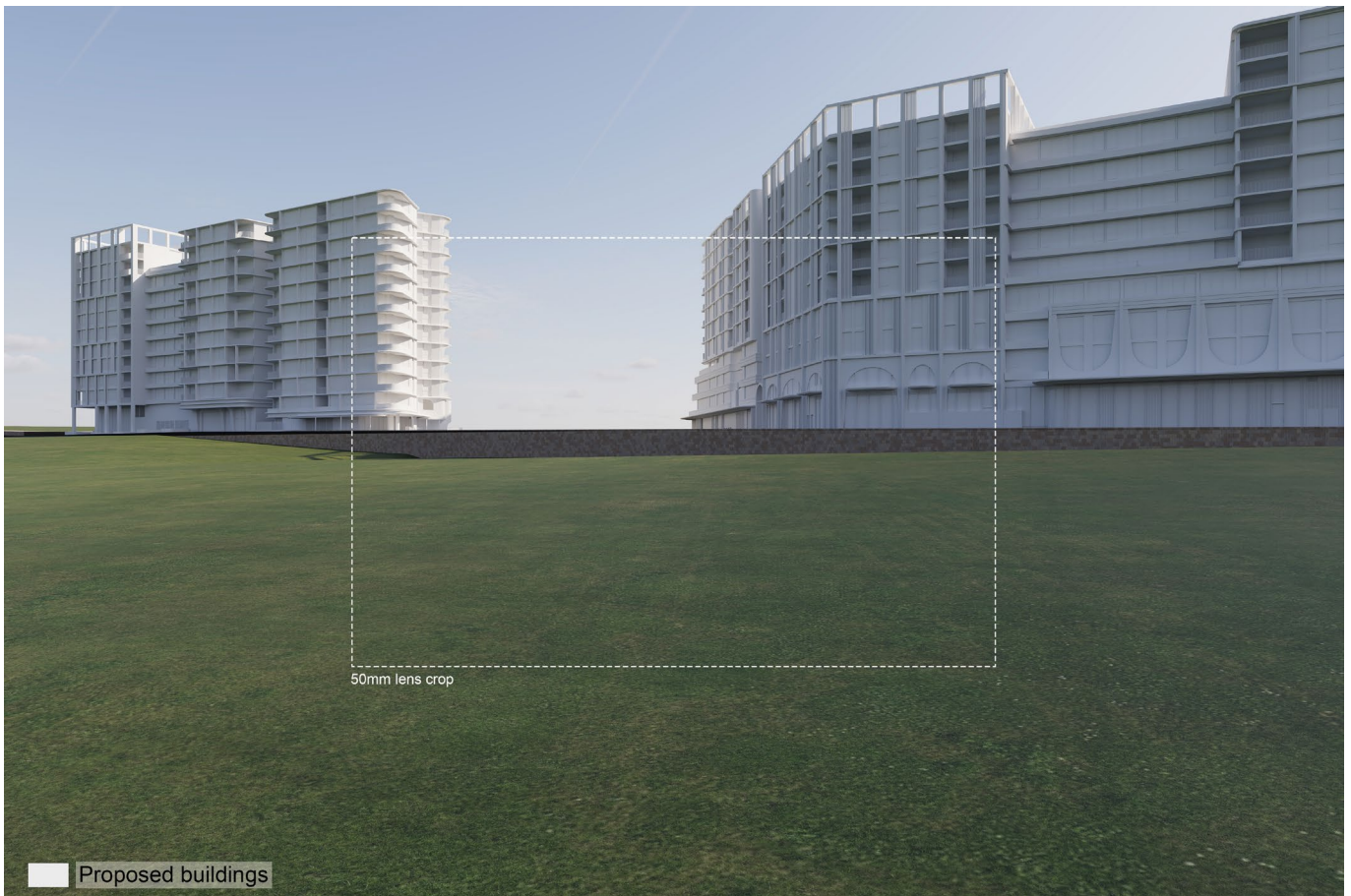


Figure 13 Viewpoint 3 – Location of future sporting fields

Source: Virtual Ideas based on model provided by Plus Studio

8.3.2 Proposed development with surrounding future massing

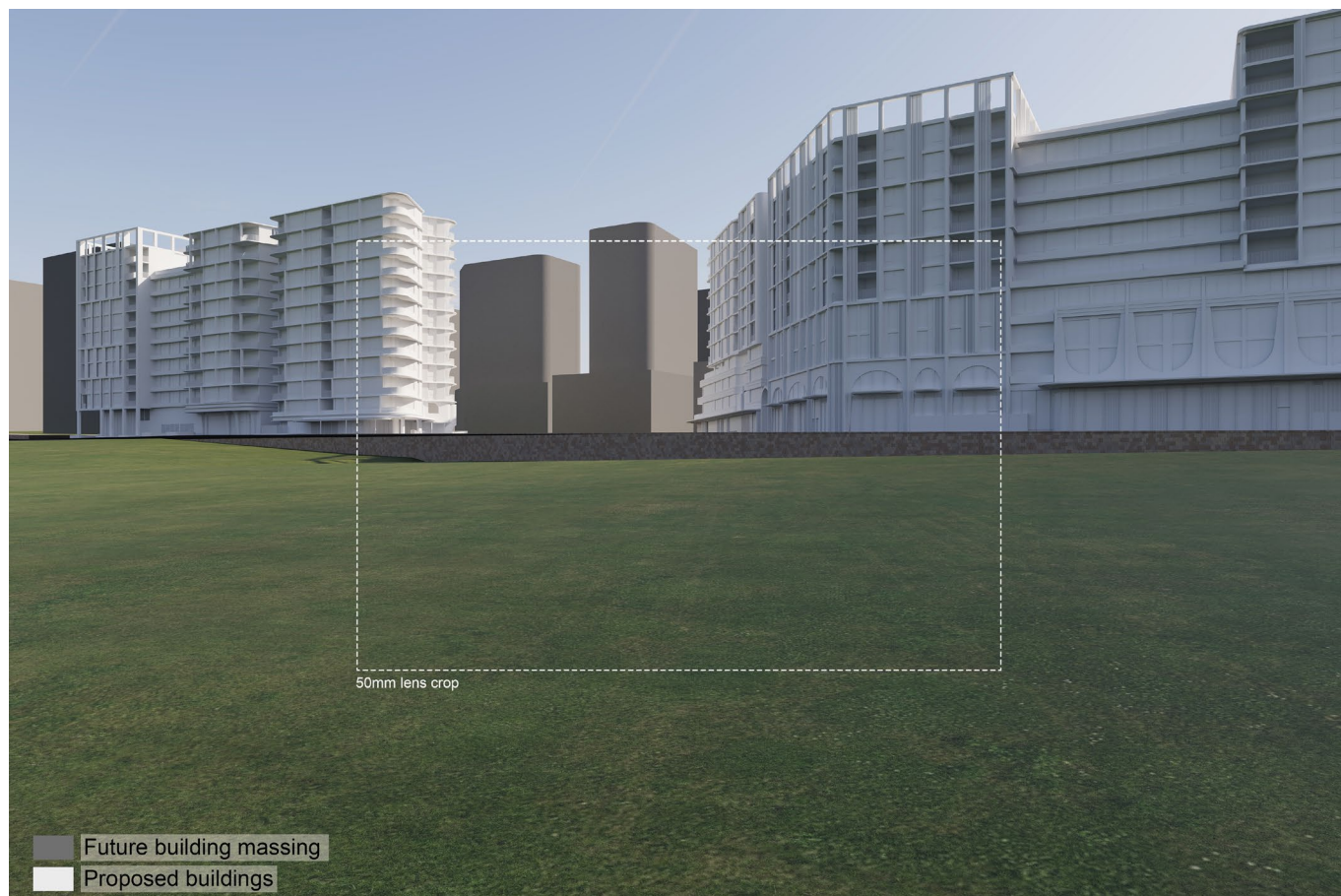


Figure 14 Viewpoint 3 – Location of future sporting fields

Source: Virtual Ideas based on model provided by Plus Studio

8.3.3 Viewpoint details

Parameter	Description
Target	The proposal
Direction	North-west
Distance	140m (approx.)
Elevation	Level relative to the site

8.3.4 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. Overall, the viewpoint is considered to have a medium to high sensitivity to the nature of change proposed.

Table 16 Sensitivity of the view to the nature of change proposed

Item	Assessment	Rating
Social and cultural value	The value of the view is moderate. This is primarily due to its comprising and being dominated by natural elements (grassed playing surface) in the foreground.	Medium

Item	Assessment	Rating
Visual characteristics	This is a view from a public space within a high-rise landscape featuring medium-high density apartment buildings occupying the mid-ground and background.	Medium
Number of people	The intensity of public use will be generally high.	High
Type of people	The view will primarily be seen by people, whether residents or visitors, who are engaged in passive or active outdoor recreation.	Medium
Overall sensitivity to the nature of change proposed		Medium-High

8.3.5 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed development is considered to represent a moderate change over restricted area that is ongoing and irreversible. As such, the proposal is considered to have a considerable magnitude of change.

Table 17 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

8.3.6 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a moderate to high significance of visual impact.

Table 18 Significance of the nature of change proposed

		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 – 145 Badgerys Creek Road, near Badgerys Creek Road

8.4.1 Proposed development without surrounding future massing



Figure 15 Viewpoint 4 – 145 Badgerys Creek Road

Source: Virtual Ideas based on model provided by Plus Studio

8.4.2 Proposed development with surrounding future massing



Figure 16 Viewpoint 4 – 145 Badgerys Creek Road

Source: Virtual Ideas based on model provided by Plus Studio

8.4.3 Viewpoint details

Parameter	Description
Target	The proposal
Direction	South-east
Distance	40m (approx.)
Elevation	Level relative to the site

8.4.4 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 19 Sensitivity of the view to the nature of change proposed

Item	Assessment	Rating
Social and cultural value	The value of the view is low. This is primarily due to its comprising and being dominated by built form elements in the foreground, mid-ground and background.	Low
Visual characteristics	This is a view from the public domain within a high-rise landscape featuring medium-high density apartment buildings occupying the foreground, mid-ground and background.	Medium

Item	Assessment	Rating
Number of people	The intensity of public use will be generally moderate.	Medium
Type of people	The view will primarily be seen by people, whether residents or visitors, moving through the city.	Low
Overall sensitivity to the nature of change proposed		Low

8.4.5 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed development is considered to represent a moderate change over restricted area that is ongoing and irreversible. As such, the proposal is considered to have a considerable magnitude of change.

Table 20 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

8.4.6 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low significance of visual impact.

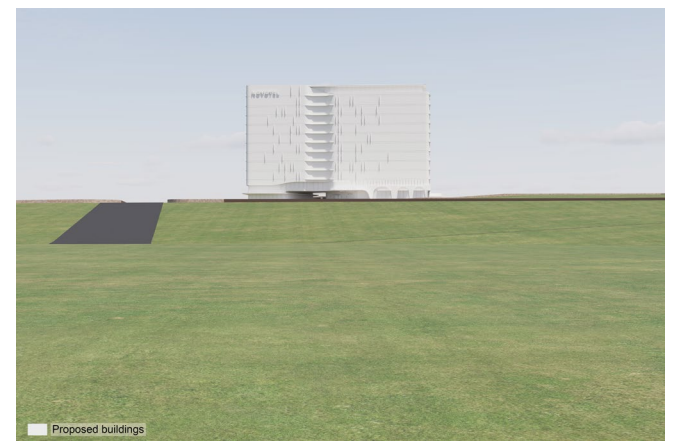
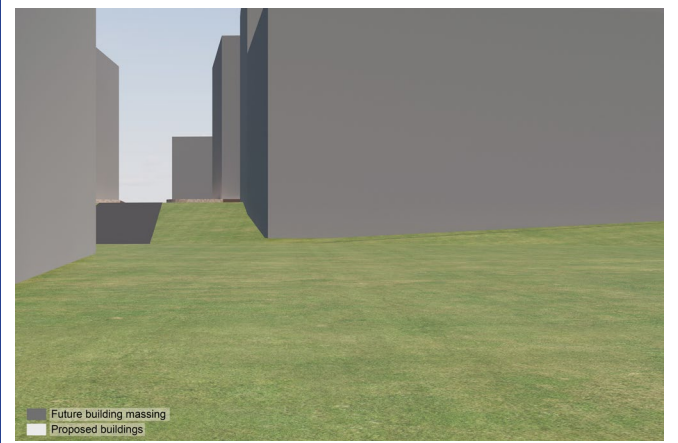




Table 21 Significance of the nature of change proposed

		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

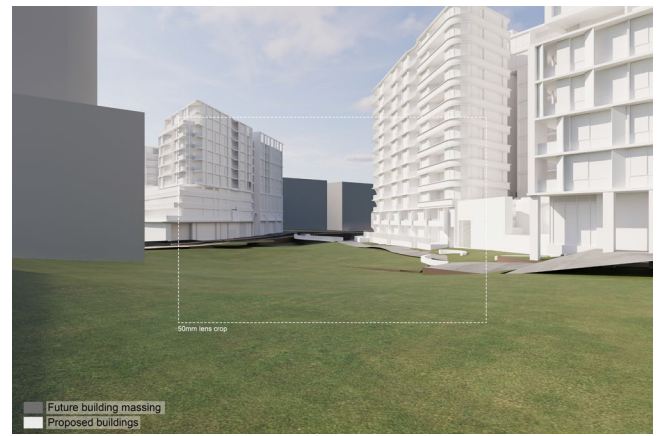
8.5 Summary of visual impact findings

For ease of reference, the following table consolidates the photos and photomontages for each of the viewpoints.

Table 22 Consolidated photographs and photomontages

Proposed development without surrounding future massing	Proposed development with surrounding future massing
Viewpoint 1:	
	
Viewpoint 2:	
	
Viewpoint 3:	
	

Viewpoint 4:



8.5.1 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, that while largely not visible from the public domain, do not contribute to visual amenity.

When assessed against the surrounding future massing, the proposed development does not give rise to any negative visual impacts that are not expected by the planning framework. Further, the proposed development has been designed to minimise its visual presence when visible to public open spaces (i.e. viewpoints 1-3) by distributing floor space across the length of the site, facilitating a wider and more consistent building massing. The proposed development, which is generally 40m in height, is significantly below the maximum height permitted with development consent on the land, being 62m under the Aerotropolis Precinct Plan. The transition of forms and setbacks helps to define the human scale and diversity to the public domain, thereby minimising potential adverse visual impacts.

8.5.2 Sensitivity, magnitude and significance of visual impact

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

Viewpoint no.	Viewpoint name	Sensitivity	Magnitude	Significance
1	Bradfield Metro Station entrance	Nil to Low	Considerable	Low
2	Badgerys Creek Road, south of the site, located outside 101 Badgerys Creek Road.	Medium	Considerable	Moderate
3	Future playing fields to the south	Medium to High	Considerable	Moderate to High
4	145 Badgerys Creek Road, Bradfield	Low	Considerable	Low

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 23 Requirements of the Western Parkland City SEPP relating to view and visual impact

Part	Requirement	Assessment
Section 4.26 Heritage conservation	<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>The site is located approximately 990m south-west of the State heritage item at 30 The Retreat, Bradfield and between 990-1.9km away from other local heritage items. The development is located outside the curtilage of the state and local heritage items and is expected to have a minor to no impact on the visual cartilage of nearby items. As illustrated in Figures 5 and 6, the proposal is not located along a significant view corridor to the items, and will have a negligible impact on their heritage significance.</p> <p>Furthermore, a Statement of Heritage Impacts has been prepared by Artefact (refer to Appendix V of the Environmental Impact Statement) and confirms that as there are no listed heritage items within proximity to the site, the proposed development is unlikely to impact any non-Aboriginal heritage value of the site and the surrounding area.</p>
Section 4.33 Consideration of design excellence	<ul style="list-style-type: none"> 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>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.</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>Therefore, the proposal will not impact these views. This is also visually demonstrated in Figures 5 and 6.</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 24 Requirements of the Precinct Plan relating to view and visual impact

Part	Requirement	Assessment
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.	See previous assessment in Table 23.
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.	See previous assessment in Table 23.
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.

9.3 Bradfield City Centre Master Plan

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

Table 25 Requirements of the Precinct Plan relating to view and visual impact

Part	Requirement	Assessment
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.	See previous assessment in Table 23.
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.	See previous assessment in Table 23.
Designing with Country	Views — Visual connections between key spaces and from the higher ridges to lower lying creeks and ecologies.	See previous assessment in Table 23.
Built form design principles	Protect and respond to key views and vistas to reinforce the connection to Country.	See previous assessment in Table 23.

10.0 Conclusion

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 A: Glossary

Colliers Urban Planning

Abbreviations

Table 26 Abbreviations

Abbreviation	Meaning
Applicant	Bradfield Corporation Pty Ltd
DPHI	NSW Department of Planning, Housing and Infrastructure
FSR	Floor space ratio
GLVIA3	Guidelines for Landscape and Visual Impact Assessment (Third Edition)
LEC	Land and Environment Court of New South Wales
LGA	Local government area
Proposal	Mixed-use development including in-fill affordable housing
Rose Bay	Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046
SEARS	Secretary's environmental assessment requirements
Site	135 Badgerys Creek Road, Bradfield
SSDA	State significant development application
Tenacity	Tenacity Consulting v Waringah [2004] NSWLEC 140
VIA	Visual impact assessment

Key Terms

Table 27 Key terms

Term	Meaning	Source
Amenity	The pleasantness, attractiveness, desirability or utility of a place, facility, building or feature	DPE, 2023
Character	What makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation	DPE, 2021
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

Term	Meaning	Source
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
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

Appendix B: Visual Impact Evidence

Virtual Ideas