

Visual Impact Assessment

Proposed Mixed-Use Development
68-80 O'Connell Street, Caddens NSW

Penrith City Council LGA

August 2025

Prepared For:

Caddens Estate Pty Ltd

Project Ref: 05-25

Revision B

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1 Introduction

1.1 Definitions

- The subject land* the entire registered Lot 2, DP1268507
in-part registered Lot 1, DP1268507
- The subject site* the proposed development area within the registered Lots

1.2 Background

distinctive Living Design were engaged by Caddens Estate Pty Ltd to undertake Visual Impact Assessment (VIA) to accompany a State Significant Development Application (SSDA) for a mixed-use development (including in-fill affordable housing) at 68-80 O'Connell Street, Caddens, within the Penrith Local Government Area (LGA).

The SSDA seeks development consent for a mixed-use development (including in-fill affordable housing) comprising a combination of shop-top housing, residential flat buildings and a commercial premises (shop) at 68-80 O'Connell Street, Caddens. The proposed works include site preparation works, excavation, infrastructure, construction of the buildings and associated landscaping works.

The subject site is directly east of the Caddens Corner shopping centre, north of low-density residential housing, east of UWS Werrington Campus, and south of future medium-density residential housing. The subject site stretches across two (2) registered lots;

- Lot 2, DP1268507, No.80 O'Connell Street Caddens NSW ¹
- Lot 1, DP1268507, No.68 O'Connell Street Caddens NSW ¹

The subject site is located within the Penrith Government Area (LGA), and measures a total area of approximately 54,032m². Under the 2010 Penrith Local Environment Plan (SLEP) zoning, the subject land is zoned E1 (Local Centre) and R4 (High Density Residential) ². The subject land directly adjoins E1 (Local Centre), R3 (Medium Density Residential), R1 (General Residential), RE1 (Public Recreation) and SP4 (Enterprise) land ². The subject lands sit on a flat to moderately rolling landscape that is a combination of carparking, and cleared rural pastoral landscape. High biodiversity value land is present at the site at its north-eastern corner, pursuant to the *Biodiversity Conservation Act 2016*.

The aim of this report is to analyse the general landscape visual character, conduct a visual sensitivity assessment, and test the visual impacts in relation to the proposed development. This is done so considering the scenic and landscape qualities within the immediate context, but also more broadly when considering distant visual response in the regional context. The following reference documents were observed;

- *Ramsay Surveyors, Plan Showing Detail and Levels, 10th April 2025*
- *Group GSA, SSDA Architectural Documentation Issue A, July 2025*
- *Site Image, SSDA Landscape Architectural Documentation, Issue A, July 2025*

This VIA has been prepared by Mark Santangelo (Author, Registered Landscape Architect AILA #1951) of distinctive Living Design.

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1. Spatial Information Exchange NSW
2. Penrith City Council, 2010, Local Environmental Plan

1.3 Purpose of the Report

The purpose of this report is to assess the subject site in relation to the landscape visual connections to the immediate and broader scenic landscape. *Specifically, the report will;*

- Map the existing landscape, visual and scenic qualities of the site and surrounding area;
- Provide a landscape analysis and visual sensitivity survey that will inform the potential development process of the subject lands;
- Assess the subject site in relation to the landscape values and landscape visual connections to the surrounding landscape and neighbours.
- Provide generalised visual impact ratings and mitigation measures on how potential development could be improved from a visual and landscape perspective
- Provide any detailed recommendations for mitigation applications.

1.4 Regional Context

The site is located 5.5km east of Penrith City Centre and 30km west from Parramatta CBD. It sits between the Great Western Highway and M4 Motorway corridors to the north and south respectively. Kingwood, Claremont Meadows, Werrington, and Orchard Hills North suburban localities surround the site, both established and newly developed low density residential areas as envisioned by the Caddens Release Area plan within the PDCP 2014. The site is approximately 2.2 kilometres (km) from Werrington Station and 1.8km from Kingswood Station. Several significant educational institutions are within the regional context of the site, including the University of Western Sydney (UWS) Kingswood Campus, TAFE NSW Kingswood Campus, and the NSW State Archives. Regional parks in context include the Gipps Street Recreational Precinct, Teressa James Reserve, Chapman Gardens Oval, and Peppermint Reserve. Werrington Creek runs north-south directly east of the subject land and associated with Werrington Lakes to the far north. Claremont Creek in a similar orientation is to the far west regionally.

See Figure 1.1 Regional Context Diagram

1.5 Local Context & Zoning

The subject land is located within the Caddens Release Area within the *Penrith Development Control Plan 2014* (PDCP 2014), and, under the Caddens Release Area Structure Plan, is strategically identified as the precinct centre with adjoining residential areas. The subject land is located wholly within the local suburb of Caddens and to encompasses by O'Connell Street to both the south and east.

The western portion of the subject land (68 O'Connell Street) currently comprises an approved commercial shopping centre development and associated carpark, commonly known as 'Caddens Corner'. It is zoned E1 *Local Centre* pursuant to the *Penrith Local Environmental Plan 2010* (PLEP 2010). This portion is subject to a Concept DA (DA17/0995). A portion of 68 O'Connell Street, that is currently used for at-grade carparking, is subject to this SSSA. The eastern portion of the subject land (80 O'Connell Street) is a cleared vacant lot, historically occupied by rural residential land uses. It is zoned R4 *High Density Residential* pursuant to the PLEP 2010. The site itself is not identified as a heritage item; however, it is located to the east of the 'Teacher's residence (former)' (Item 670), a local heritage item which is identified under Schedule 5 of the PLEP 2010.

Immediately to the north, a staged residential subdivision for 119 residential lots is located at 46-66 O'Connell Street. To the south of the site is quickly emerging residential subdivisions of R1 *General Residential* and R3 *Medium Density Residential* providing a range of newly establishing dwelling homes and terraces close to the emerging Local Centre. To the east is mostly undeveloped land owned by UWS for their expanding Werrington Campus, zoned SP4 *Enterprise*. A future local park is assigned directly west of the subject lands also, that is earmarked for future open space amenity and zoned RE1 *Public Recreation*. Other local parks in the local context are the sporting facilities of Myrtle Road Fields and Caddens Oval. Werrington Creek, zoned C2 *Environmental Conservation* is the only riparian corridor in the local context, running north-south in close proximity to the subject land.

See Figure 1.2 Local Context Diagram

See Figure 1.3 Adapted Subject Land Zoning Map

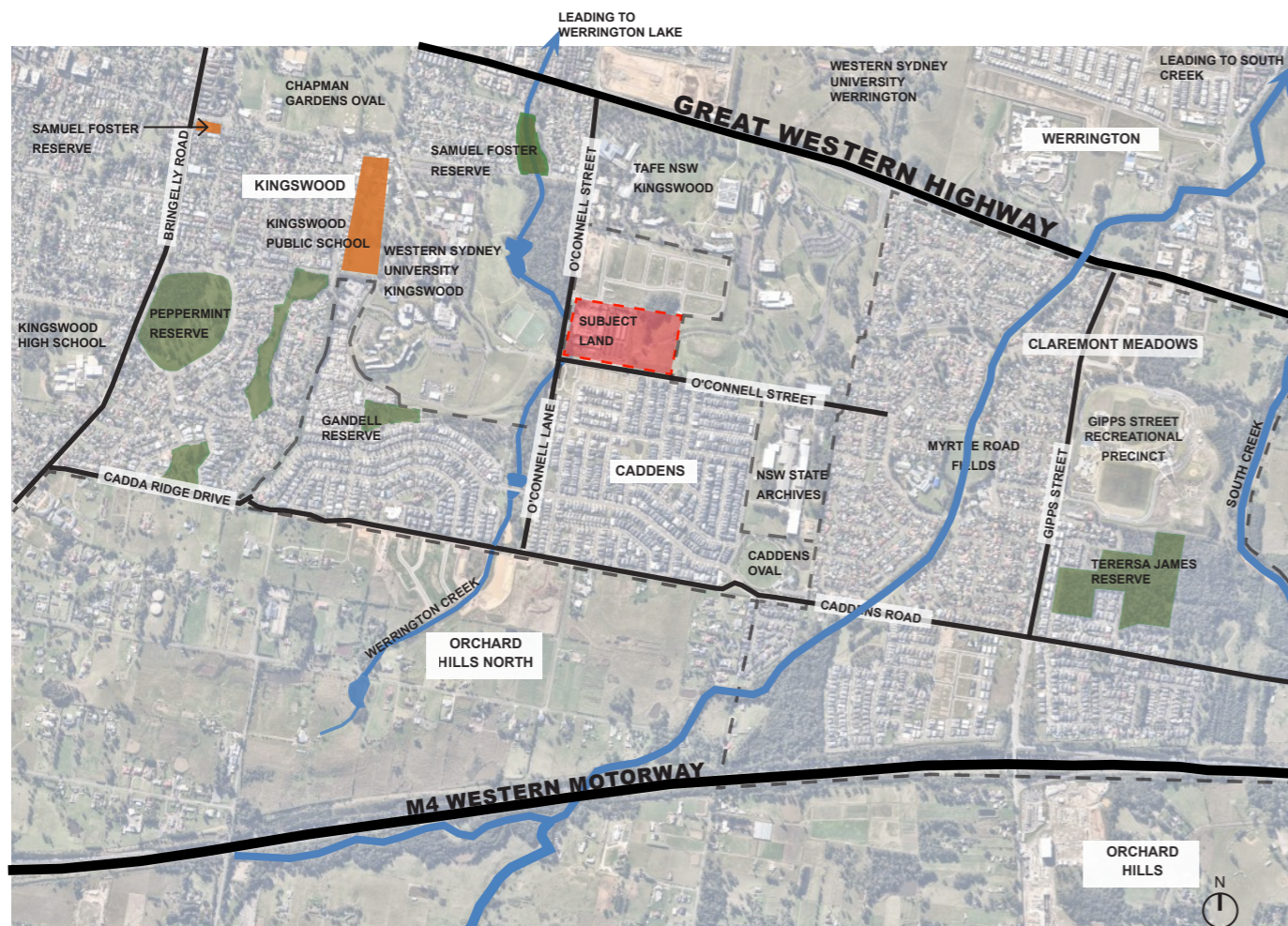


Figure 1.1 Regional Context Diagram (Nearmap, May 2025)

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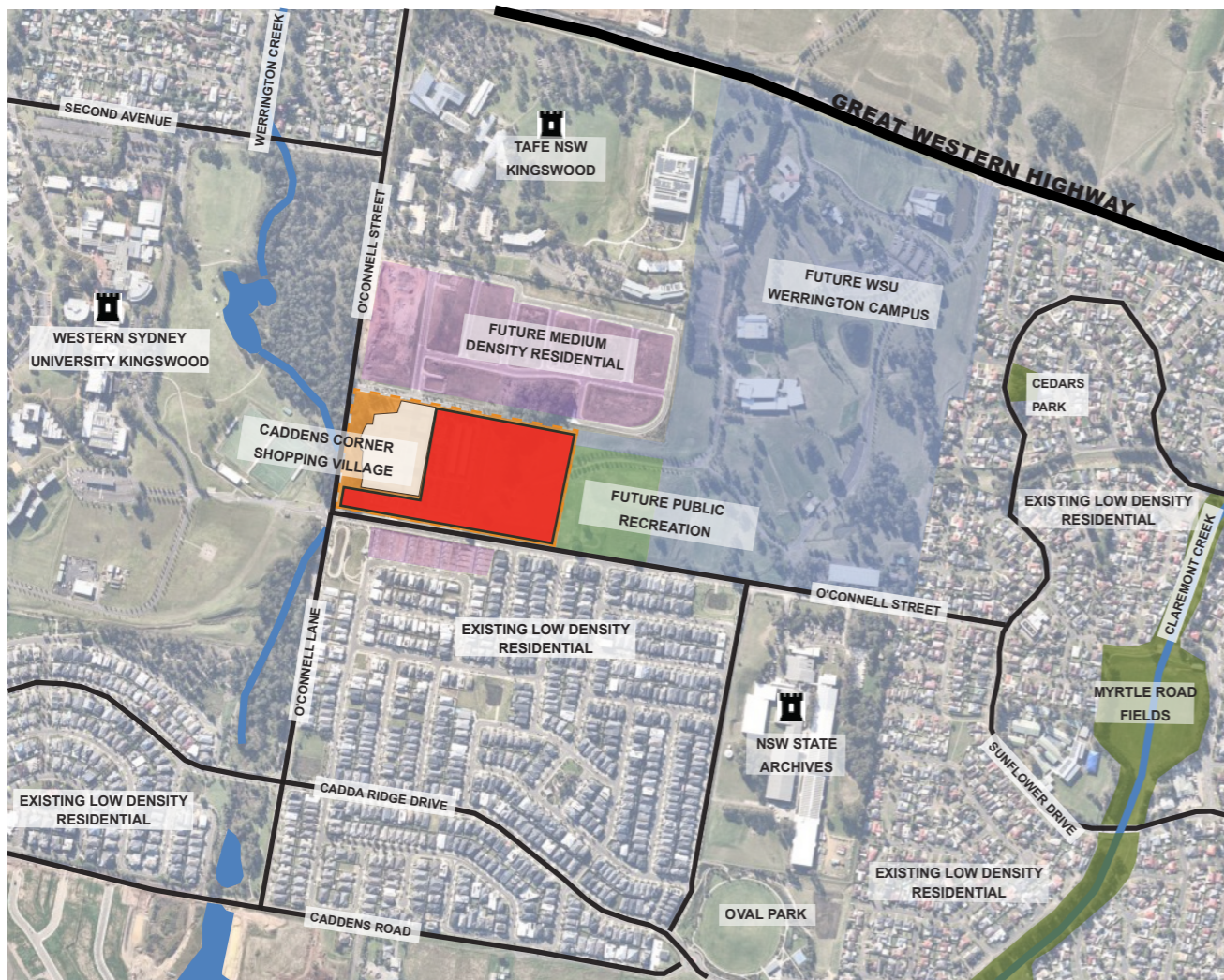


Figure 1.2 Local Context Diagram

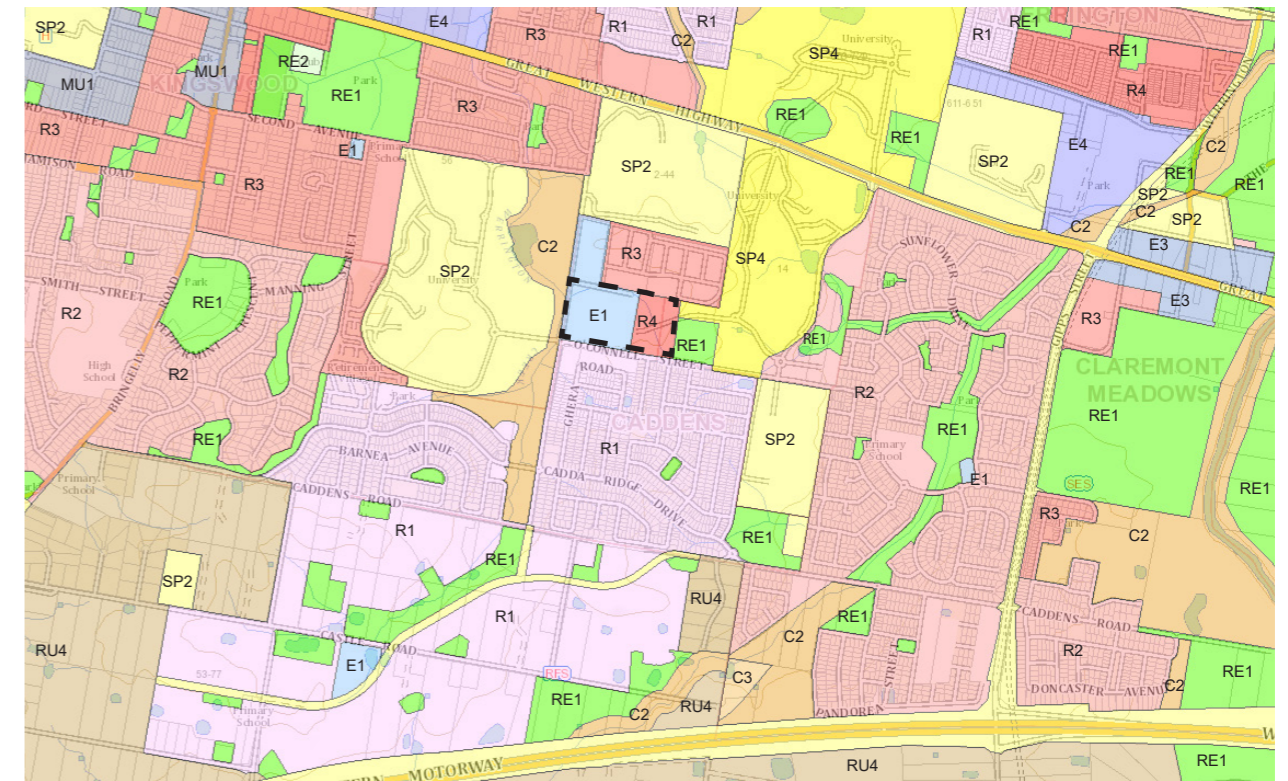
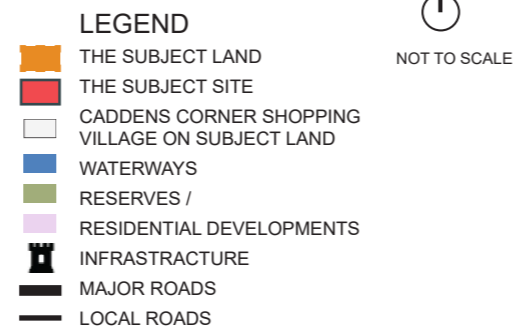
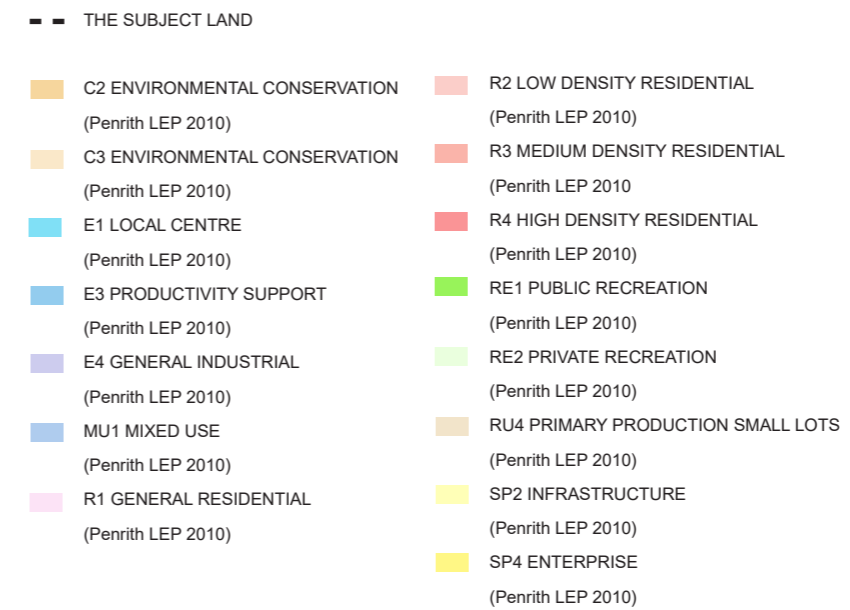


Figure 1.3: Subject Land Zoning Map

Source: Adapted from Penrith City Council LEP 2010 & NSW Planning Portal 2025

LEGEND



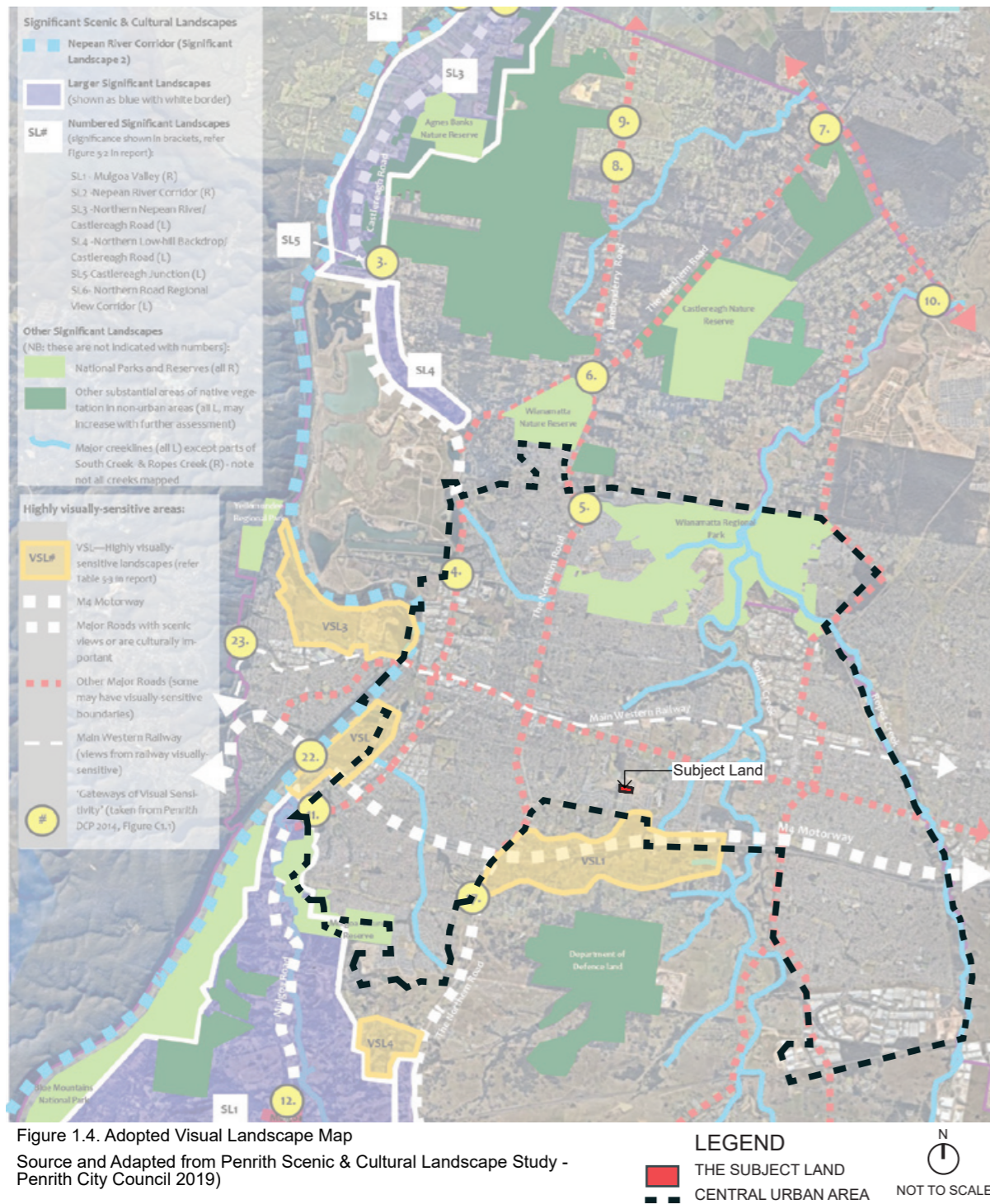


Figure 1.4. Adopted Visual Landscape Map
Source and Adapted from Penrith Scenic & Cultural Landscape Study - Penrith City Council 2019)

1.6 Landscape and Visual Impact Objectives

Objective;

- To identify, assess and document the preliminary visual and landscape qualities of the land within the study area;
- To ensure that the proposed development of the land adequately takes into account localised and any regional visual impacts;
- To ensure that the proposed development considers the *Penrith Scenic & Cultural Landscape Study 2019*
- To provide the framework for future landscape mitigation measures that may be required as a result of the outcomes of this study.

See Figure 1.4 Adapted Visual Landscape Map

1.7 Methodology

The methodology employed is consistent with, and makes reference to, the industry standard for assessing visual amenity, as set out in the *Australian Institute of Landscape Architects, Guidance Note for Landscape and Visual Assessment, 2018*, and as follows:

1.7.1 Landscape Analysis

- Review of available Penrith City Council documents relevant to the subject land
- Review of topographical maps and aerial photography
- Prepare site analysis diagrams including topography, hydrology, aspect, vegetation, and landscape features
- Analyse the sites existing character
- Analyse the broader built and natural environment & character

1.7.2 Visual Survey and Impact Assessment

- Detail visual site survey and photography of the subject land from various viewpoints surrounding the subject land
- Identify and map prominent landscape elements
- Examine photographs and plot visibility of the site from the defined viewpoints
- Assessment of each view point to determine the visual impact of the proposed development
- Each viewpoint aims to capture any impact by the proposed development on the scenic landscape and adjacent neighbouring properties.
- Prepare photomontages (indicative photo realistic images) of the proposed development from specific viewpoints

1.7.3 Conclusions

- Define all findings that are demonstrated by the Visual Impact Assessment process. Provide conclusions for the proposed development.

1.7.4 Recommendations

- Provide any mitigation measures to ensure the landscape and visual integrity of the subject lands and greater scenic landscape are maintained in the context of the proposed development.

2 Site Analysis

2.1 Definitions

The subject land the entire registered Lot 2, DP1268507
in-part registered Lot 1, DP1268507

The subject site the proposed development area within the registered Lots

2.2 Topography and Elevation

The subject site topography ranges from very flat to significantly sloping greenfield lands registering maximum level differential of 19m across the site from the high point in the south-eastern portion of the site to the low point in the south-western portion of the site. Topography has been modified from the original shopping centre development, evident by the manipulated contours and uniform batters in localised areas. These can be identified in the recent land survey updated in 2025 (refer Figure 2.1) and referred to as "subject site post earthworks topography", although the general sitewide topography has not been significantly altered as determine in mapping provided. Mapped contours indicate elevation ranges between approximately RL 44.50 and RL 63.50 AHD. The subject land drains to the west via a series of drainage infrastructure and overland flow paths associated with the shopping centre development to the west. All of which drain and discharge into the Werrington Creek riparian corridor. The contextual landform surrounding the subject site forms a 'horse-shoe' of higher lands encompassing the site from the south, east, and north. The northern aspect has the highest elevated land forming a minor ridgeline running north-south across the broader suburban landscape. The ridge picks up a distinct 'hilltop' or knoll landform immediately east of the subject site at 67.05 AHD. Most significantly the subject land therefore sits in a depressed topography, lower in elevation to the surrounding landform, except from the west where the natural & gradual rise from the riparian low is evident from west to east.

See Figure 2.1 Topography & Elevation Analysis Diagram

See Figure 2.6 Subject Land (Post Earthworks) Topography & Elevation Analysis Diagram

2.3 Aspect and Slope

The subject site has a strong westerly aspect range. As identified in section 2.2 Topography and Elevation, the subject lands are greenfield, comprised of mostly natural with some modified landform from the shopping centre development to the west. Consequently, these topographies translate into lands that have strong North-West, West, and North (NW, W, and N) aspects. Strong aspects generally weaken the visual exposure of lands from the opposing direction, in this case from the East. Less dominant aspects to the north are also prevalent in localised areas particularly the batter down from the road (O'Connell) to the south. The subject site slope provides a diverse range varying between 2 and 30% with a small percentage of localised slopes (fill earthwork batters) in excess of 35% corresponding to the batter along O'Connell Street. Lands shallower than 5% account for approximately 50% of the land area, and represent the natural average slope of the land in the local context.

See Figure 2.2 Aspect Analysis Diagram

See Figure 2.3 Slope Analysis Diagram

2.4 Vegetation

Largely the subject site lacks any consistent vegetative cover and is predominantly cleared agricultural land, with a significant band of native vegetation in the northern portion of the site on higher ground. Vegetation maps reveal the native vegetation is *Cumberland Shale Plains Woodland* listed as a critically endangered ecological community under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). A smaller area of native vegetation occurs in the far western, lower portion of the site, listed as *Cumberland Red Gum Riverflat Forest*, also listed a critically endangered ecological community. Two (2) large mature trees stand solitary in the open pasture towards the road on the southern boundary. Both are reported as remnant Eucalyptus species associated to the nearby *Cumberland Shale Plains Woodland*. The only evidence of cultural planting is a row of eight (8) exotic tree species in the middle portion of the site running in a north-south orientation. These trees are Poplar (*Populus sp*) species, approximately 25m in height and in good health. No problematic weed infestations were observed on the subject site. The to the immediate east of the site a notable Landmark tree identified as Spotted Gum (*Corymbia maculata*).

See Figure 2.4 Vegetation and Habitat Analysis Diagram

2.5 Landscape Character

Generally, the landscape character of the subject site is gentle to significantly sloping, cleared grasslands with dominant bands of native vegetation. It is evident that the site is greenfield pastoral land, characterised by open pasture and evidence of a rural residence once on the land explaining the driveway running across the landscape. Only several planted trees exist on the open pasture. The landscape character of the site is best described as semi-rural with native bushland clumps, no current grazing in open grasslands, scattered native & exotic trees. Views are multi-faceted outward views across the surrounding landscape primarily west, and except to the east due to the topography. Disturbed soil profiles and manipulated contours are also noted in the general character as the rigid and formal earthworks and batters provide a contrived landscape juxtaposed to the overwhelming natural landscape throughout.

See Figure 2.5 Landscape Character Diagram

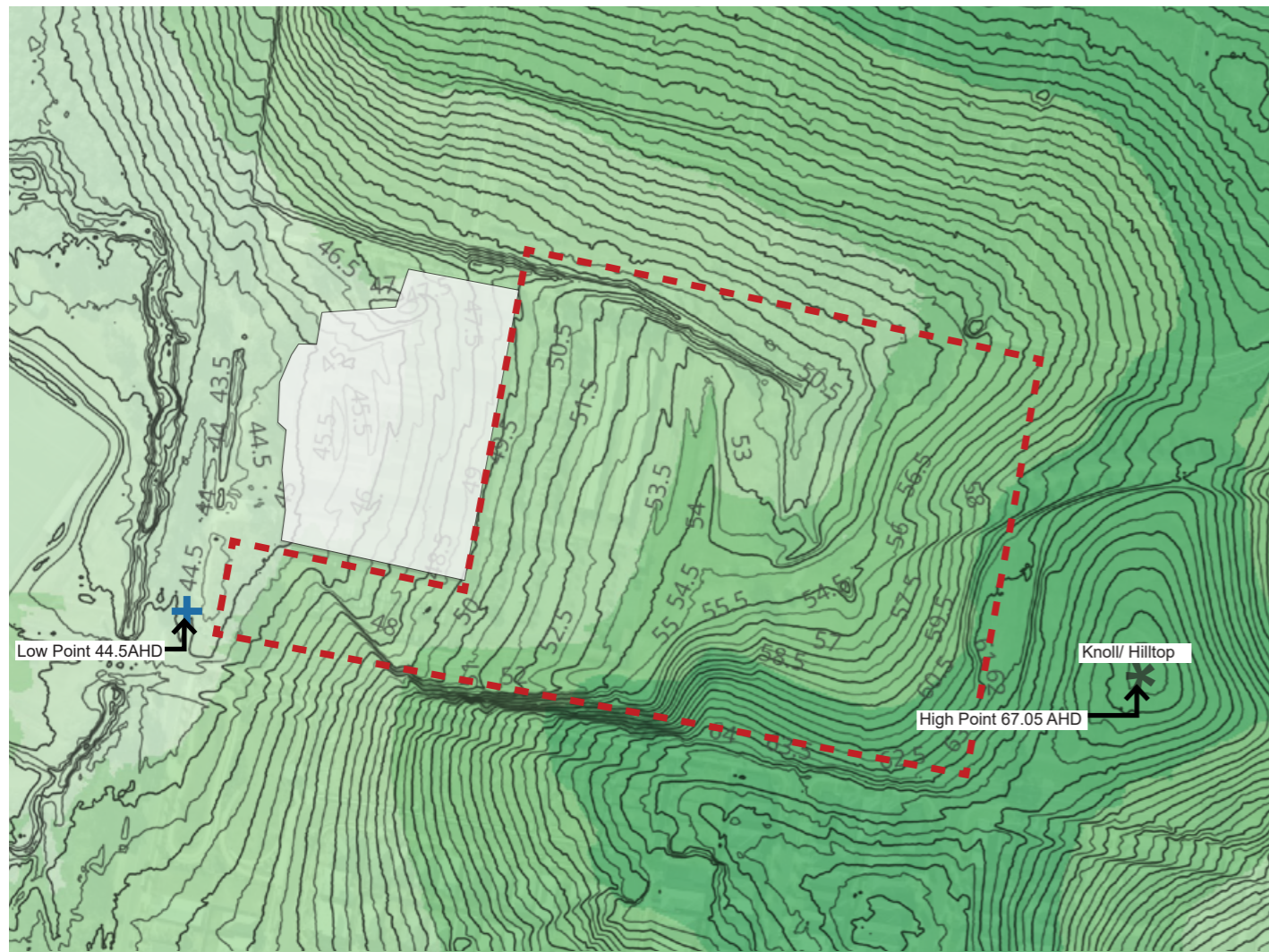
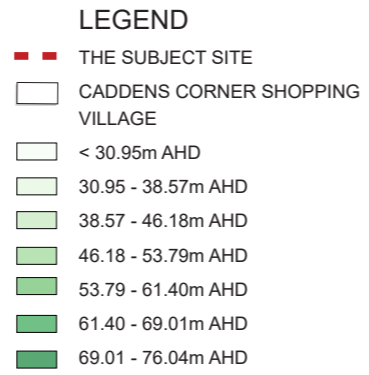


Figure 2.1 Topography and Elevation Analysis Diagram

Sources: Adapted from: Nearmap, viewed July 2025, ELVIS Elevation and Depth Foundation Spatial Data accessed July 2025 (0.5m Contour Intervals).

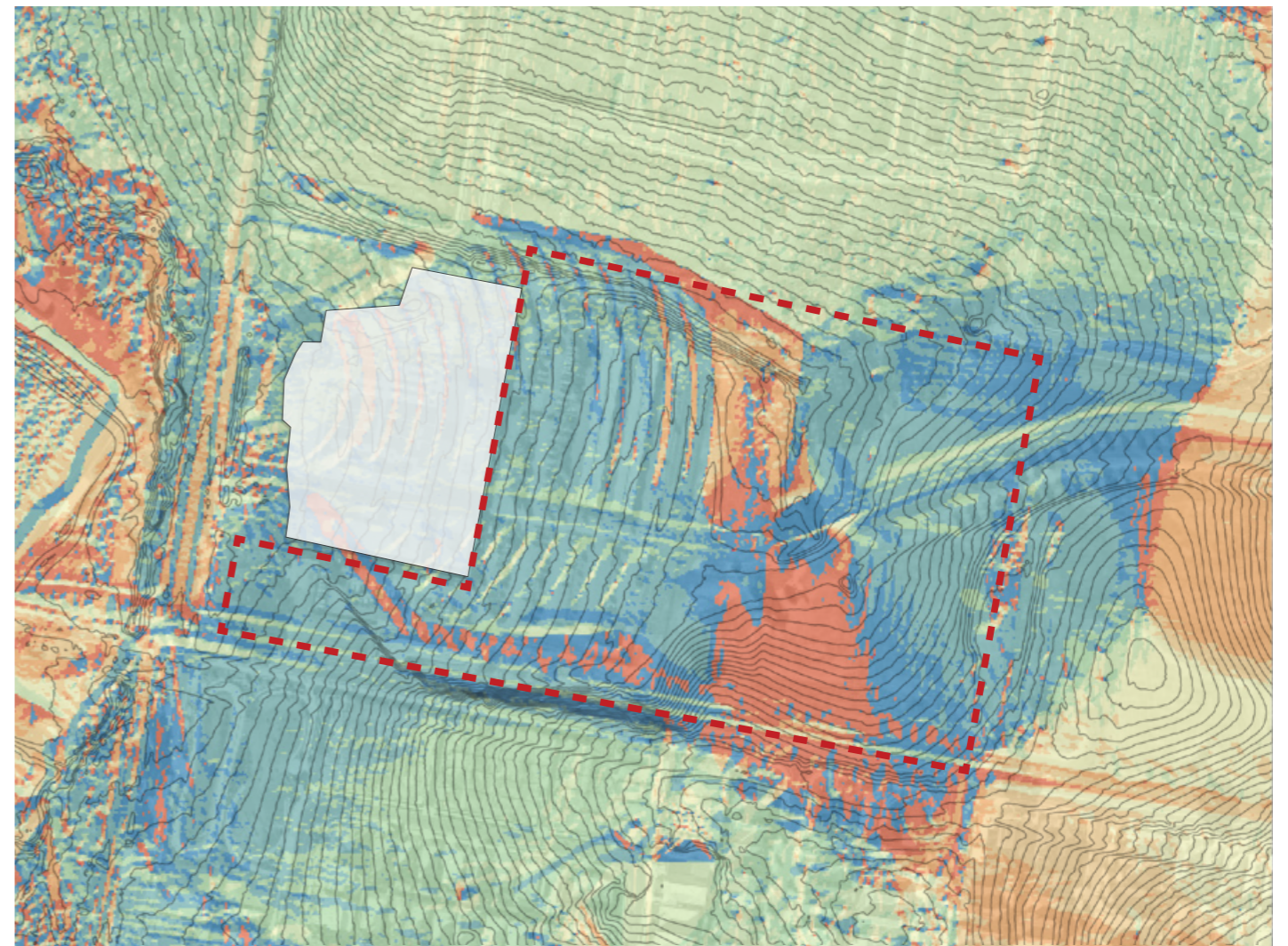
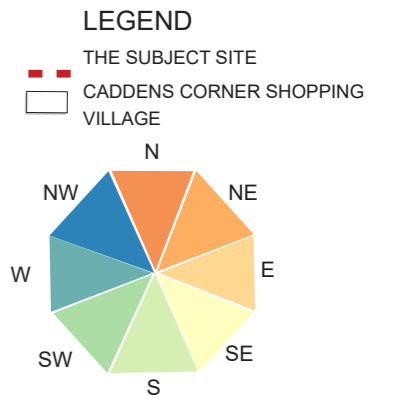
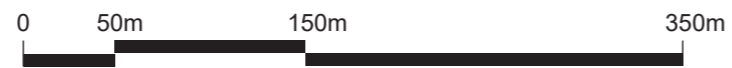
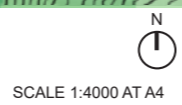
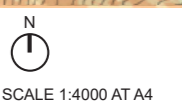


Figure 2.2 Aspect Analysis Diagram

Sources: Adapted from: Nearmap, viewed July 2025, ELVIS Elevation and Depth Foundation Spatial Data accessed July 2025 (0.5m Contour Intervals).



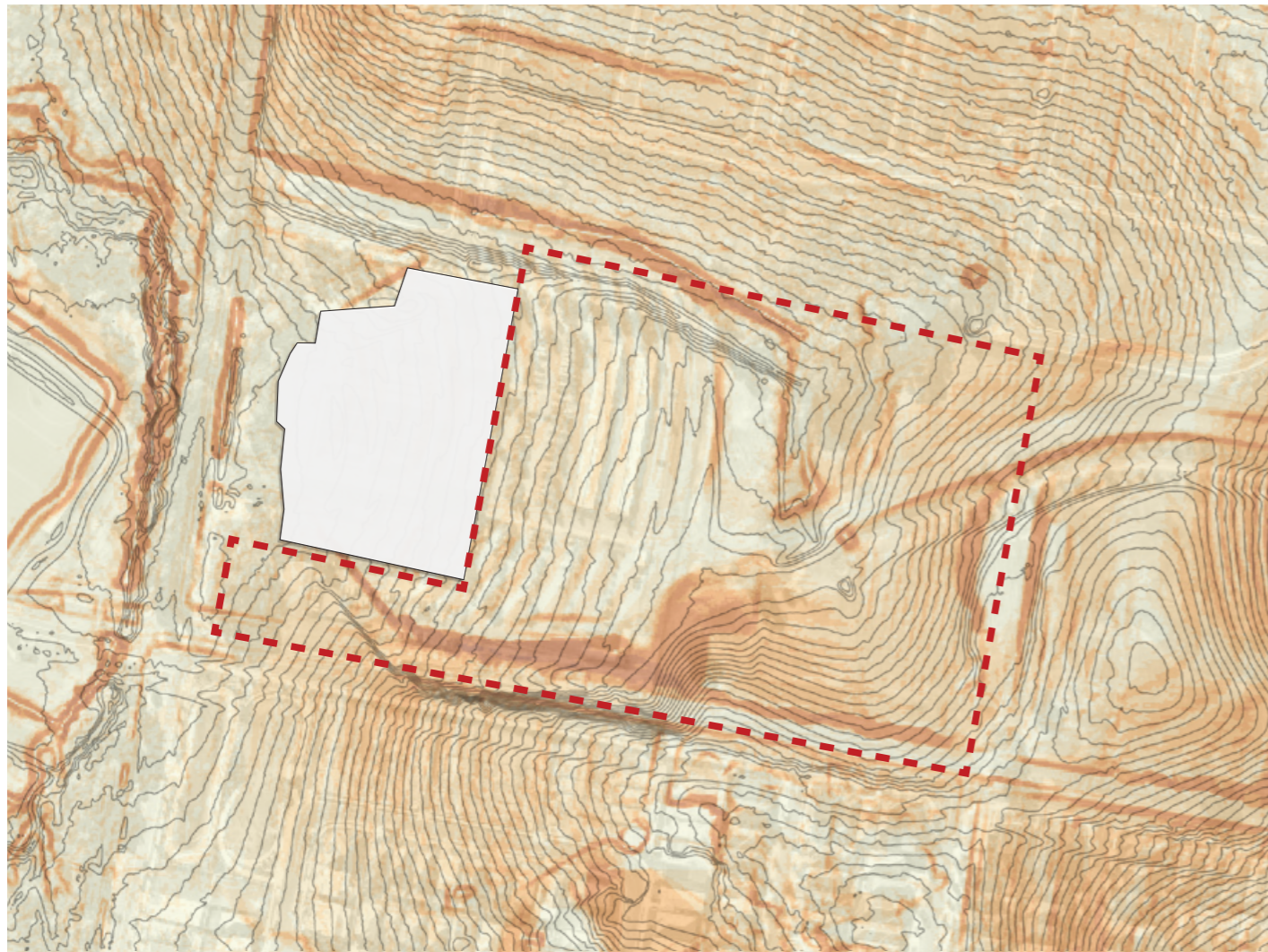
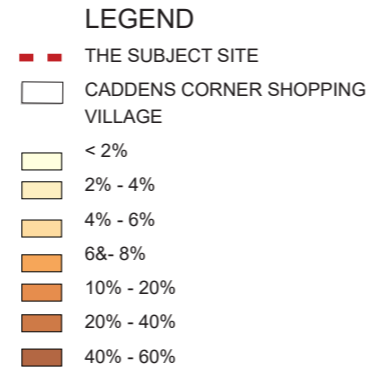


Figure 2.3 Slope Analysis Diagram (Nearmap, viewed November 2021)

Sources: Adapted from: Nearmap, viewed July 2025, ELVIS Elevation and Depth Foundation Spatial Data accessed July 2025 (0.5m Contour

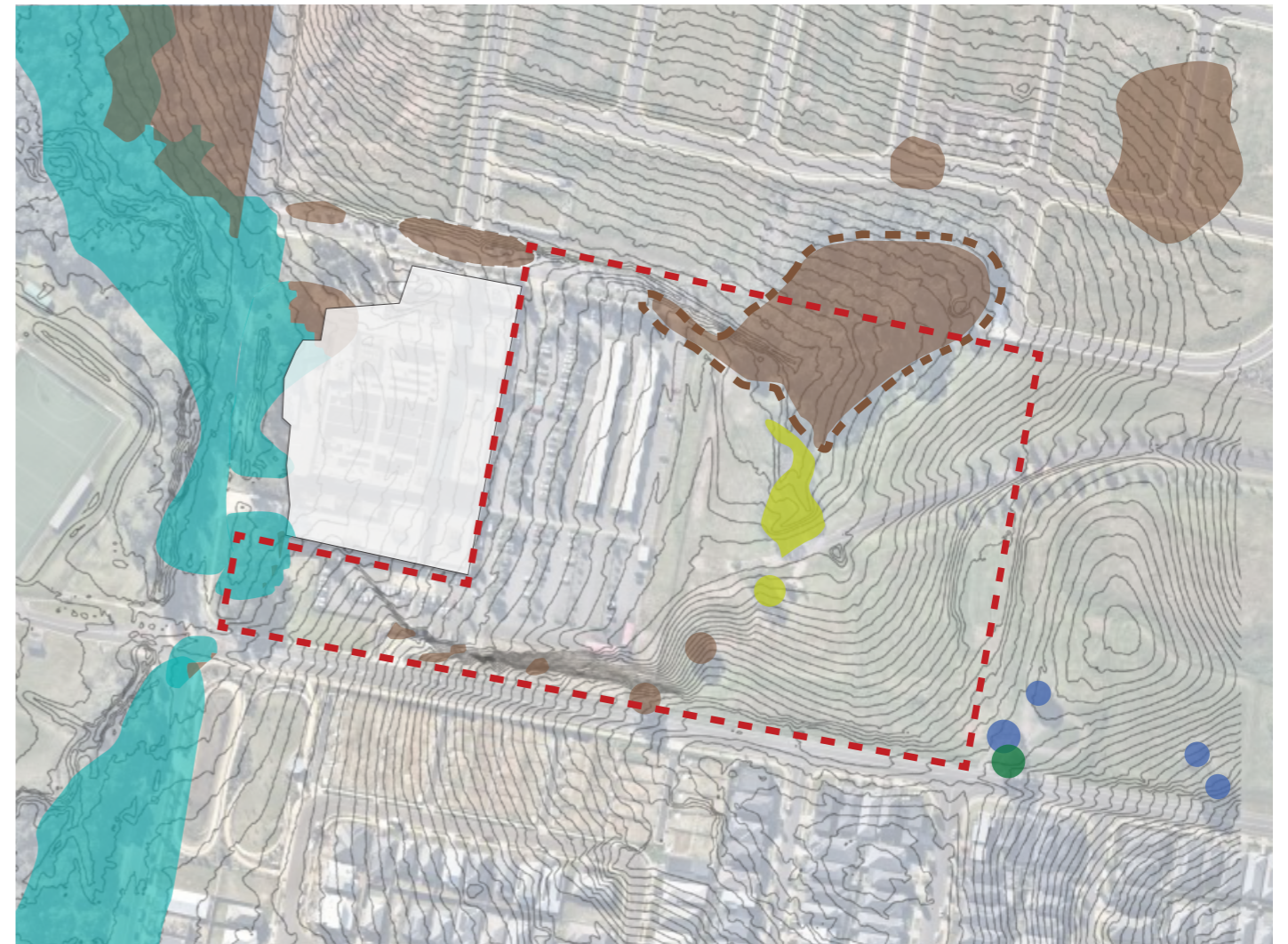
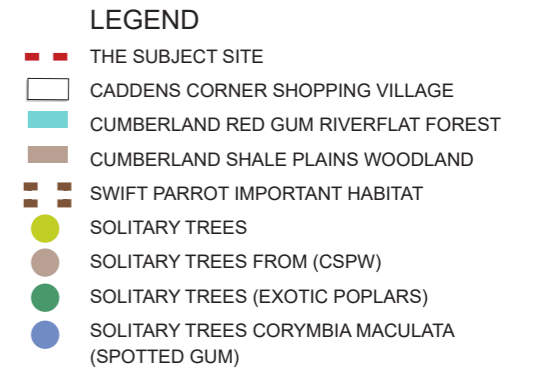
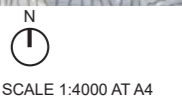


Figure 2.4 Vegetation and Habitat Diagram

Sources: Adapted from: Nearmap, viewed July 2025, Seed NSW Government 2025, Trees Near Me, BDAR Ecological Australia



- LEGEND**
- THE SUBJECT LAND
 - CADDENS CORNER SHOPPING VILLAGE
 - SWIFT PARROT IMPORTANT HHHABITAT
 - SOLITARY TREES
 - - - GULLY
 - ⋯ RIPARIAN CORRIDOR
 - ⊕ LOW POINT
 - ⊗ HIGH POINT



Figure 2.5 Landscape Character Diagram (Nearmap viewed May 2025)
Source: Adapted from: Nearmap, viewed July 2025,

N
SCALE 1:4000 AT A4



- LEGEND**
- THE SUBJECT SITE
 - CADDENS CORNER SHOPPING VILLAGE
 - < 30.95m AHD
 - 30.95 - 38.57m AHD
 - 38.57 - 46.18m AHD
 - 46.18 - 53.79m AHD
 - 53.79 - 61.40m AHD
 - 61.40 - 69.01m AHD
 - 69.01 - 76.04m AHD

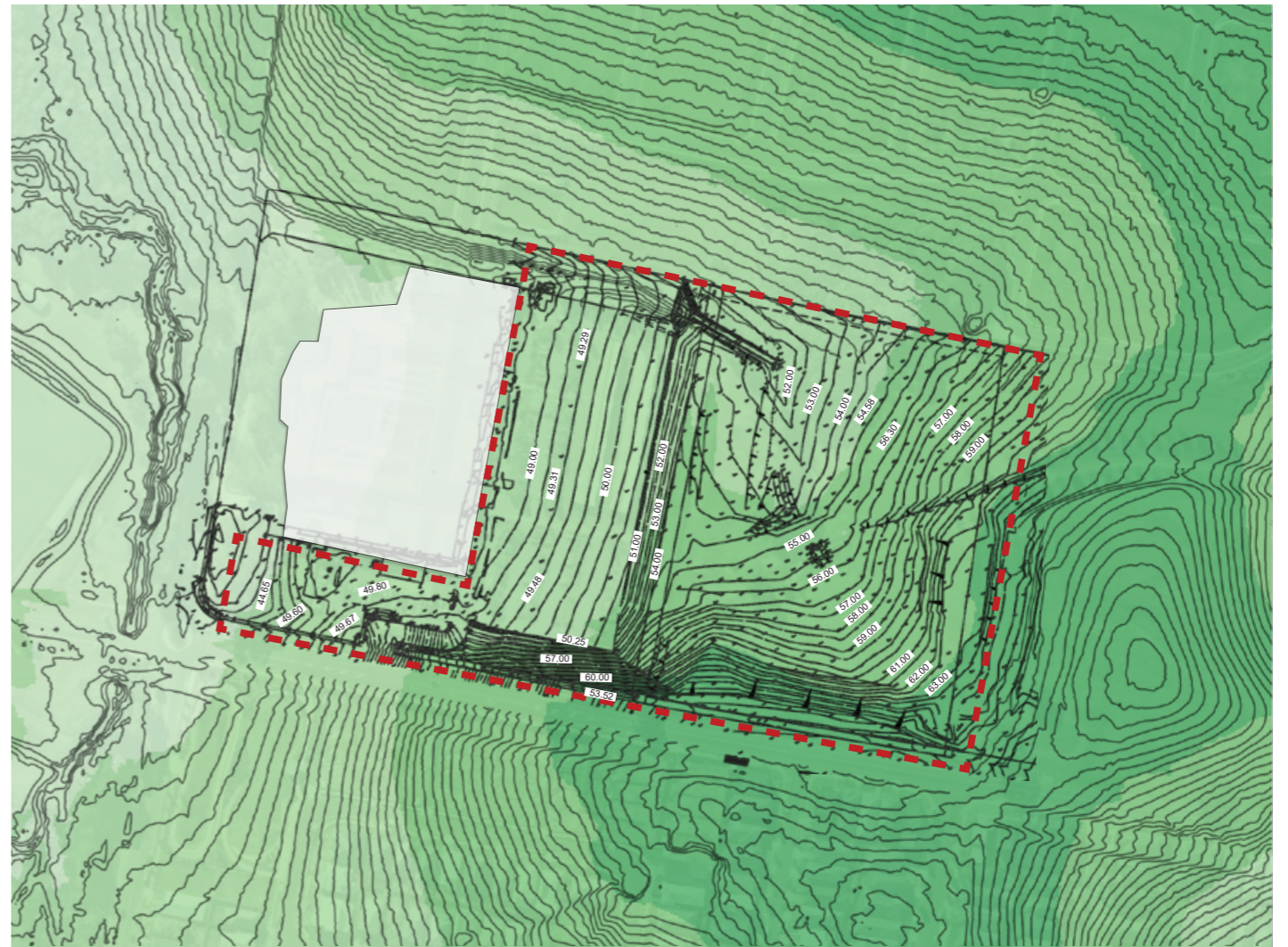


Figure 2.6 Subject Site (Post Earthworks) Topography and Elevation Analysis Diagram
Sources: Adapted from: Nearmap, viewed July 2025, Ramsay Surveyors, Plan Showing Detail and Levels, 2025 ELVIS Elevation and Depth Foundation Spatial Data

N
SCALE 1:4000 AT A4



2.6 The Proposed Development

The SSSA seeks development consent for a mixed-use development comprising a combination of shop-top housing, residential flat buildings and a commercial premises. The proposed works include site preparation works, excavation, infrastructure, construction of the buildings and associated landscaping works. The SSSA seeks development consent for:

- Landscape and communal open spaces including a 'public square'
- 4 x 4 - 6 storey shop top housing buildings, comprising: approximately 180 residential dwellings
- Ground floor commercial, retail and medical uses
- A single storey commercial premises (shop)
- Construction of basement carparking to service the shop top housing, ground floor commercial and commercial premises
- Construction of 11 x 4 – 6 storey residential flat buildings at 80 O'Connell Street, including approximately 300 residential dwellings
- Basement carparking and Internal roads
- Associated infrastructure and services



Figure 2.7: Site Master Plan, Created by Site Image August 2025

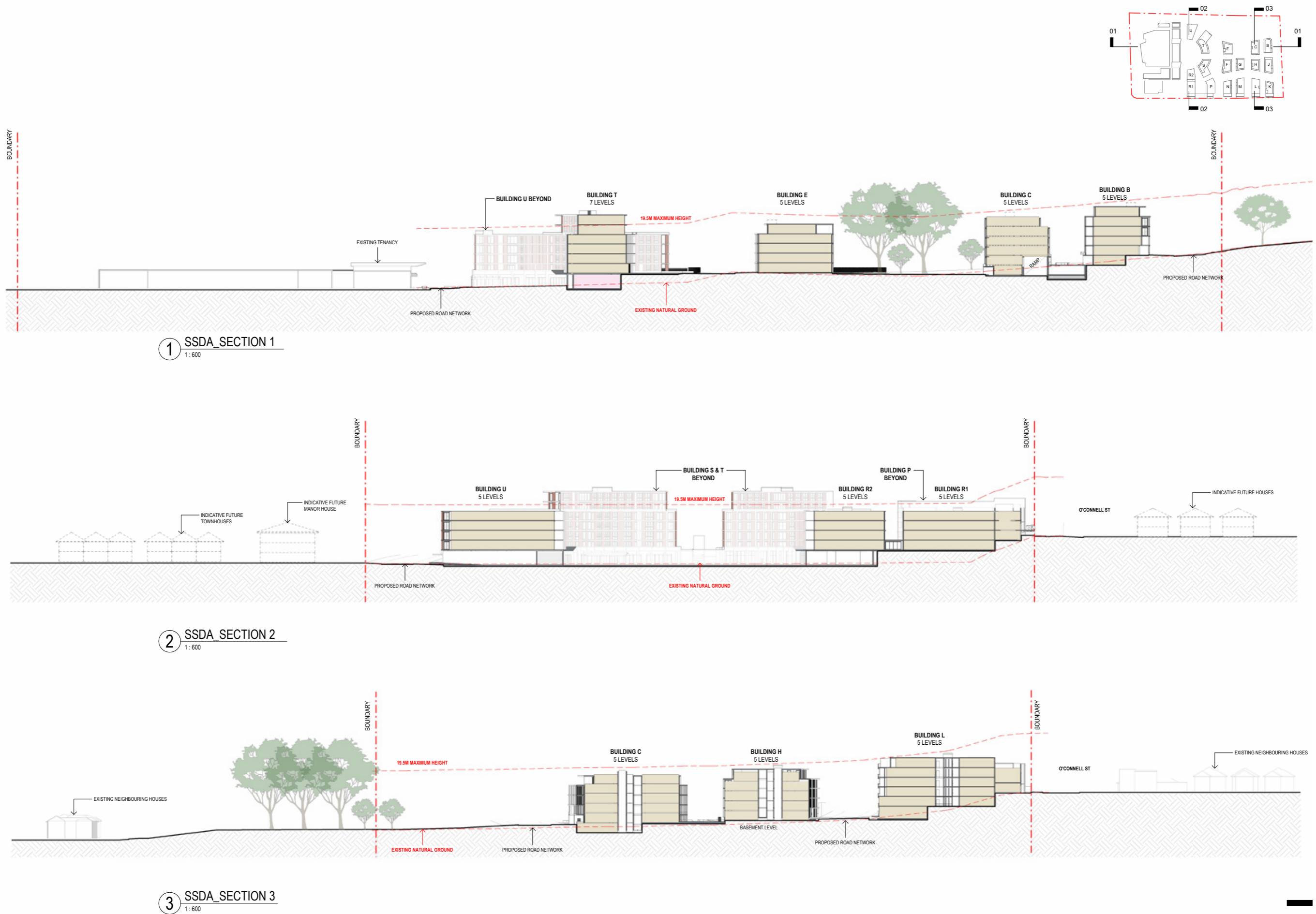


Figure 2.8: Sections Type A - Contextual Sections, Created by Group GSA July 2025

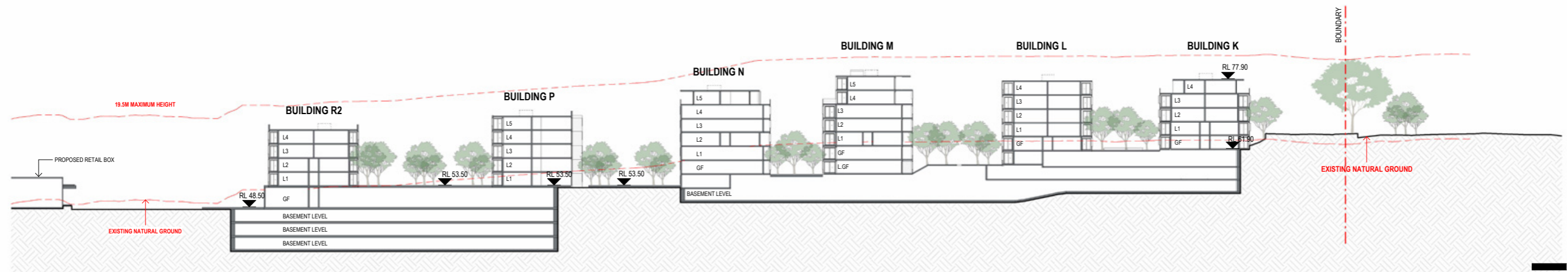
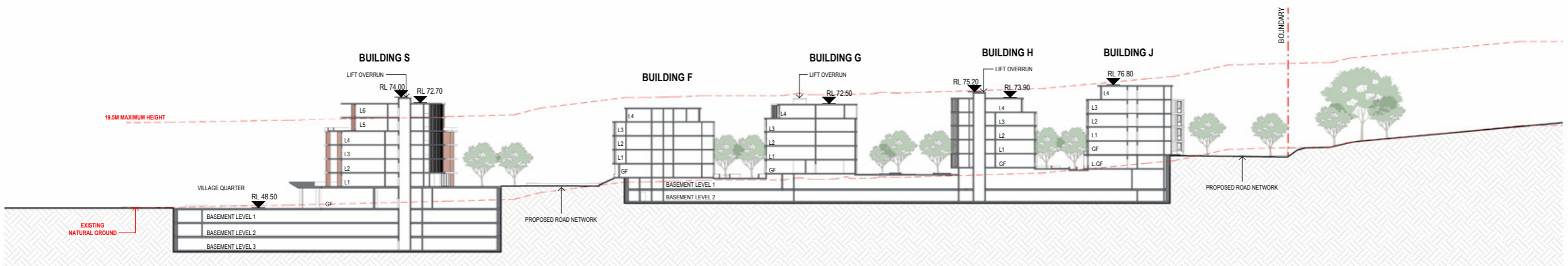
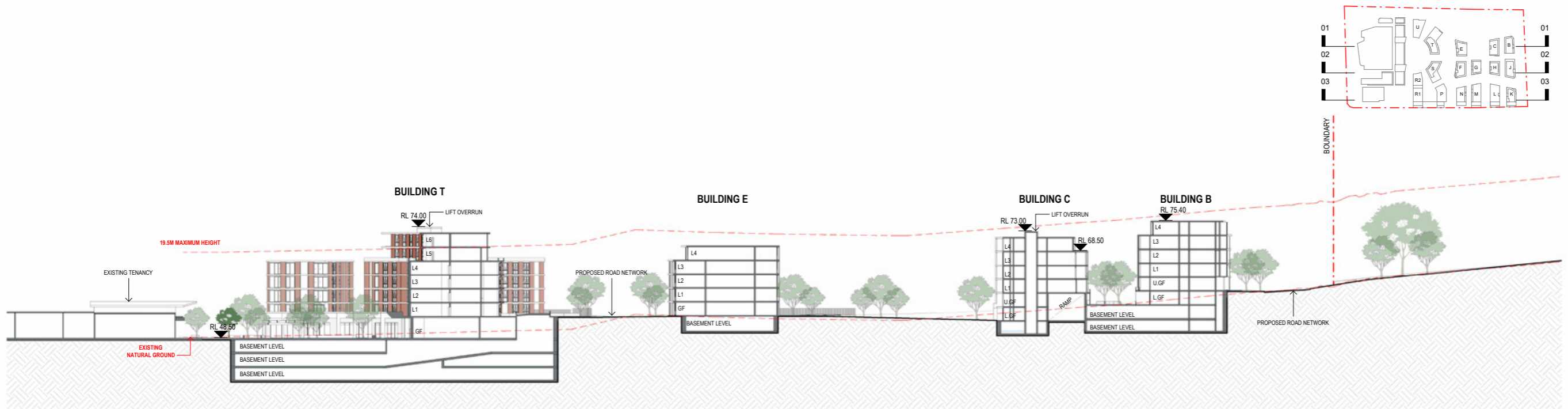
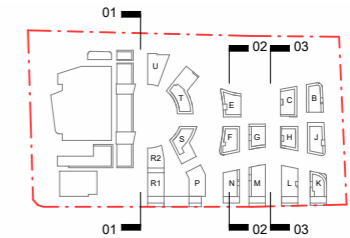
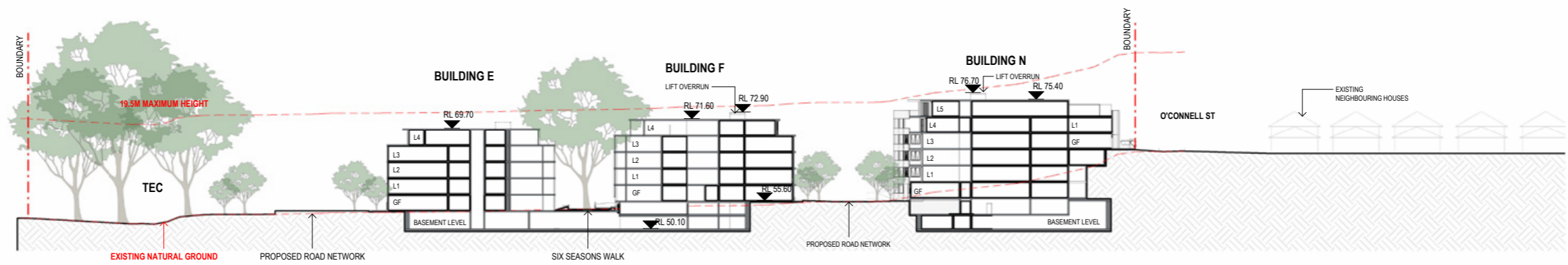


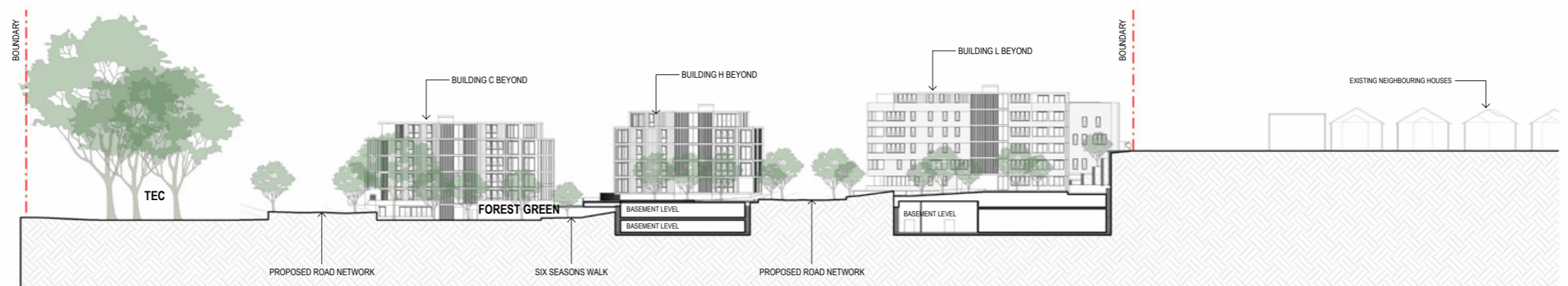
Figure 2.9: Sections Type B - Sheet 1, Created by Group GSA July 2025



1 **SSDA_SECTION 7**
1:500



2 **SSDA_SECTION 8_1**
1:500



3 **SSDA_SECTION 8**
1:500

Figure 2.10: Sections Type B - Sheet 2, Created by Group GSA July 2025



Figure 2.11: CGI Village Quarter, Group GSA July 2025



Figure 2.12: CGI 68-80 O'Connell Street, Group GSA July 2025



Figure 2.13: CGI Pavillions R3, Created by Group GSA July 2025



Figure 2.14: CGI O'Connell Street Townhouses, Created by Group GSA July 2025

2.7 Scenic Landscape Vernacular

Caddens is located within the Werrington Enterprise Living and Learning (WELL) Precinct. The key elements of the WELL Precinct Vision which apply to Caddens include 'a model for sustainable urban development that captures its potential arising from proximity to transport linkages and tertiary educational facilities', and 'an internationally renowned destination of choice for business, residents and students. A general objective of the plan in relation to scenic values is "To protect existing vegetation and views from hilltops and ridges.

Specifically, the subject lands sit within the *Precinct Centre* under the *Caddens Release Area Plan* within the PDCP 2014. The precinct centre development objectives support a diverse visual landscape and urban quality commensurate to a local centre with connections to educational institutions and residential neighbourhood. The expected landscape vernacular is therefore one of varying built form densities, in contrast and in unison, to the natural visual resource of biodiverse vegetation, interesting topography, and supported by open space amenity and built form intensity that tertiary Campus's provide.

3 Visual Survey and Impact Assessment

3.1 Terminologies

Viewpoint - The specific location of a view used for assessment purposes.

Receptor - A place, route, viewer audience or interest group which may receive an effect and require assessment.

Viewshed - Areas visible from a particular location (may be modelled or field-validated).

Visual Amenity - The attractiveness of a scene or view.

Visual Sensitivity - The ability of a view to absorb change relative to the visual amenity and relationship of key scenic protection areas, heritage, and any other valuable landscape or built structure or urban form.

Visual Representation - Graphic representation of a proposal in accurate detail and context showing its likely appearance and scale. Not applicable in this VIA

Photomontage - An accurate but indicative visual representation of a proposal from a particular receptor viewpoint, on a photographic base.

Scenic Amenity - A measure of the relative contribution of each place to the collective appreciation of the landscape. The term scenic amenity has a specific meaning to a combination of visual exposure and scenic preference.

Magnitude of Change - The extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that could be considered in assessing magnitude are: the proportion of the view / landscape affected; extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change; the level of contrast and compatibility.

Mitigation - Measures to avoid, reduce and manage identified potential adverse impacts.

3.2 Impact Definitions

Nil - No adverse change to the existing visual resource in the landscape and with no viewer response to change in the visual or scenic amenity.

Low - Minor adverse change to the existing visual resource in the landscape, with low viewer response to change in the visual or scenic amenity. New development may or may not require mitigation using conventional practices such as architectural design, recessive exterior finishes, building height controls, landscaping.³

Moderate - Moderate adverse change to the visual resource in the landscape with moderate viewer response in the visual or scenic amenity. Visual impact can be mitigated within five years using conventional practices.³

Moderately High - Moderate adverse visual resource change with high viewer response or high adverse visual resource change in the landscape and visual or scenic amenity, with moderate viewer response. Extraordinary mitigation practices may be required. Landscape treatment required will generally take longer than five years to mitigate.³

High - A high level of adverse change to the resource or a high level of viewer response to visual change in the landscape and visual or scenic amenity, such that architectural design and landscape treatment cannot mitigate the impacts. Viewer response level is high. An alternative project design may be required to avoid highly adverse impacts.³

Reference: The above has been adapted from the US Federal Highway Administration visual analysis methodology for suggested scale of sensitivity/visual impact; US Department of Transportation, Federal Highway Administration, Guidelines for the Visual Impact Assessment of Highway Projects.

3.3 Survey Method

This section of the report concentrates on the visual survey of the subject land and an analysis of the visibility of the site and visual sensitivity from existing adjoining public lands, nearby roads, important views, vista locations and residential areas.

The method used to determine visibility of the site was to undertake a detailed visual survey of the site on a clear day to identify areas around the subject land from where significant views to the site could be obtained.

A number of visually prominent or easily located landmark points, such as existing buildings, roads, ridgelines, noticeable structures etc were identified nearby the subject land. Viewpoints to the subject land were identified through a broad understanding of the Penrith LGA & Western Sydney regional locality, and driving throughout the surrounding areas to ascertain the visibility of the subject land.

Refer Figure 3.1 Viewpoint Location Plan.

Photographic points were identified and single frame images in landscape orientation were taken looking from the viewpoint towards the subject site. A Full Frame Sensor (FFS) Digital SLR Camera was used to take the photographs. Using a 50mm lens provides a Focal Length of around 22mm, that best represents the human eye, and a Field of View (FoV) of around 60 degrees that captures the full 3-dimensional primary focus of the human eye excluding all peripheral vision. A total of 5 Viewpoints were identified and studied around the subject lands.

Each viewpoint photo was analysed and visible areas of the site and surrounds were noted on a topographic map of the subject land and surrounds in relation to the Subject Land and the prominence and visibility of the proposed development within the study area.

The following locations were visited and subsequently removed from further visual assessment due to the fact the subject land not visible from those location visited, nor would the proposed development, in the public domain;

- Werrington Campus (University of Western Sydney)
- NSW State Archives
- Great Western Highway
- M4 Motorway (VSL1)
- Oval Park Caddens

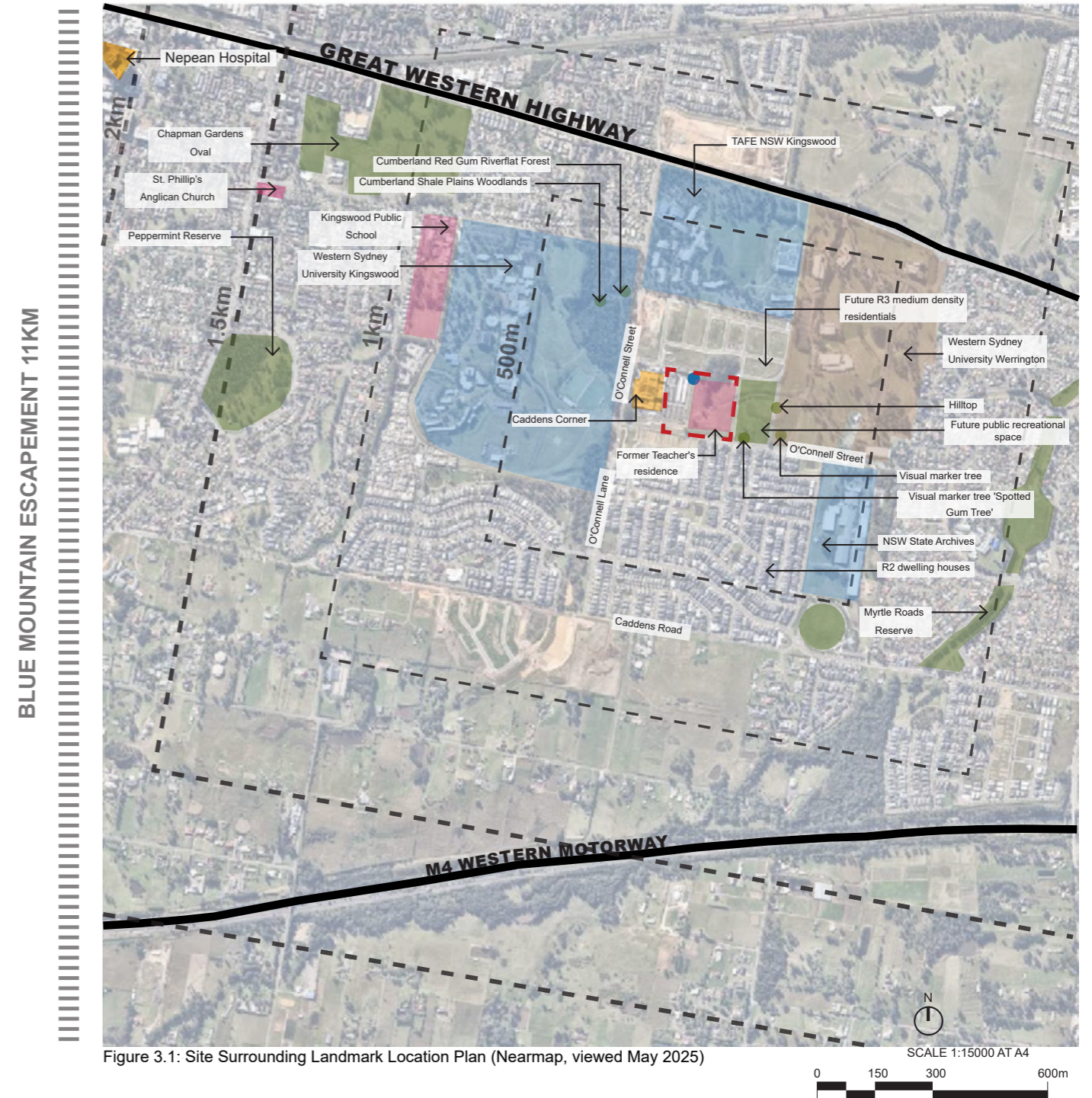


Figure 3.1: Site Surrounding Landmark Location Plan (Nearmap, viewed May 2025)

- SCALE 1:15000 AT A4
- 0 150 300 600m
- LEGEND**
- THE SUBJECT LAND
 - - - RADI - DISTANCE APPROXIMATE
 - ||| BLUE MOUNTAINS RIDGELINE
 - LIGHTING TOWER
 - LANDMARK BUILDING
 - VISUAL MARKER TREES
 - INSTITUTIONS
 - POTENTIAL INSTITUTIONS
 - PUBLIC OPEN SPACE
 - HERTIAGE AREAS

3.4 Identification of View Points

IMMEDIATE

1. O'Connell Street (westbound), Caddens
2. O'Connell Street (eastbound), Caddens
3. Caddens Corner Shopping Village, Caddens

LOCAL

4. University of Western Sydney Kingswood Campus, Kingswood
5. TAFE NSW Kingswood Campus, Kingswood

3.5 GPS Coordinates

1. -33.771056, 150.738050
-33° 46' 16", 150° 44' 17"
2. -33.770419, 150.733434
-33° 46' 14", 150° 44' 0"
3. -33.769185, 150.735252
-33° 46' 9", 150° 44' 7"
4. -33.769524, 150.729824
-33° 46' 10", 150° 43' 47"
5. -33.766229, 150.736796
-33° 45' 58", 150° 44' 12"

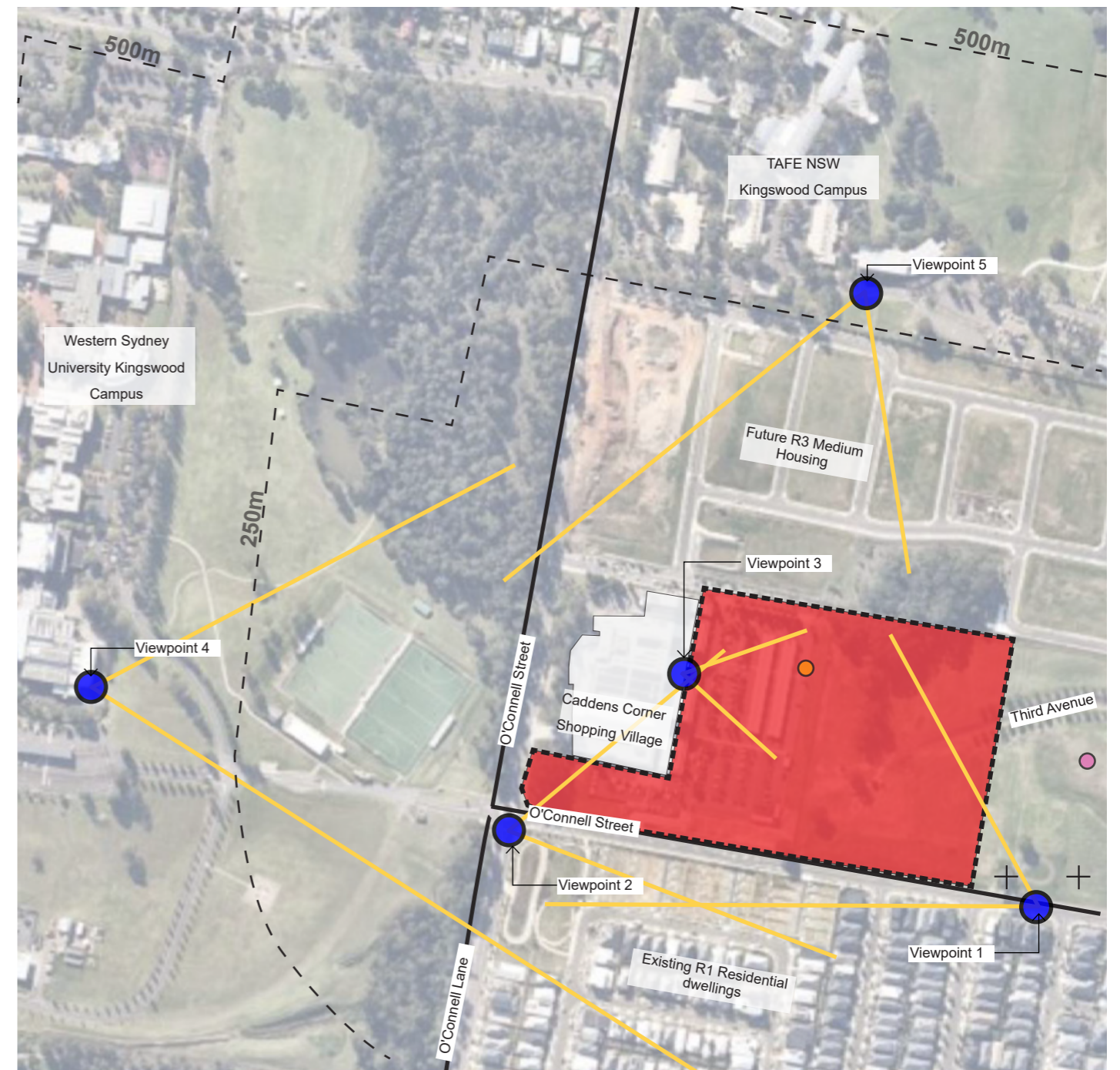
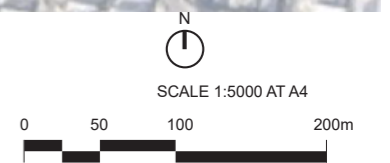


Figure 3.2: Viewpoint Location Plan (Nearmap, viewed May 2025)



LEGEND

- THE SUBJECT LAND
- RADII- DISTANCE APPROXIMATE
- + VISUAL MARKER TREES
- THE PROPOSED DEVELOPMENT
- VIEWPOINTS LOCATION
- < DIRECTION AND FIELD OF VIEW
- LANDMARK LIGHTING TOWER
- HILLTOP

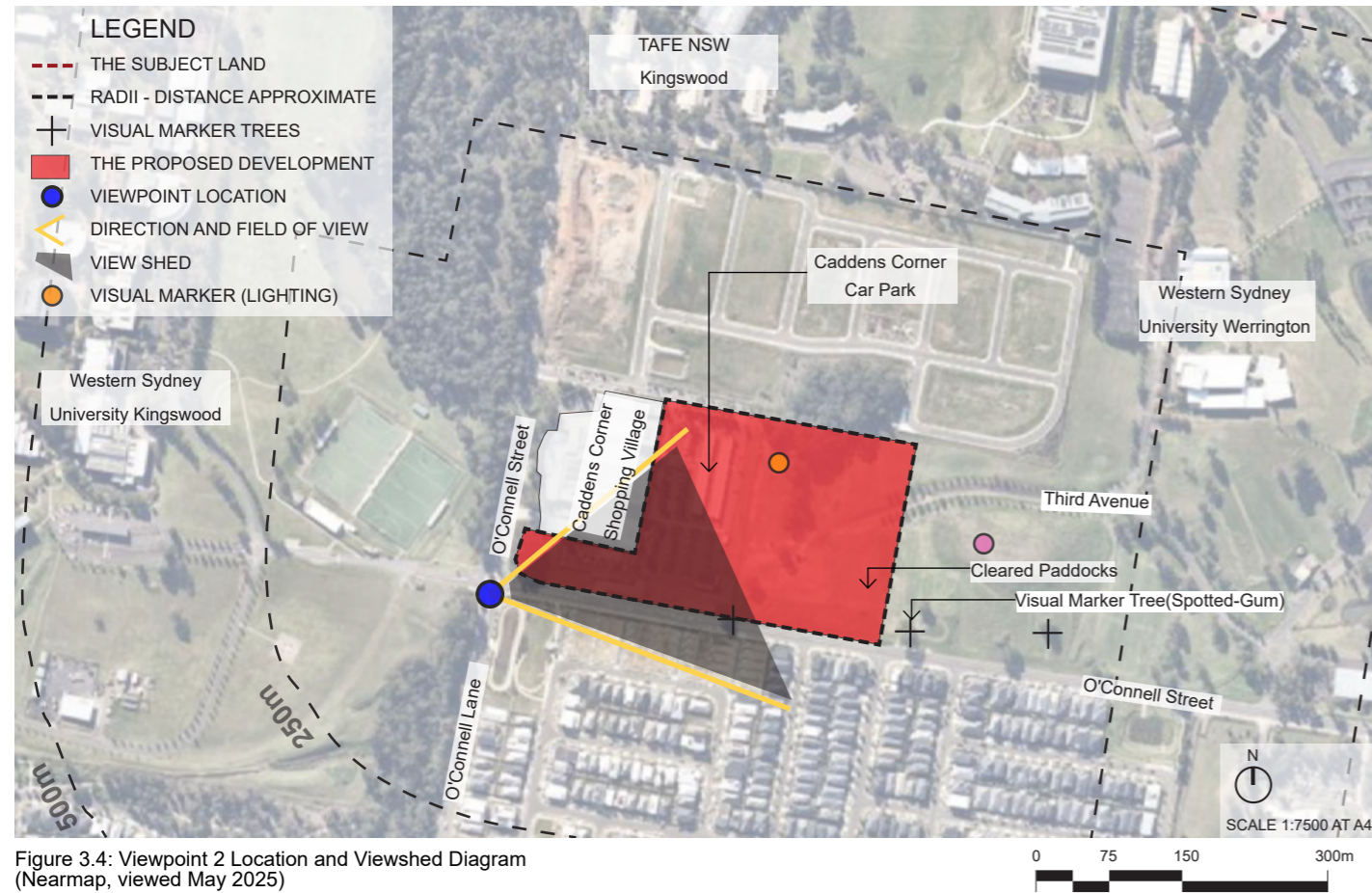
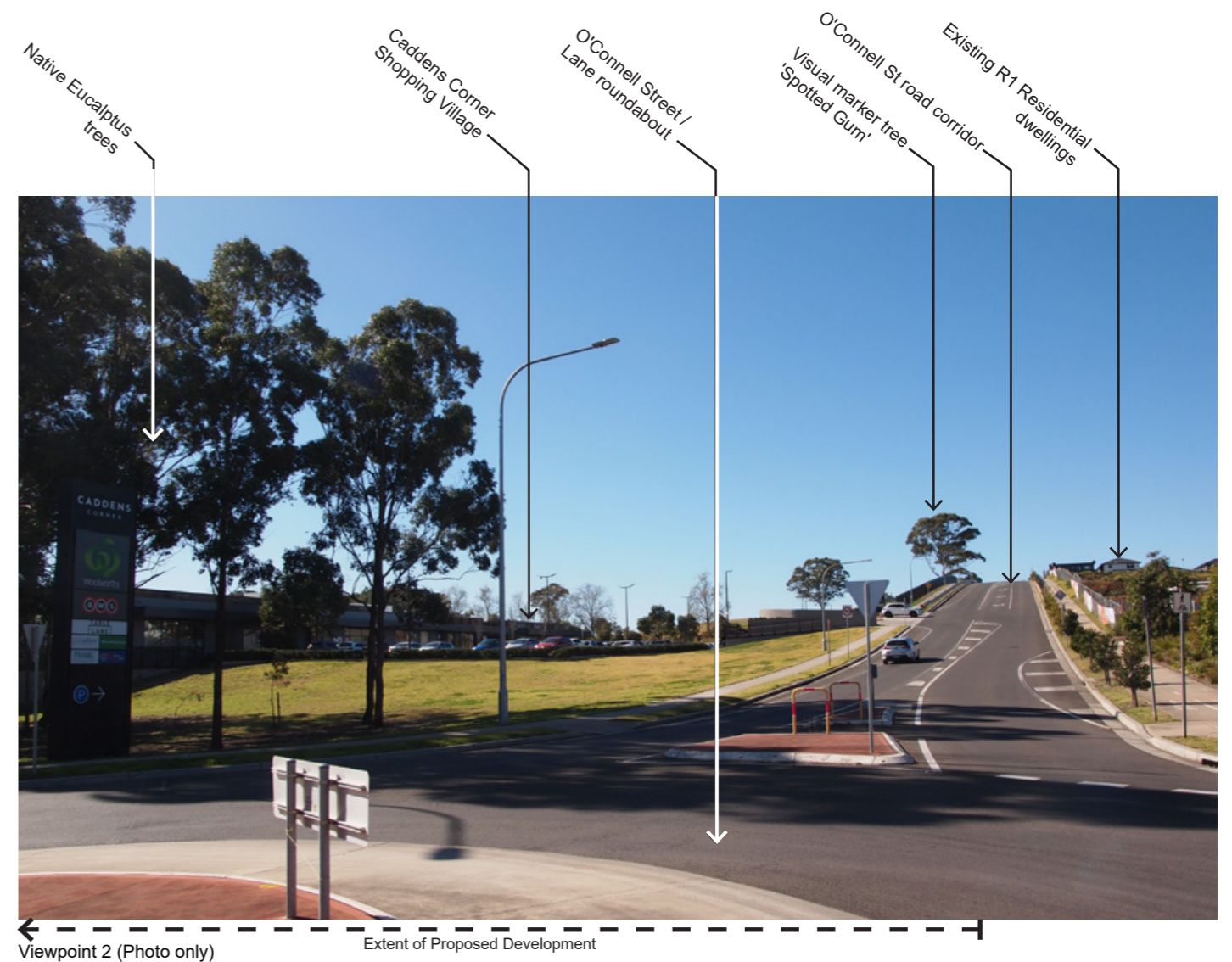


Figure 3.4: Viewpoint 2 Location and Viewshed Diagram (Nearmap, viewed May 2025)



Viewpoint 2 (Photo only)

Viewpoint 2 – 10m south of the subject site from O'Connell Street / Land roundabout, Caddens			
Description of view	Visual sensitivity of view	Visual impact of site development	Rating*
<p>This viewpoint is taken from the roundabout of O'Connell Street and O'Connell Lane in a northbound direction, with clear sightlines into the subject site. In the foreground, the road streetscapes are observed and the open grass area with native Eucalyptus trees that define the westernmost portion of the subject land. Far left of view is the shopping centres signage structure. The existing retail building and carpark can be observed associated with the Caddens Corner Shopping Village. The subject site is seen only in part due to impeded sightlines, identified only by limited observations of cleared paddock on the ascending slope and some scattered trees protruding up. A black fence is visually noticeable along the street corridor boundary to the subject site. The crest of the topography is quite evident in the viewshed highlighted on the road corridor and existing R1 residential dwellings right of view. This demarks the highest local point directly west and south of the subject land. The visual marker trees are observed in the landscape. The hilltop topography impedes mostly all distant views in the background which is dominated by open sky.</p>	<p>This viewshed provides good scenic amenity and value. The subject site is visible from this viewpoint however very limited. The receptor groups would motorists & pedestrians using the transport corridor. For motorists, frequency would be moderate and exposure would be low as the sightline is relatively quick in a moving vehicle. For pedestrians' frequency would be low and high respectively, but exposure would be high for both as duration to the viewshed is extended. Visual sensitivity of this viewpoint is decreased due the fact the viewshed does not capture any significant scenic or historic locations & landscapes, and therefore rated as low.</p>	<p>Views to the proposed mixed-use development will be observed, albeit the lower levels as the built form sits conveniently lower in elevation due to topography. The low height building relating to the retail extension, would dominate the foreground but in keeping with the existing built form character. The higher residential buildings in the midground would be more noticeable visually in their scale and bulk. The visual impact will be reduced by the retail extension, and also the street Terraces being a more human scale and character to the existing streetscapes on both O'Connell Street and Lane. The visual impacts are therefore rated as moderate.</p>	Moderate

*Visual Impact Rating - refer to definitions

Table 3.2 Viewpoint 02 Assessment Table



Viewpoint 2 (Photomontage) (excludes Landscape Design)

Adapted from architectural 3D model source: Group GSA

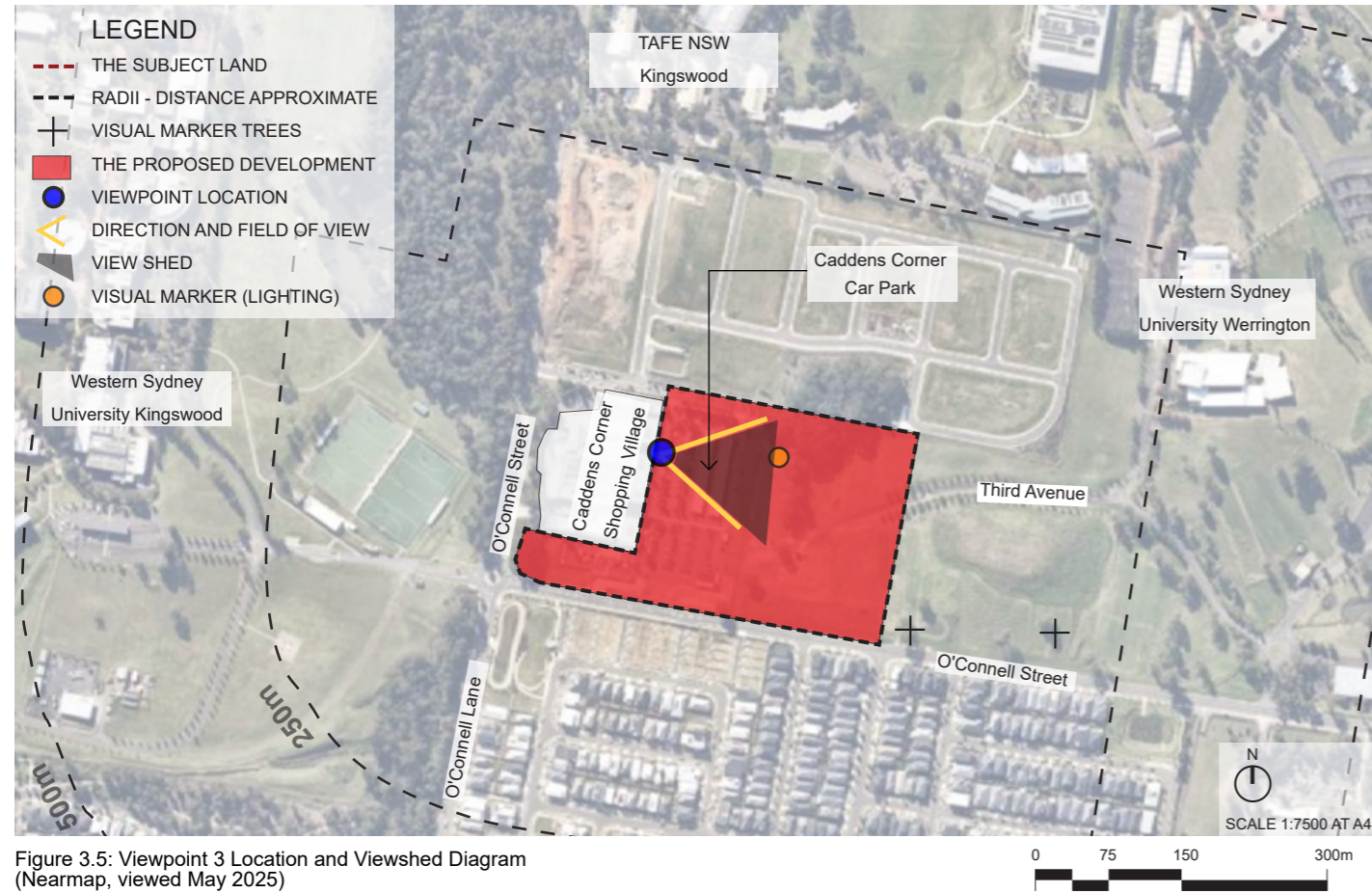
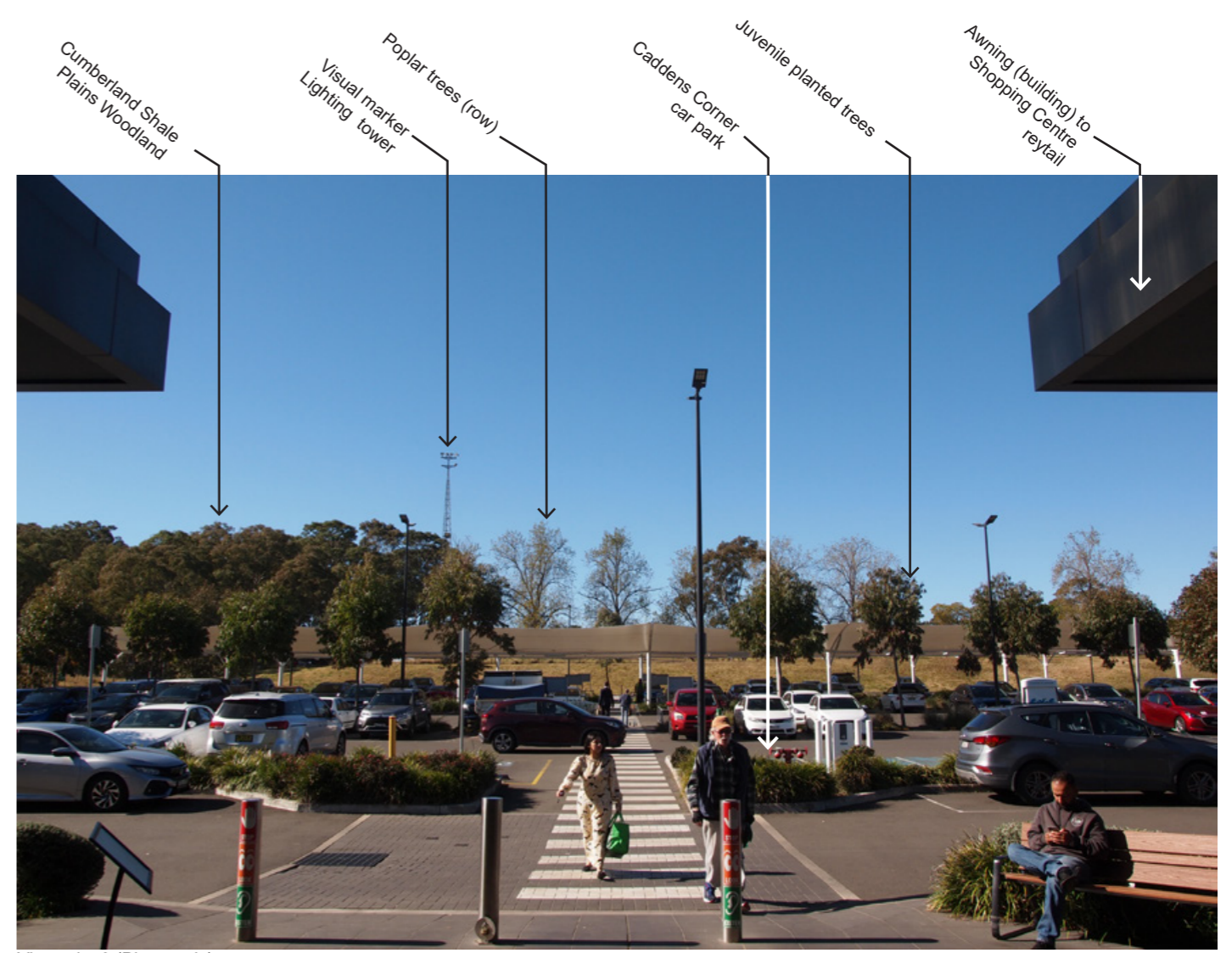


Figure 3.5: Viewpoint 3 Location and Viewshed Diagram (Nearmap, viewed May 2025)



Viewpoint 3 (Photo only)

Extent of Proposed Development

The Proposed Development (Primary Buildings)

Viewpoint 3 – east on the subject land from Caddens Corner Shopping Village, Caddens			
Description of view	Visual sensitivity of view	Visual impact of site development	Rating*
<p>This viewpoint is taken from the Central pedestrian walkway from the Shopping Village to the carpark at Caddens Corner. The viewpoint is taken from within the extent of the subject site which will replace the existing carpark. Exiting the commercial shops, a sightline opens up over the subject site. The foreground is dominated by carpark infrastructure characterised by asphalt, linemarkings, cars, artificial shade structures and juvenile planted trees. In the midground the ascending topography can be observed, mostly regular battering from man-made earthworks. The row of planted mature Poplar Trees can be view across the viewshed on higher ground. Centre left of view is a tall lighting tower positioned on the subject site and provides a visual marker. Left of view the stand of remnant Cumberland Shale Plains Woodland ecological community is observed. The background is dominated by open sky beyond.</p>	<p>This viewshed provides no remarkable scenic amenity or value. The subject site is visible from this viewpoint however it is not all captured in the typical 60 degree FoV observed. The receptor groups would motorists and shopping patrons & staff attending the shopping village. For motorists, frequency would be moderate and exposure would be moderate as movement is slow within carparking. For patrons & staff, frequency would be moderate, with exposure being moderate for both as duration to the viewshed is fairly brief. Visual sensitivity of this viewpoint is decreased significantly due the fact the viewshed captures mostly a carpark setting with no distant views or any significant scenic or historic locations & landscapes, and therefore is rated as low.</p>	<p>Views to the proposed mixed-use development will be observed in very close proximity. The future connected commercial centre will be most visually dominant with the bulk of development observed in the foreground and impeded views beyond to all of the residential precinct. The visual impact will be reduced significantly due the fact the future character is consistent with the commercial setting observed in this viewshed, albeit the magnitude of change observed. The visual impacts are therefore rated as moderate.</p>	Moderate

*Visual Impact Rating - refer to definitions

Table 3.3 Viewpoint 03 Assessment Table



Viewpoint 3 (Photomontage) (excludes Landscape Design)

Adapted from architectural 3D model source: Group GSA

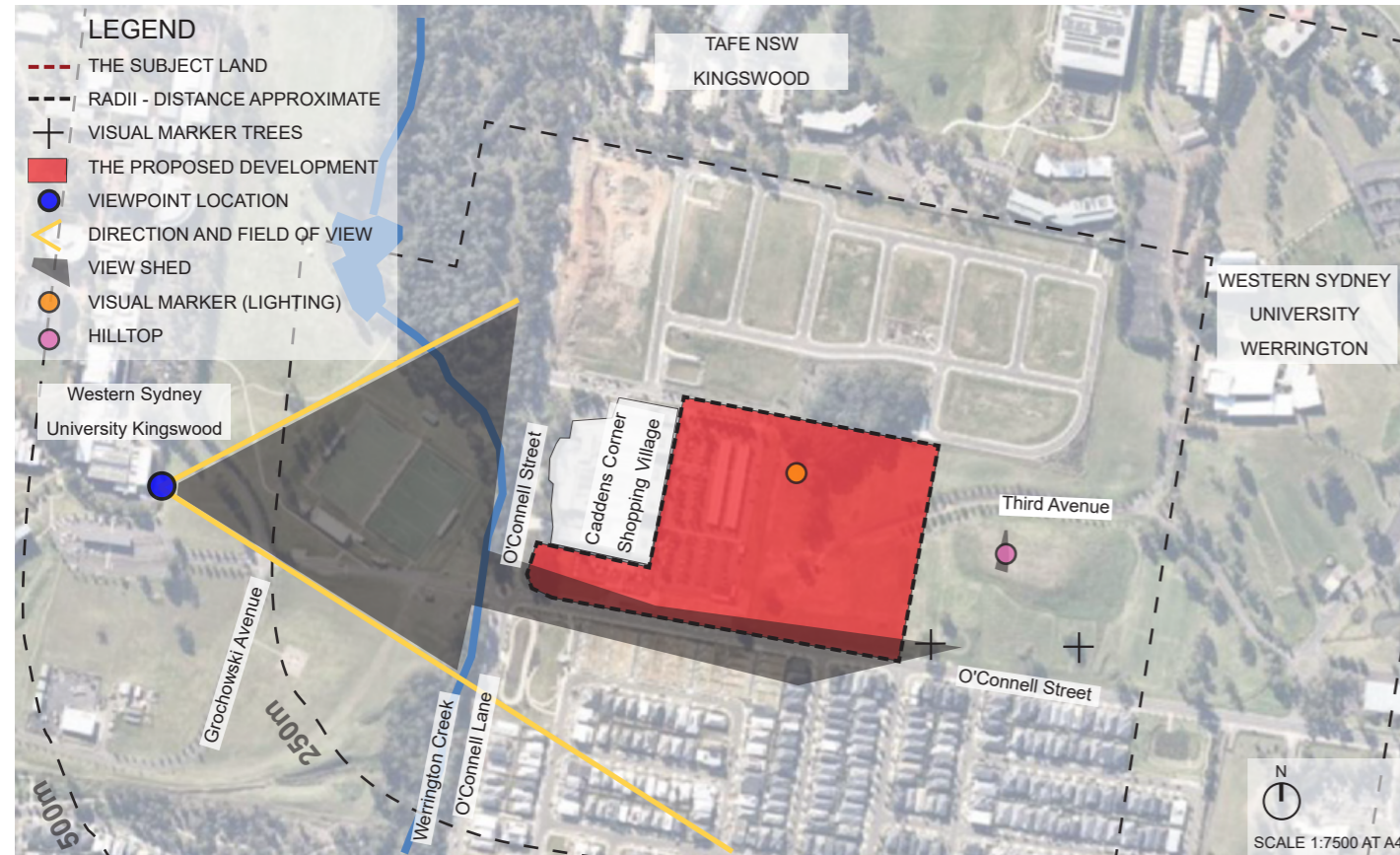
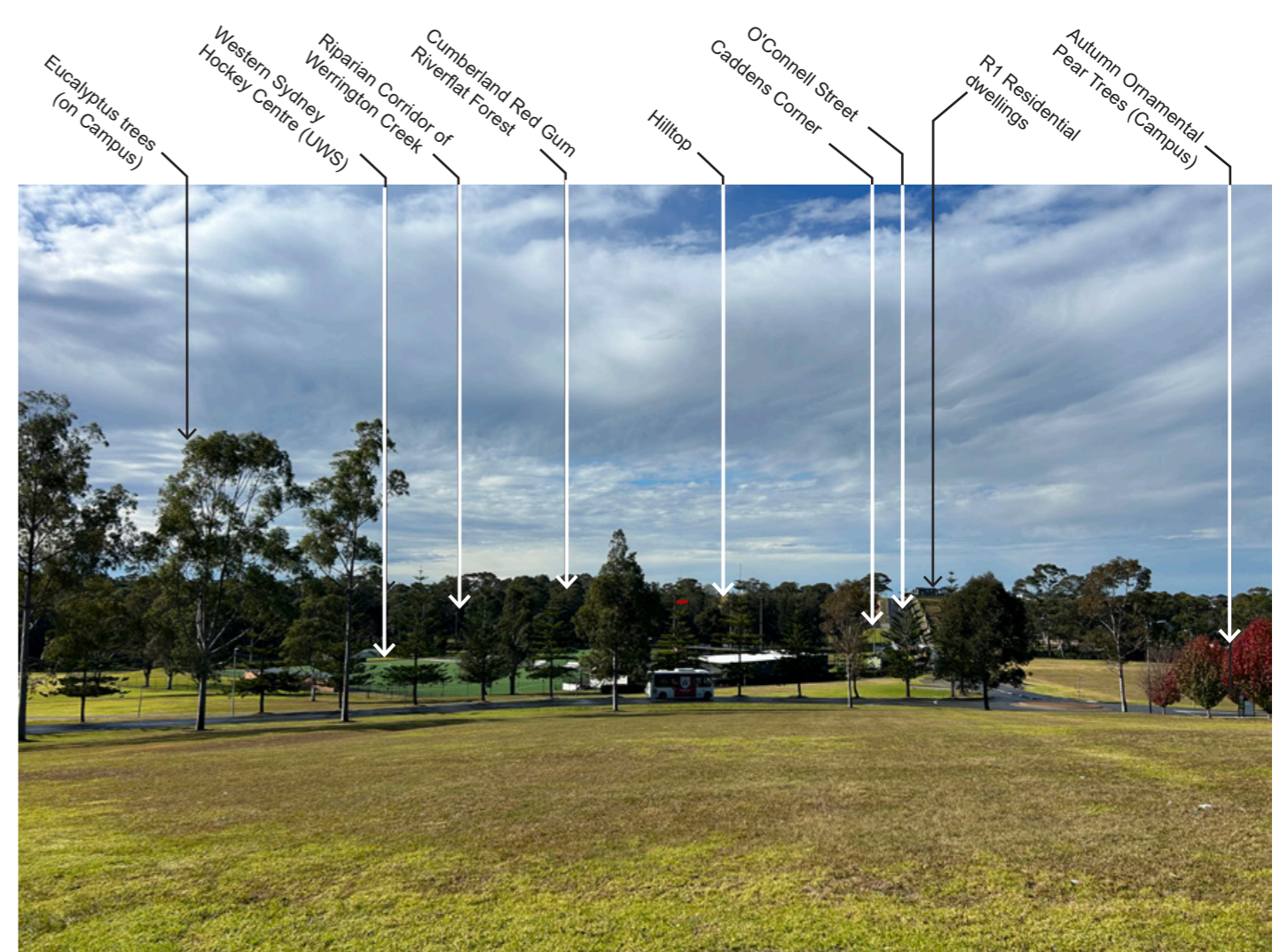


Figure 3.6: Viewpoint 4 Location and Viewshed Diagram (Nearmap, viewed May 2025)



Viewpoint 4 (Photo only)



The Proposed Development (Primary Buildings)



Viewpoint 4 (Photomontage) (excludes Landscape Design)

Adapted from architectural 3D model source: Group GSA

Viewpoint 4 – 600m east of the subject land from University of Western Sydney Kingswood Campus, Kingswood

Description of view	Visual sensitivity of view	Visual impact of site development	Rating*
This viewpoint is taken from the University campus in an elevation position between the primary carpark and facilities building. The foreground provides open sightlines across the viewshed of the Universities open space characterised by vast turf areas, sports fields, amenity trees and driveways. The Autumn colour of planted Ornamental Pear Tees can be seen far right of view demarking the entry drive into the Campus from O'Connell Street. In the midground is the Riparian Corridor of Werrington Creek running across the viewshed and characterised by heavy riparian vegetation. Centre right of view is the O'Connell Street road corridor leading up the hill to the horizon. Left of this is the subject lands & Cadden Corner shopping village, although the sites are mostly obscured by the riparian treetops. The ridgeline associated with the 'hilltop' and local topography provides a visual horizon line, although obscured and demarks the background and views observed beyond the subject site. R1 dwelling houses right of O'Connell St are clearly visible on the ridge. Above is open skies with several Eucalyptus trees breaching the ridge horizon into the skyline.	The viewshed provides open sightlines to distant views and is of good scenic amenity and value. The subject site is visible from this viewpoint however it is mostly all obstructed by the Riparian vegetation from Werrington Creek. The primary receptor group would be University Students & Staff attending or working at the Campus. This would be followed less so by visitors attending the campus. For students and staff, frequency would be low to moderate and exposure would be moderate to high for both as duration to the viewshed is extended for people in the facilities buildings. Visual sensitivity of this viewpoint is not increased any further in scenic amenity, due the fact the viewshed does not captures any significant scenic or historic locations & landscapes, and therefore is rated as moderate.	Views to the proposed mixed-use development will be observed, albeit screened in the lower levels by the dense vegetation provided by the riparian corridor. However the residential towers will breach the ridgeline, increasing the visual impacts to some degree. Overall impacts are however reduced due the fact the viewpoint is not taken from the public domain where exposure and frequency are usually elevated. The visual impact is therefore rated as low.	Low

*Visual Impact Rating - refer to definitions

Table 3.4 Viewpoint 04 Assessment Table

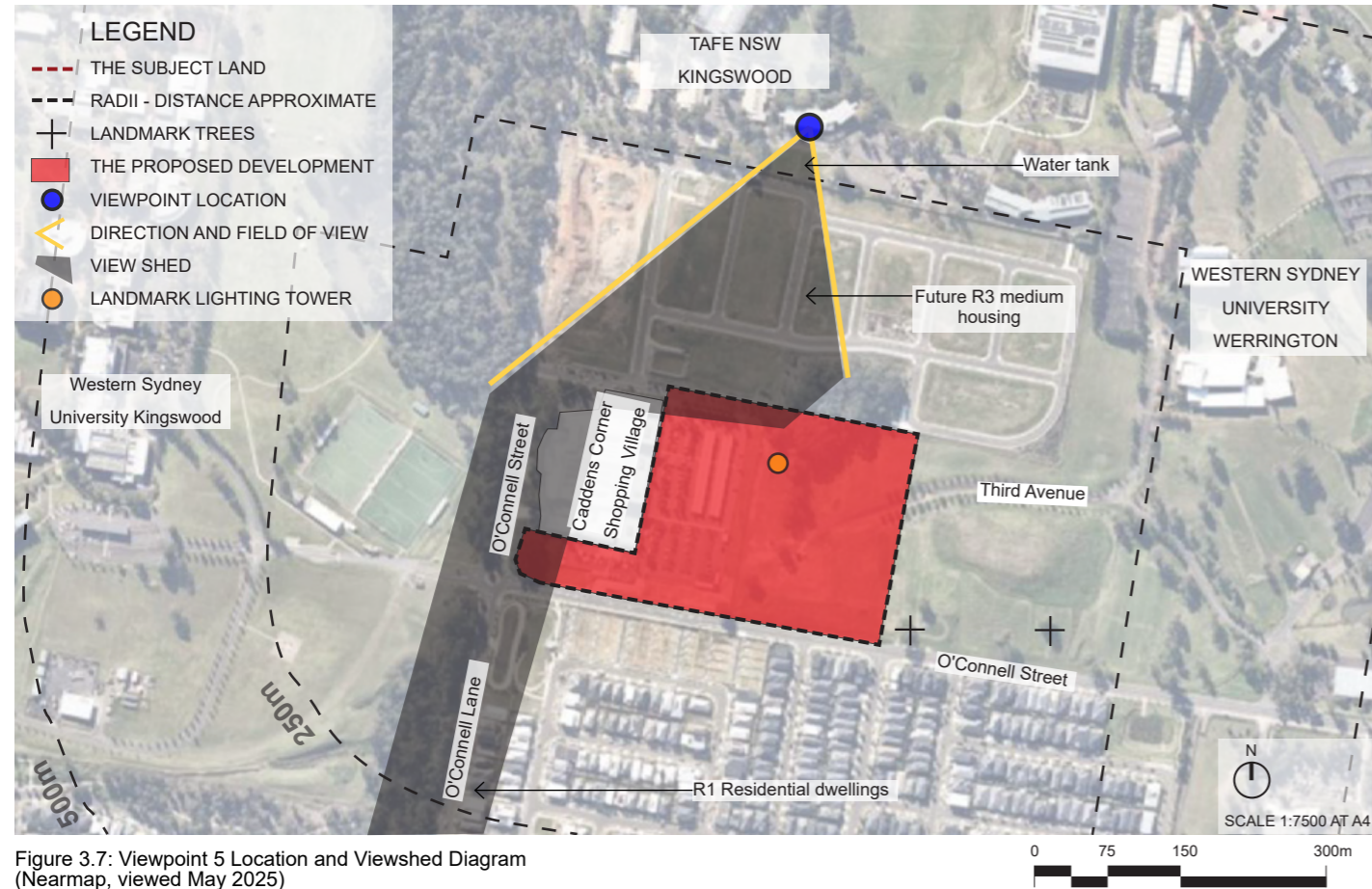
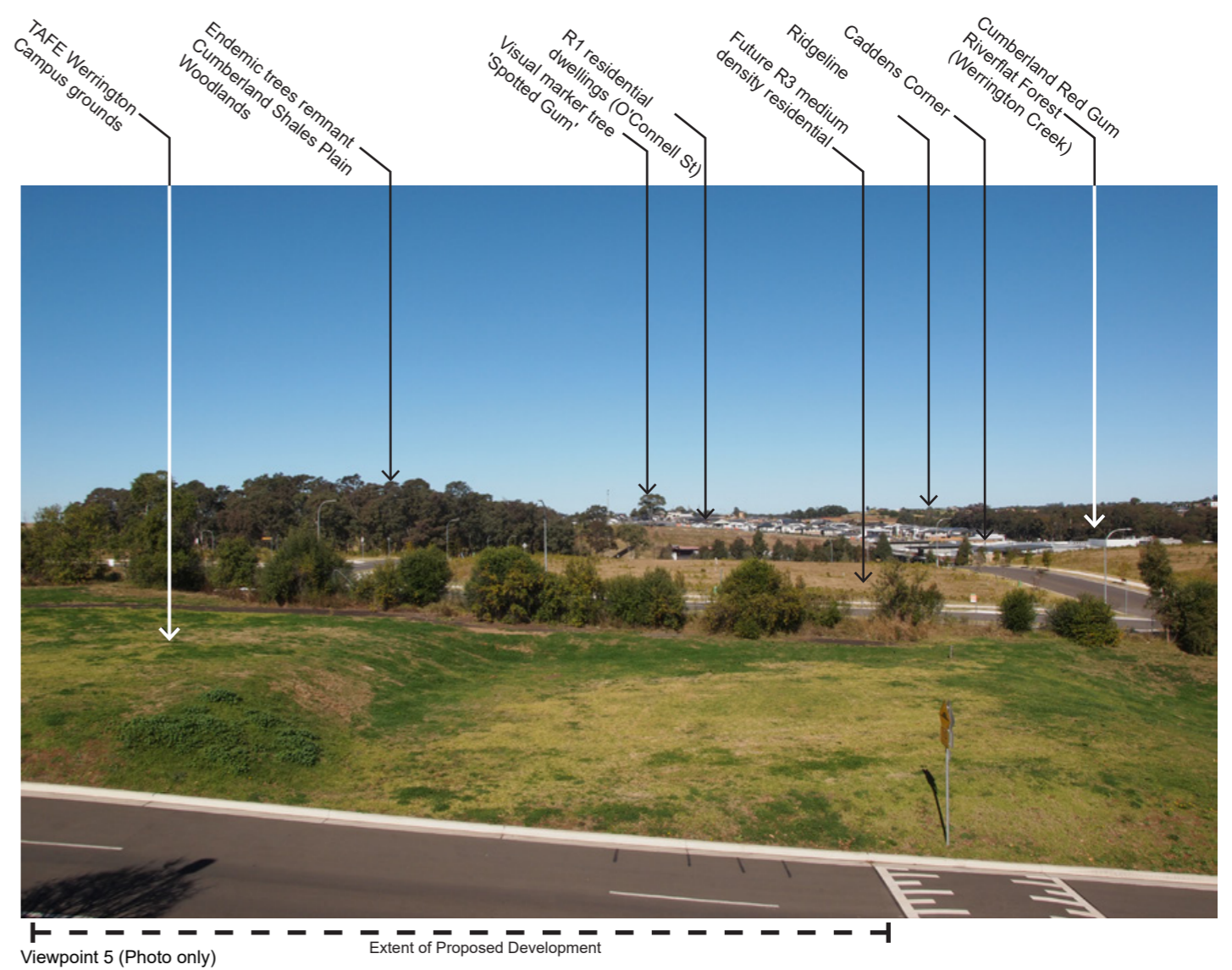


Figure 3.7: Viewpoint 5 Location and Viewshed Diagram (Nearmap, viewed May 2025)



Viewpoint 5 – 300m north of the subject site from TAFE NSW Kingswood Campus, Kingswood			
Description of view	Visual sensitivity of view	Visual impact of site development	Rating*
<p>This viewpoint is taken from the TAFE campus in an elevated position on the 1st floor of an educational facilities building. The foreground provides open sightlines across the viewshed of the TAFE's open space characterised by cleared turf area, driveway road, and boundary fencing and shrub planting. To the far left of view is a water tank positioned on the highpoint and associated with the ridgeline that extends towards and west of the subject site. In the foreground, there are constructed road subdivisions for the future R3 Residential (medium density) housing. Superlots are currently observed as grass seeded. Dominating the centre left of view is the dense bank of endemic trees from the remnant Cumberland Shale Plains Woodland ecological community extending into the subject site. Right of this the cleared lands of the subject site are visible dominated by the strong northerly aspect batters leading up to O'Connell Street demonstrating the lower elevated lands of the subject site. The Caddens Corner is also observed tucked down in the topography just right of this. The O'Connell road corridor is visually defined by the R1 dwelling house fronting the road running across the viewshed. More R1 housing can be seen attached beyond. In the background are the less developed landscape of Orchard Hills with sightlines extending some many kilometres.</p>	<p>The viewshed provides open sightlines to distant views and is of average to good scenic amenity and value. The subject site is visible from this viewpoint however it is obstructed by the topography. The primary receptor group would be TAFE Students & Staff attending or working at the Campus. This would be followed less so by visitors attending the campus. For students and staff, frequency would be low to moderate and exposure would be moderate to high for both as duration to the viewshed is extended for people in the facilities buildings. Visual sensitivity of this viewpoint is not increased any further in scenic amenity, due the fact the viewshed does not captures any significant scenic or historic locations & landscapes, and therefore is rated as low.</p>	<p>Views to the proposed mixed-use development will be observed, albeit screened in the lower levels and buildings to the left of view. The buildings in view will not breach the ridgeline, decreasing the visual impacts marginally. Overall impacts are however reduced due the fact the viewpoint is not taken from the public domain where exposure and frequency are usually elevated. The visual impact is therefore rated as low.</p>	<p>Low</p>

*Visual Impact Rating - refer to definitions

Table 3.5 Viewpoint 05 Assessment Table



Viewpoint 5 (Photomontage) (excludes Landscape Design)

Adapted from architectural 3D model source: Group GSA

3.6 View Point Summary Table

Viewpoint	Description Name	Visual Sensitivity Rating	Visual Impact Rating
Viewpoint 1	O'Connell Street (westbound), Caddens	Moderately High	Moderately High
Viewpoint 2	O'Connell Street / Lane roundabout, Caddens	Low	Moderate
Viewpoint 3	Caddens Corner Shopping Village, Caddens	Low	Moderate
Viewpoint 4	University of Western Sydney Kingswood Campus, Kingswood	Moderate	Low
Viewpoint 5	TAFE NSW Kingswood Campus, Kingswood	Low	Low

3.7 Analysis of Selected Viewpoints

Each viewpoint was rated on;

- Visual Sensitivity of the view
- Visual Impact of the proposed development

Refer to 3.1 for Definitions of these ratings

Viewpoints have been separated into two categories based on their proximity and general context to the subject land as follows;

Immediate – 0m and up to 50m from subject land, located within the immediate local environment

Local – More than 50m, and up to 1km from subject land, located within the local contextual environment

Regional – More than 1km, and up to 10km from subject land, located within the greater regional environment. *Not applicable in this VIA*

3.7.1 Immediate Viewpoints 1 – 3

Viewpoints 1 to 3 represent key vantage viewpoints within the immediate vicinity of the subject site, anywhere from 0m up to 50m from the subject land. Each viewpoint aims to capture any visual impacts looking towards the subject site and surrounding landscape, captured in close proximity to the development. These viewpoints demonstrate that the subject site is visible from all viewpoints, with visual sensitivity ranging from low to moderately high. Visual impact of development within the subject site ranges from low to moderately high.

Summary Visual Sensitivity of the view – Low to Moderately High

Summary Visual Impact of the proposed development – Low to Moderately High

Low - Minor adverse change to the existing visual resource in the landscape, with low viewer response to change in the visual or scenic amenity. New development may or may not require mitigation using conventional practices such as architectural design, recessive exterior finishes, building height controls, landscaping. ³

Moderate - Moderate adverse change to the visual resource in the landscape with moderate viewer response in the visual or scenic amenity. Visual impact can be mitigated within five years using conventional practices. ³

Moderately High - Moderate adverse visual resource change with high viewer response or high adverse visual resource change in the landscape and visual or scenic amenity, with moderate viewer response. Extraordinary mitigation practices may be required. Landscape treatment required will generally take longer than five years to mitigate. ³

3.7.2 Local Viewpoints 4 - 5

Viewpoints 4 to 5 represent key vantage viewpoints within the local context from 50m up to 1km from the subject land. Each viewpoint aims to capture any visual impacts looking towards the subject site and surrounding landscape, captured in the local environment to the development. These viewpoints demonstrate that the subject site is visible from all viewpoints, with visual sensitivity ranging from low to moderate. Visual impact of development within the site ranges from low to moderate.

Summary Visual Sensitivity of the view – Low to Moderate

Summary Visual Impact of the proposed development – Low to Moderate

Low - Minor adverse change to the existing visual resource in the landscape, with low viewer response to change in the visual or scenic amenity. New development may or may not require mitigation using conventional practices such as architectural design, recessive exterior finishes, building height controls, landscaping. ³

Moderate - Moderate adverse change to the visual resource in the landscape with moderate viewer response in the visual or scenic amenity. Visual impact can be mitigated within five years using conventional practices. ³

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4 Conclusions

4.1 Immediate Context

The immediate viewpoints varied in receptor groups and likely those affected. Motorists were the majority, but also included pedestrians, and shopping patrons & staff. While these viewpoints could not capture the precise views and impacts from local residents in dwellings due to access to private lands, they did provide a general visual representation of that receptor group, particularly those from the immediate residents facing the site from O'Connell Street, specifically Viewpoints 1 and 2. These varied in terms of the *frequency of exposure*, rating from low to moderate, and *length of exposure*, rating from low to high. Two (2) of the viewpoints were taken from the surrounding collector road in close proximity to the proposed development, primarily along the southern extremity with O'Connell Street (south and west) being the only collector road corridor abutting the subject site, other than Corr Road as a minor local road. It is important to note that the vast majority of the subject site and development extent does not have existing public accessible interfaces, except for the future park on the eastern extremity. The proposal will allow for future public connections via the Six Seasons Walk, Village Green and Village Quarter. One (1) of the viewpoints was taken from the existing shopping village demonstrating the magnitude of change from receptors in the same Local Centre which the subject site proposes. Any adverse visual impacts decreased where that association was expected as per the B1 zoning. Any adverse visual impacts were increased in magnitude when the viewpoints held contextual visual associations to the scenic landscape vernacular or significant scenic entity identified in the *Penrith Scenic & Cultural Landscape Study 2019; Priority Landscapes to Protect &/or Manage*. (i.e. the Blue Mountains Plateau Landscape). As determined by the visual survey and analysis, the proposed development from Viewpoints 2 and 3 would all have a moderate visual impact on the visual landscape and built form of the immediate environment and vernacular, including the non-existent visual connection to the broader landscape character. Viewpoint 1 however measured a higher impact rating of Moderately high due to the visual associations to the scenic Blue Mountains Plateau Landscape. Mitigation measures therefore should be considered to address any visual impact from viewpoints rating low or higher.

4.2 Local Context

The immediate viewpoints zoned in on specific receptor group, focusing on students, staff and visitors of some key educational institutions in the local context and their visual connections to the subject site. These varied in terms of the *frequency of exposure*, rating from low to moderate, and *length of exposure*, rating from moderate to high. Any adverse visual impacts were increased in magnitude when the viewpoints held contextual visual associations to the scenic landscape vernacular or significant scenic entity identified in the *Penrith Scenic & Cultural Landscape Study 2019; Priority Landscapes to Protect &/or Manage*. (i.e. the Blue Mountains Plateau Landscape). However none of significance were recorded. As determined by the visual survey and analysis, the proposed development from Viewpoints 4 and 5 would have a moderate and low visual impact respectively on the visual landscape and built form of the local environment and vernacular, including visual connection to the broader landscape character.

4.3 Overall

The proposed Mixed-Use development on the subject land, is considered a local and state significant project both economically and socially. Finding a balance between the benefits to the local and broader community, and that of visual impacts, is not the purpose of this report, however should form part of considerations when providing any independent cost-benefit analysis taken from these conclusions. From a visual perspective, the development is somewhat sympathetic in character with the broader region and also within the context of the immediate

environment, characterised by existing and emerging higher density local centre (commercial & residential) surrounded by low to medium housing and institutional education facilities. The onsite and immediate landscape character of cleared paddocks, ascending slopes and trees is not expected to be retained in the current strategic planning outlook other than the remnant Cumberland Shale Plains Woodland ecological community. The proposed street tree planting along O'Connell Street will provide some visual relief to the terraces facing the road reinforcing the human scale and built form consistencies with the existing housing (R1) and streetscape. View loss from this location is localised and limited to a very small receptor group within the greater Penrith 'Central Urban Area'. Conventional mitigation controls, such as landscape screen buffers, will not have the desired effect in this instance that would mitigate the visual impact of this development in any meaningful way. Tighter planning controls outside of those in the DCP would not be expected to yield any further visual benefits. The Landscape design proposal supporting the development would have a reasonable mitigating effect on softening the built form especially from the public domain.

Finally, it is determined that the objectives of the *Penrith Scenic & Cultural Landscape Study 2019; Priority Landscapes to Protect &/or Manage* have not been compromised as a result of this development proposal that would necessitate the need for any alternative or reduced scheme, and therefore no further visual mitigation measures are recommended.

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6 Appendix A - Full Size Photomontages



Viewpoint 1 - Photomontage of the Proposed Development (excludes Landscape Design)

Adapted Architectural 3D Model Source: Group GSA



Viewpoint 2 - Photomontage of the Proposed Development (excludes Landscape Design)

Adapted Architectural 3D Model Source: Group GSA



Viewpoint 3 - Photomontage of the Proposed Development (excludes Landscape Design)

Adapted Architectural 3D Model Source: Group GSA



Viewpoint 4 - Photomontage of the Proposed Development (excludes Landscape Design)

Adapted Architectural 3D Model Source: Group GSA



Viewpoint 5 - Photomontage of the Proposed Development (excludes Landscape Design)

Adapted Architectural 3D Model Source: Group GSA

