

2 Fishburn Crescent, Castle Hill

Visual Impact Assessment

Prepared For:

ARADA MANAGEMENT



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1.0 Introduction



1.1 Purpose

ae design partnership have been engaged by *ARADA MANAGEMENT* to provide a View Impact Assessment to assist with the Development Application on the property legally known as Lot 1/DP 1316896.

Otherwise known as 2 Fishburn Crescent, Castle Hill (“**the site**”). This report is to be read in conjunction with architectural plans prepared by Turner Studio dated June 2025.

1.2 Objectives

The objectives of this report are to:

- Identify the existing visual environment and evaluate current visual qualities if any.
 - Assess the visibility of the proposal.
 - Identify key viewpoints.
 - Assess visual impacts.
 - Provide Recommendations
1. Assess the proposed development in accordance with:
 - Guideline for Landscape Character and Visual Impact- Environmental impact assessment practice note EIA-N04 (Transport for NSW)

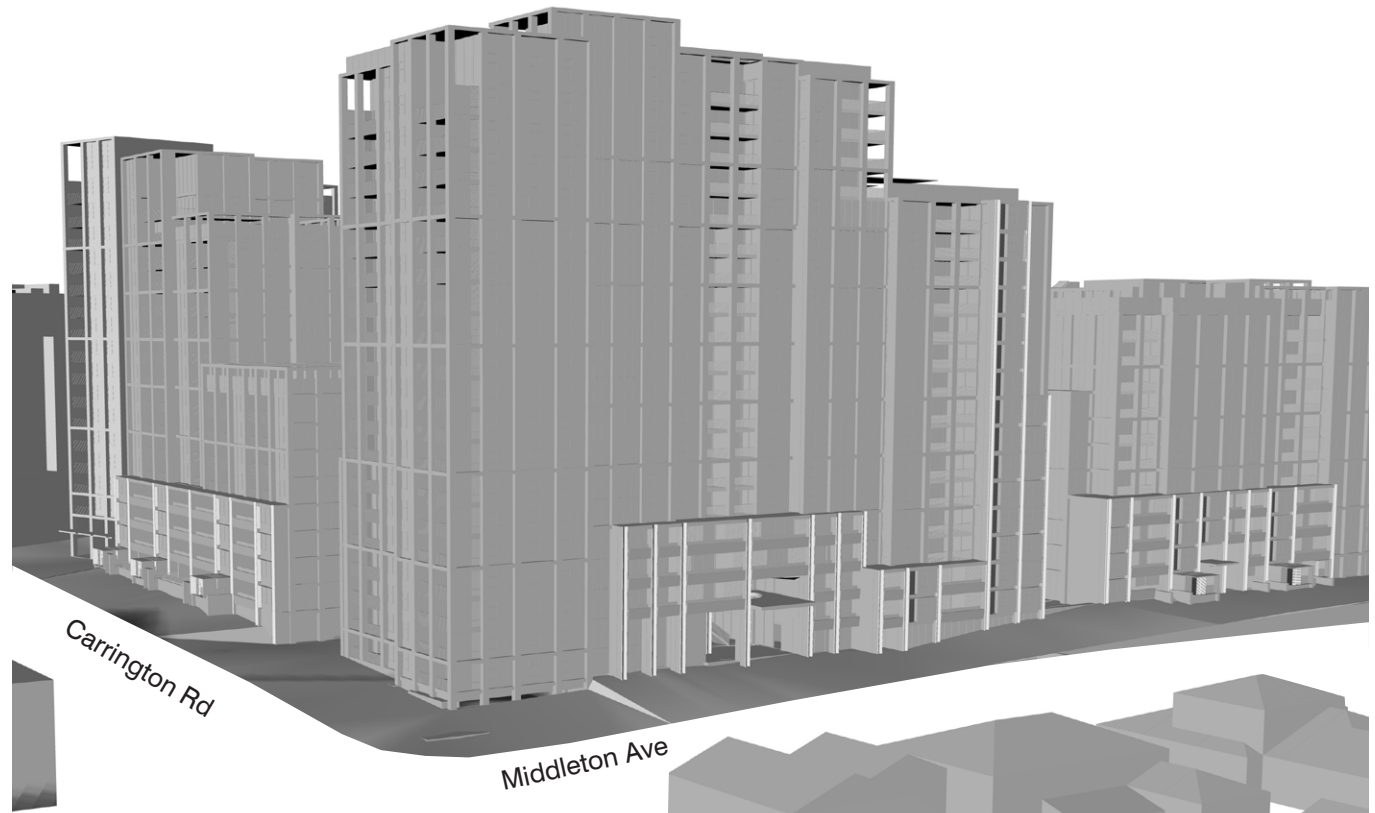


Figure 1: Proposal Render, Sourced: Turner Studio (June, 2025)

2.0 Background Study



The Hills Shire Council's Norwest Precinct Plan, published in August 2024. The Master Plan highlights improvements to the built environment through new, and upgrades to, active and vehicular connectivity, open space, and building development; in particular the locations for higher density development.

The locations for higher density residential focuses on and around the Hills Showground Metro Station and is the focal point for phased development in the precinct.

The guiding principles for Transit Oriented Development Centre focus on locating the highest density of development in closest proximity to transport hubs, enhancing walking and cycling connections and carefully managing parking locations and delivering compact, walkable and liveable centres which contain a mix of uses.

The Structure Plan is relevant to the View Impact Assessment, as it will likely change the built environment landscape around the site, therefore factoring into the view's sensitivity and magnitude.

The site is located in an area earmarked for high density residential, refer to Figure 2. The site also is part of Phase 1 of the plan, meaning it is part of an area where Council-led housekeeping amendments are recommended to facilitate improved and orderly development outcomes. It is expected to take place over the next few years.

The area surrounding the site has been identified as indicative LMR Housing Area, refer to Figure 3. This will allow developments of apartments up to 21m tall and with an FSR of 3:1.

Furthermore, the recent approval for Stage 2 of the Hills Showground Station Precinct "East Precinct" in September 2023, proposes 5 buildings up to 16 storeys and a park on the site between Showground Road and Andalusian Way. This will bring 873 new homes to the area, creating further change in context for the area.

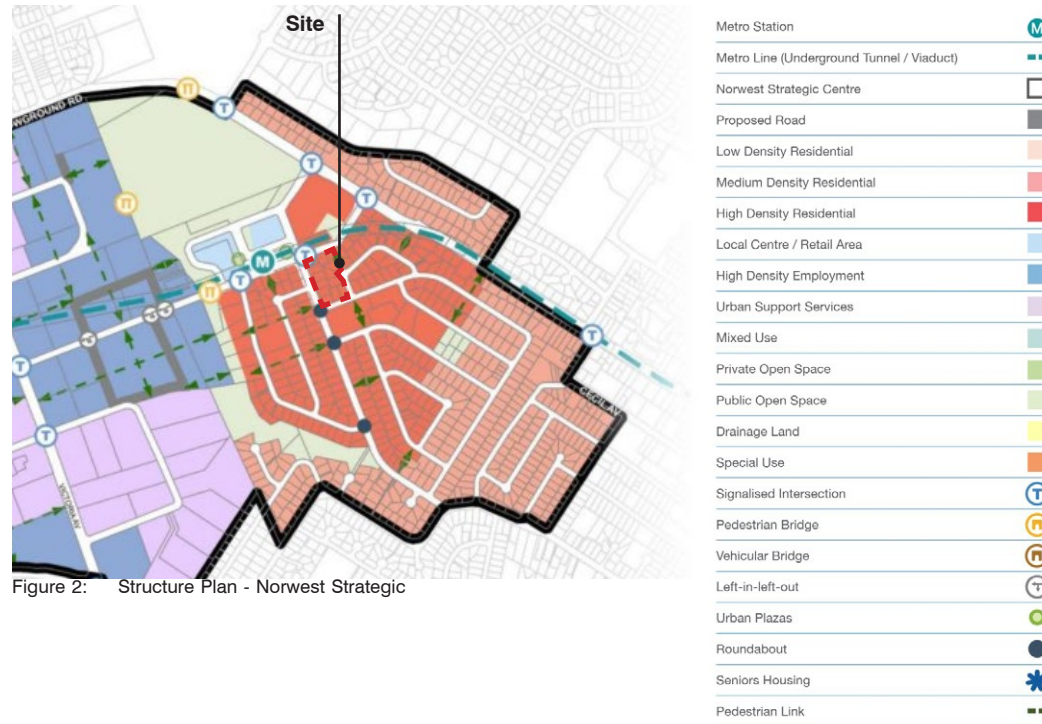


Figure 2: Structure Plan - Norwest Strategic

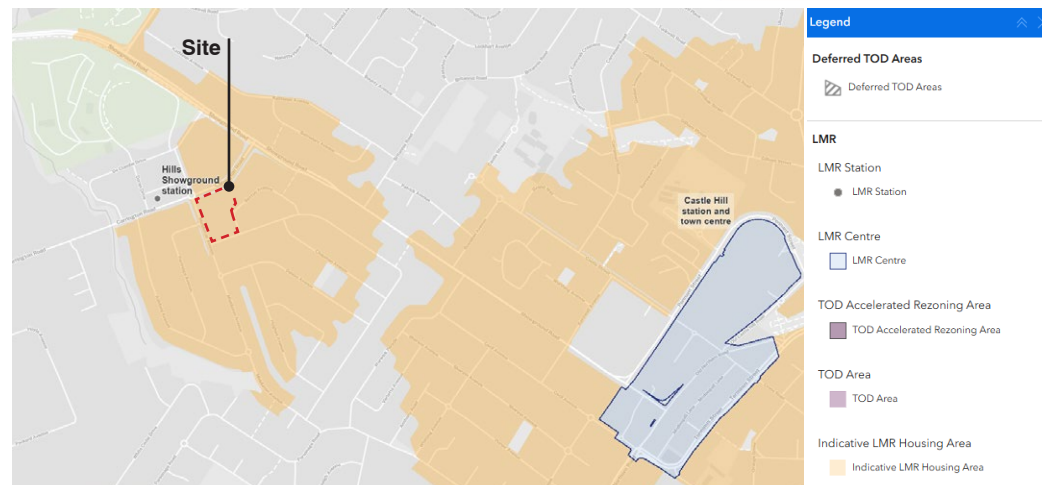


Figure 3: LMR Housing Policy Plan Map - DPIE NSW

3.0 The Site

3.1 Context

The site, located at the corner of Carrington Road and Middleton Avenue within The Hills Council, is approximately 100m east of the Hills Showground Metro Station and 1.5km west of the Castle Hill Metro Station.

The site area covers 14,224m², providing 58,215m² of proposed GFA, 5,399m² of communal open space outdoors and 627m² communal space indoors. 387 apartments will be provided comprising a mix focusing on larger apartments. 23 (5%) of the gross floor area will be dedicated affordable housing.

3.2 Character

The neighbourhood is characterised by 1–2 storey detached and semi-detached dwellings to the east and south, the Hills Showground to the north, and light industrial uses to the west. Built form features consistent setbacks and a mix of Post-war and Modern styles, with newer developments adopting a Contemporary Australian Living aesthetic. Traditional materials include red brick, limestone, and weatherboard, while recent dwellings use painted render, concrete, and timber.

The landscape has a gradual slope primarily from east to west. Mature trees are plentiful along street edges, providing shade, natural cooling and visual amenity to the streetscape.

The neighbourhood is undergoing significant transformation, driven by the arrival of the Showground Metro Station opposite the site. This new infrastructure has catalysed increased development and positioned the locality within the indicative Low and Mid-Rise (LMR) Housing Area. Under the LMR framework:

- R3 and R4 zones permit apartment buildings up to 21m in height with an FSR of 3:1
- B1 and B2 zones allow mixed-use developments with ground-floor retail and apartments above, also up to 21m in height and 3:1 FSR.

As the precinct continues to densify, the proposed development will become more consistent with its evolving context and less visually prominent within the streetscape.

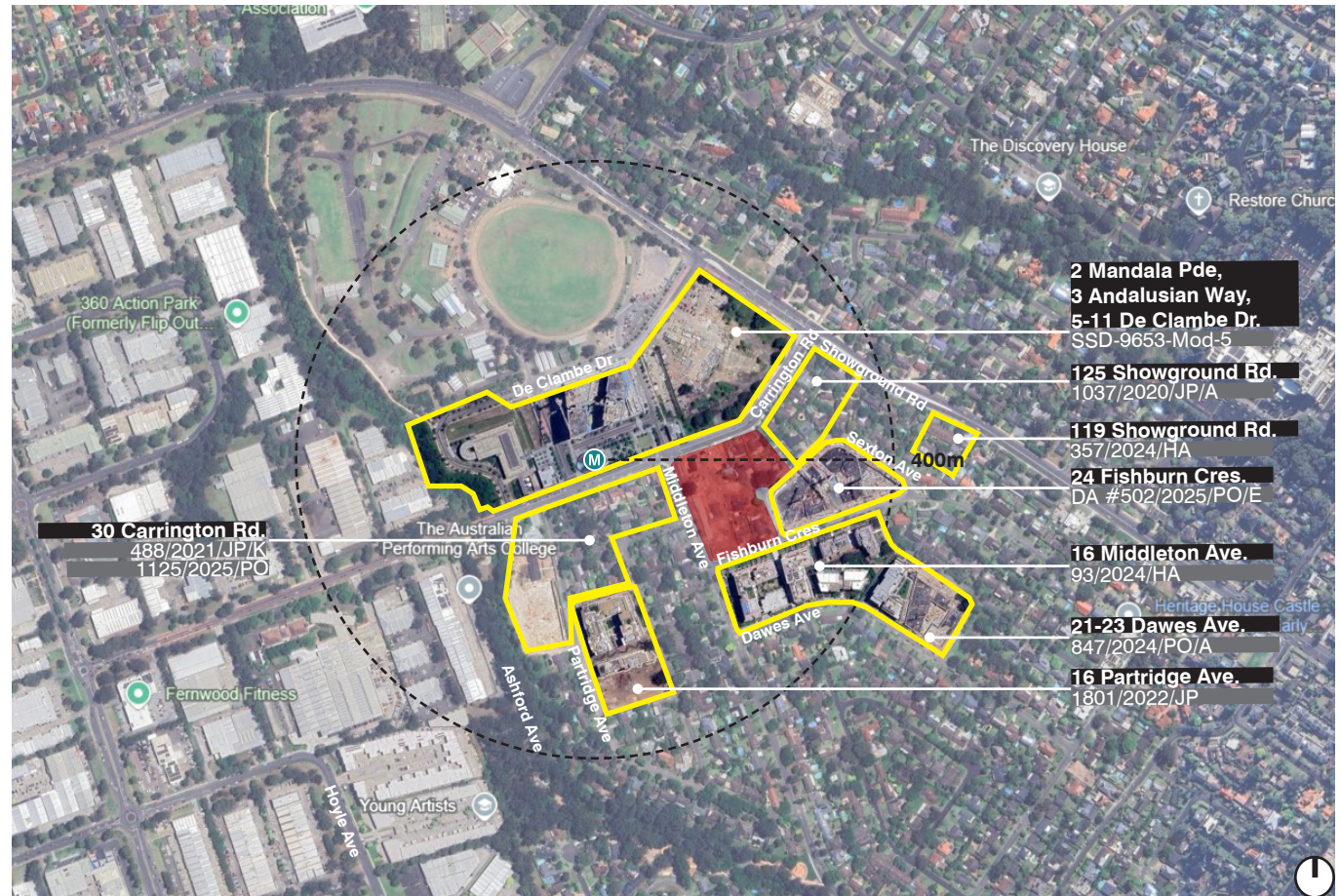


Figure 4: Aerial Map, Google Earth 2024

Development in the area shows a trend in development towards:

- Lot amalgamation and infill residential development,
- Demolition of detached residential dwellings and construction of medium density apartment blocks,
- Since the development of the Metro Station in 2015, development has been primarily within the 400 metre radius of the station. Refer to Figure 4.
- Recently approved and under construction developments varies from 4-20 storeys.

LEGEND

- Site
- Recently approved/built developments (within 10 years)
- M Existing Hills Showground Metro Station

4.0 Method



There is no accepted national published guidance on landscape and visual amenity impact assessment specific to Australia. Therefore, the assessment is made with reference to an understanding of techniques set out in Transport NSW EIA-N04 Guideline for landscape character and visual impact assessment using the following steps:

- Assess the visibility of the proposal. This includes a review of the existing visual environment of the locality.
- Identify key existing viewpoints and their sensitivity. This requires the preparation of a viewpoint analysis using a range of viewpoints located within a reasonable distance of the site located within its visual catchment.
- Determine magnitude of change from each view. Magnitude refers to the form—scale, size, character—of the project and its proximity to the viewer. The consideration of magnitude should only be based on the amount of change which can be inferred within a particular viewpoint.
- Assess visual impacts. A brief description of the proposal is included within this section followed by an assessment of the likely impacts based on a composite of the sensitivity of the view and the magnitude of the proposal being a combination of scale, size and character having regard to the proximity of the viewer. The evaluation of the impacts are based on the combination of sensitivity and magnitude of each viewpoints. Refer matrix below as per Guideline for Landscape Character and Visual Impact- Environmental impact assessment practice note EIA-N04 (Transport for NSW)

4.1 Photomontages

- The photomontages are prepared using Canon EOS 60 Mark 2– 20 Megapixel digital SLR camera (Full-frame sensor) and lens model Sigma AF 24-70mm F2.8 Dg OS HSM at 50mm focal length.
- It is prepared to illustrate the likely change from a number of key view points included in Section 5.
- Photographs are taken with a tripod at a nominal eye height of 1.6m.
- To prepare photomontages; a 3D model of the Proposal was developed and confirmed against survey information, architectural plans, elevations and sections. Viewpoint locations were selected and photographs taken during a site visit on Monday 7th July 2025.

4.2 Visual receptor types

Viewpoints have been organised into key receptor types, each of which are considered typically to share defined levels of sensitivity to changes in the context and character of views.

4.2.1 Pedestrian receptors

Pedestrians are generally interested in the view from the public domain and typically have regular and sometimes prolonged viewing opportunities towards the project. Due to this, they are considered to have a moderate to high level of sensitivity to the proposed change. It is likely for these receptors to have a sense of proprietary interest in their local environment, especially if they live nearby to the proposal.

All of these viewpoints are representative of views from a low to moderate number of pedestrian receptors, where the project would be located within the immediate foreground, and therefore seen in a high level of detail. The provided representative views are located within publicly accessible areas.

4.2.2 Vehicular receptors

Vehicular users and passengers are considered likely to have only a passing interest in the quality of their surroundings as they are travelling through the landscape, and the Project comprises only a small component of the landscape through which they are travelling.

Additionally, drivers would be expected to have much of their concentration focused on road conditions, particularly as they enter higher built-up areas/commercial areas where pedestrian activity is likely, and so are considered to have a moderate to low sensitivity to change. Local road users may have a moderate sensitivity to change, given the potential for these receptors to have a sense of proprietary interest in their local environment.

	High	Moderate	Low	Negligible
High	High	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
Low	Moderate	Moderate - Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

5.0 Proposal

The proposal is for a development at 2 Fishburn Crescent, Castle Hill. The proposal seeks to use the HDA planning pathway. As per the approved application, 5% affordable housing is being provided.

It comprises:

- 431 apartments.

Housing Unit Mix:

- 37 x 1 Bed - 9%
- 230 x 2 Beds - 53%
- 122 x 3 Beds - 28%
- 17 x 4 Beds - 4%

Affordable Housing Mix:

- 4 x 1 Bed - 1%
- 21 x 2 Beds - 5%

Height

- Building A: 4 to 20 Storeys + Communal Rooftop & Plant
- Building B: 4 to 18 Storeys including Plant
- Building C: 4 to 12 Storeys including Plant
- HDA heights:
 - Site A: 71.8m
 - Site B: 40.6m

FSR

- The proposal has an FSR split of:
 - Site A: 4.35:1
 - Site B: 3.71:1

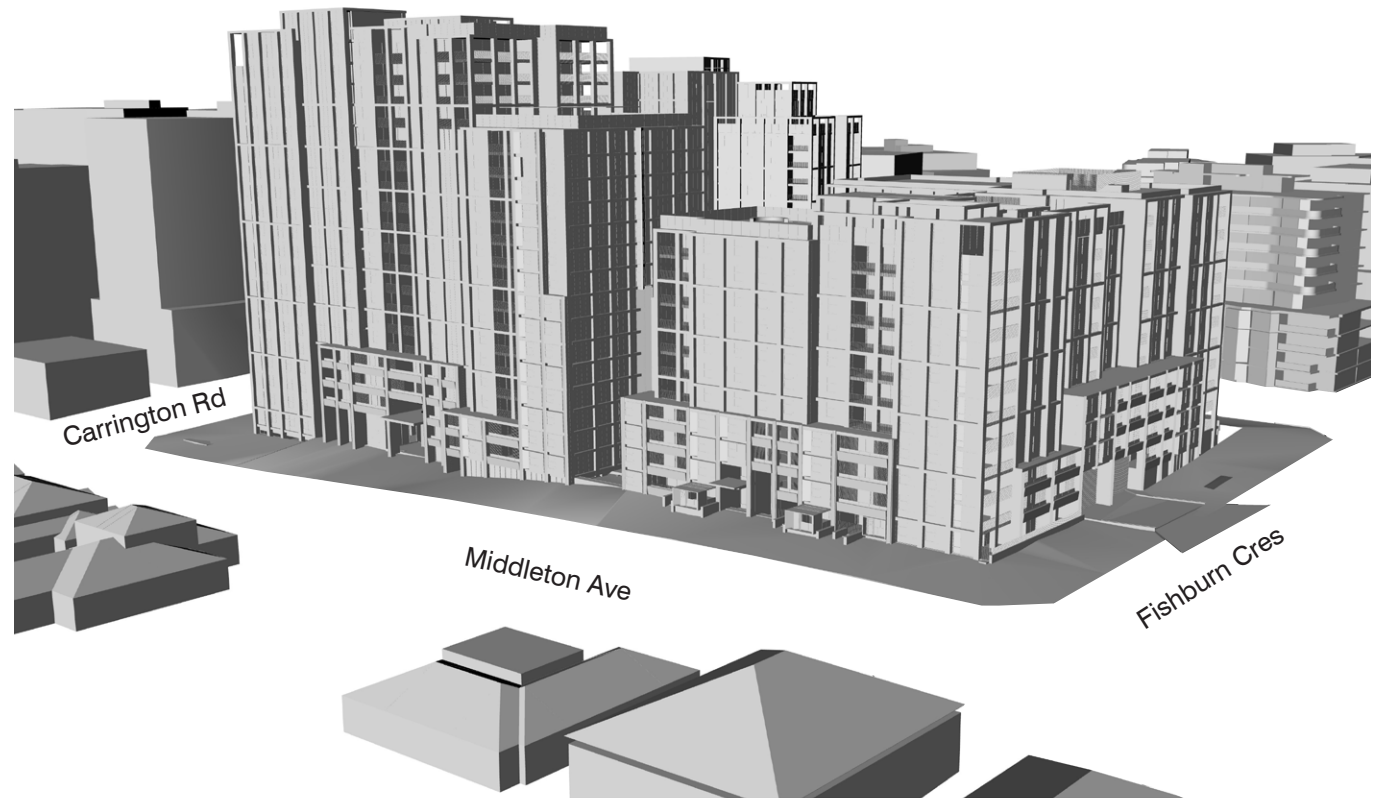


Figure 5: Proposal Render, Sourced: Turner Studio (June, 2025)

6.0 Visual Impact Assessment



The Key viewpoints are described in Figure 6. Distance zones have been established within the visual catchment.

6.1 Key View Points

- **VP 1A** - 19 Middleton Avenue
- **VP 2A** - Metro Station Public Domain
- **VP 3A** - 122 Showground Road
- **VP 4A** - Doran Drive

These viewpoints have been chosen as they illustrate views towards the proposal site from common footpaths and public domain nodes in the area. There is a mix of views between 50m and 400m away from the site.




The viewpoints were chosen based on the below criteria:

- Amount of pedestrian activity,
- Show views to and from heritage items,
- Proximity to the proposal site,
- Elevation and street vantage in relation to proposal,
- A clear visual impact from the proposal.



Figure 6: Key View Points Diagram, AE Design Studio, aerial from Google Earth

LEGEND

-  Site
-  Vantage Point
-  Visual Catchment Area - 400m from Site

Description of view

The view faces the proposal looking North East. It captures the view from Middleton Avenue.

The view would typically be seen by residential receptors walking to and from the Hills Showground and Metro Station. Vehicular receptors also share the view when travelling along Middleton Avenue likely to the Hills Showground or Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 1A have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor has a bulky built form along Middleton Avenue, however with recent completion of a similarly sized development at 45 Dawes Avenue, the visual bulk is reduced. Due to the proximity to the metro station, there will be fluctuating foot traffic, meaning the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Moderate

Due to the vantage point being approximately 100m away from the site, and being along a road lined with trees, the proposed building will be partially obscured. However, the proposed building's bulk and height mean it will still be clearly visible. Therefore, the magnitude to change for this vantage point is moderate.

Visual effect significance: Moderate Low

		← Magnitude			
		High	Moderate	Low	Negligible
Sensitivity ↑	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

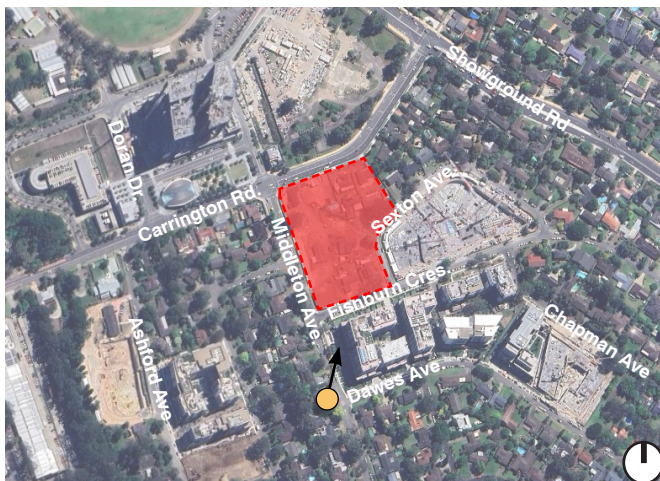
Significance of visual impacts rating matrix

VANTAGE
POINT
1A

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

- View Location
- Site Outline
- Recently Approved DA's

LOCATION: Footpath opposite 19 Middleton Ave
FOCAL LENGTH: 35mm

Figure 7: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

Description of view

The view faces the proposal looking East. It captures the view from the public domain area along Carrington Road. The view would typically be seen by residential receptors walking to and from the Hills Showground and Metro Station. Vehicular receptors also share the view when travelling along Carrington Road likely to the Hills Showground or Metro Station parking area.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 2A have been earmarked for high density residential. This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Moderate

The proposal site as seen from this receptor has a bulky built form along Carrington Road, however with recently approved developments on neighbouring lots, the visual impact will be reduced. Due to the proximity to the metro station, there will be fluctuating foot traffic, meaning the number of visual receptors on this street would be moderate. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is moderate.

Magnitude to change: Moderate

Due to the vantage point being approximately 80m away from the site, and being along a road lined with trees, the proposed building will be partially obscured. However, the proposed building's bulk and height mean it will still be clearly visible. Therefore, the magnitude to change for this vantage point is moderate.

Visual effect significance: Moderate

		High	Moderate	Low	Negligible
High	High	High	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
Low	Moderate	Moderate - Low	Moderate - Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix




VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

-  View Location
-  Site Outline
-  Recently Approved DA's

LOCATION: Public Domain opposite Hills Showground Metro Station

FOCAL LENGTH: 35mm

Figure 8: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

Description of view

The view faces the proposal looking South. It captures the view from Showground Road.

The view would typically be seen by residential receptors walking to and from the Hills Showground and Metro Station. Vehicular receptors also share the view when travelling along Showground Road likely to the Hills Showground or Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 3A have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor blends in with the recent constructions and recent development applications in the neighbourhood. The size of the proposal is similar to these developments, thus reducing its overall visual bulk. Due to the proximity to the metro station, there will be fluctuating foot traffic, meaning the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Moderate

Due to the vantage point being over 250m away from the site, and obstructions from trees and new construction, the proposed building will be partially obscured. However, the proposed building's bulk and height mean it will still be clearly visible. Therefore, the magnitude to change for this vantage point is moderate.

Visual effect significance: Moderate Low

		← Magnitude			
		High	Moderate	Low	Negligible
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE
POINT
3A

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

View Location

Site Outline

Recently Approved DA's

LOCATION: Footpath opposite 122 Showground Rd

FOCAL LENGTH: 35mm

Figure 9: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

Description of view

The view faces the proposal looking South. It captures the view from Showground Road.

The view would typically be seen by residential receptors walking to and from the Hills Showground and Metro Station. Vehicular receptors also share the view when travelling along Showground Road and De Clambe Drive likely to the Hills Showground or Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 4A have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site will not be visible from this receptor blends in with the recent constructions and recent development applications in the neighbourhood. The size of the proposal is similar to these developments, thus reducing its overall visual bulk. Due to the proximity to the metro station, there will be fluctuating foot traffic, meaning the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Negligible

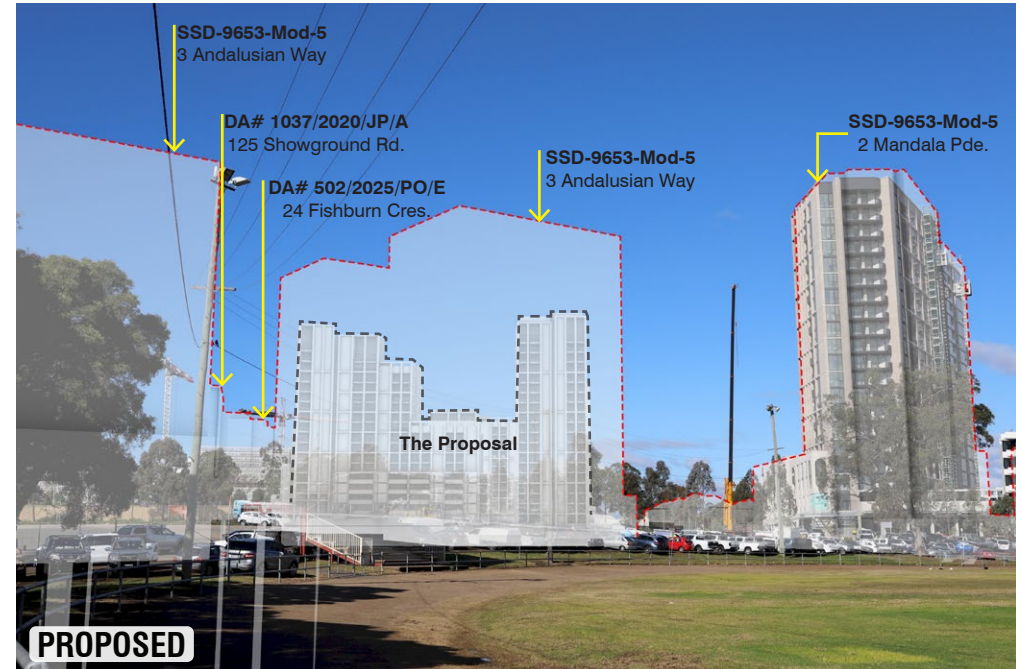
Due to the vantage point being over 300m away from the site, and is obstructed by trees and recent development construction, the proposed building will not be visible. Therefore, the magnitude to change for this vantage point is negligible.

Visual effect significance: Negligible

		← Magnitude			
		High	Moderate	Low	Negligible
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

View Location

Site Outline

Recently Approved DA's

LOCATION: Oval on Doran Drive

FOCAL LENGTH: 35mm

Figure 10: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

16-20 CARRINGTON ROAD, CASTLE HILL

VANTAGE
POINT
4A

7.0 Conclusion

7.1 Visual Impact Summary

Overall Sensitivity to Change: Moderate-Low

View	Sensitivity to Change	Magnitude to Change	Magnitude of Visual effect	Overall Impact rating
VANTAGE POINT 1A	Low	Moderate	Moderate-Low	The impact of the proposal overall is moderate-low, as nearby development and tree cover reduce the visual prominence of the proposal from this location.
VANTAGE POINT 2A	Moderate	Moderate	Moderate	The impact of the proposal overall is moderate, with existing vegetation and adjacent development providing partial screening, though the proposal remains clearly visible due to the viewpoint's proximity.
VANTAGE POINT 3A	Low	Moderate	Moderate-Low	The impact of the development on this view is moderate-low. While the proposal is still visible, recently approved developments and existing trees provide partial visual mitigation.
VANTAGE POINT 4A	Low	Negligible	Negligible	The impact of the proposal overall is negligible, this is due to the view being entirely obstructed by future development.

7.2 Conclusion

The visual assessment confirms that views of the proposed development are largely contained within a 400-metre radius, limited by the area's topography, mature vegetation, and established built form along Carrington Road, Showground Road, and Fishburn Crescent.

While the proposal will be visible from several vantage points, this visibility occurs within the context of a rapidly evolving urban landscape. As outlined in the Norwest Strategic Precinct Plan, the precinct is undergoing a deliberate transition to higher density built form around Hills Showground Station. The proposal is in keeping with this planned transformation, and reflects the scale and character of recent developments in the surrounding area.

Although the development will interrupt some ridgeline views, this is an expected and inevitable outcome of intensification within a designated Transport-Oriented Development (TOD) precinct. The design has been carefully considered to integrate with the evolving urban character and to soften visual impacts through setbacks, landscaping, and modulation.

Overall, the proposal will result in a **MODERATE LOW** visual impact, consistent with the intended desired future character of the area. With continued development under the Norwest Master Plan, the building is expected to integrate further into the surrounding urban context, contributing positively to the precinct's transformation.

Mitigation Measures

The proposal incorporates a range of urban design strategies to ensure the built form is responsive and sympathetic to its context.

The podium is designed with a low street wall height that aligns with the surrounding built form, framing key views to and from the Hills Showground Metro Station and enhancing the adjacent public domain. Along Carrington Road and Middleground Avenue, the building presents well-articulated façades with generous setbacks, contributing to a more inviting streetscape.

Substantial landscaped setbacks soften the visual impact of the development and improve integration with the surrounding landscape. Increased separation from neighbouring buildings enhances visual amenity and reduces perceived bulk. The massing also steps down towards the lower-scale development to the south, providing a gradual transition in scale away from the Metro station.

The design strengthens the existing urban fabric through a legible and active interface, offering multiple pedestrian entries that engage with the public domain.

In alignment with the Norwest Strategic Precinct Plan, the proposal also delivers a mix of dwelling types, contributes to affordable housing supply, and includes new public open space.

7.0 Appendix

KEY MAP - Additional views considered

- VP 2 - 35 Middleton Avenue
- VP 4 - 12 Dawes Avenue
- VP 6 - Carrington Road
- VP 8 - De Clambe Drive
- VP 9 - 118 Showground Road
- VP 10 - Fred Caterson Reserve
- VP 12 - 26 Carrington Road





Sensitivity to change: Low

View	Sensitivity to Change	Magnitude to Change	Magnitude of Visual effect	Overall Impact rating
VANTAGE POINT 2	Low	Low	Low	The impact of the proposal is considered low, with existing vegetation effectively screening the proposal and limiting visibility of its built form.
VANTAGE POINT 4	Low	Low	Low	The overall impact of the proposal is low, as recent 8-9 storey developments and mature trees significantly reduce visibility of the proposal from this viewpoint.
VANTAGE POINT 6	Low	Moderate	Moderate-Low	The impact of the proposal is moderate-low, with distance and tree cover softening the proposal's presence in the view.
VANTAGE POINT 8	Low	Low	Low	The overall impact is considered low, with existing large-scale buildings along De Clambe Drive obscuring most of the proposal.
VANTAGE POINT 9	Low	Moderate	Moderate-Low	The overall impact of the proposal is considered moderate-low. While some built form is visible from Showground Road, established tree cover along Carrington Road softens the built form in the view. Development under construction at 10 Carrington Road will further reduce the proposal's visual impact.
VANTAGE POINT 10	Low	Negligible	Negligible	Proposal is not visible from this vantage point.
VANTAGE POINT 12	Low	Moderate	Moderate-Low	The impact of the proposal overall is moderate-low, with partial screening by trees and adjacent developments (10 Carrington Road - under construction). The proposal sits within a transitioning built environment.

6.2 Photomontages

Description of view

The view faces the proposal looking North from Middleton Avenue. However, the proposal is partially screened due to a recent development under construction on Dawes Avenue. It captures the view from this avenue typically seen by residential receptors walking or using their vehicles to travel towards Carrington Road and the Hills Showground and Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 2 have been earmarked for high density residential. This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor is primarily of the upper levels of the south-eastern facing external wall which faces Fishburn Crescent and Middleton Avenue. Views include low rise residential dwellings and street trees on either side of the street. Due to the low density of this area, the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Low

Due to the vantage point being approximately 270m away from the site, the adjacent development currently under construction, and being along a road lined with mature trees, the proposed building will be only partially visible. The built form will be obscured by the trees and recently constructed development at the intersections of Middleton Avenue with Dawes Avenue and Fishburn Crescent. Therefore, the magnitude to change for this vantage point is low.

Visual effect significance: Low

		← Magnitude			
		High	Moderate	Low	Negligible
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE POINT

2

VANTAGE POINTS






EXISTING VIEW

PROPOSED

VANTAGE POINT LOCATION



LEGEND

-  View Location
-  Site Outline
-  Recently Approved DA's

LOCATION: Sidewalk of 35 Middleton Avenue

FOCAL LENGTH: 35mm

Figure 11: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

Description of view

The view faces the proposal looking West from Dawes Avenue. It captures the view from this avenue typically seen by residential receptors walking or using their vehicles to travel towards Middleton Avenue, the Hills Showground and Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 4 have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor is mostly obscured, with only the upper portion of the proposal visible. Dawes Avenue gradually slopes down from this receptor, with low rise residential dwellings and trees on either side of the street.

Due to the low density of this area, the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Low

The vantage point is approximately 345m away from the site, this factor combined with the the adjacent development currently under construction, and being along a road lined with trees, renders the proposed building only partially visible. The built form will be mostly obscured by the trees and development at the intersection of Dawes Avenue, Fishburn Crescent and Middleton Avenue. Therefore, the magnitude to change for this vantage point is low.

Visual effect significance: Low

		← Magnitude			
		High	Moderate	Low	Negligible
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

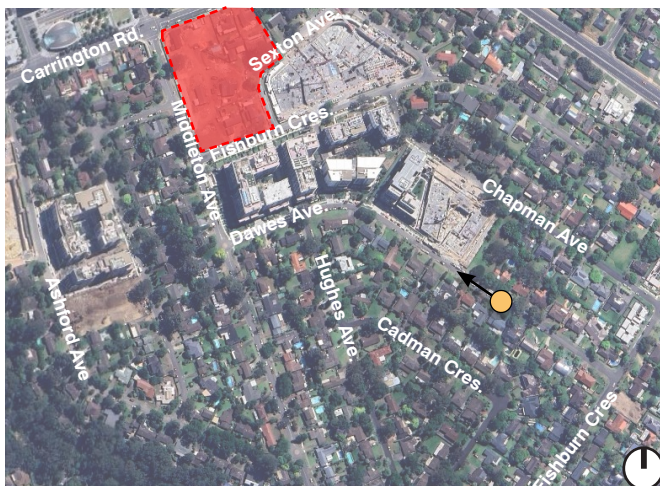
VANTAGE POINT

4

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

 View Location

 Site Outline

 Recently Approved DA's

LOCATION: Sidewalk of 12 Dawes Avenue

FOCAL LENGTH: 35mm

Figure 12: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

Description of view

The view faces the proposal looking East from Carrington Road. It captures the view of the proposal from this avenue typically seen by residential receptors walking or using their vehicles to travel towards the Hills Showground and Hills Showground Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 6 have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor has a dominant presence on the view. Taken along Carrington Road on a lower plane than the proposal site, the view includes low rise residential dwellings on one side of the street and the Hills Showground on the other.

Due to the low density of this area, the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Moderate

Due to the vantage point being approximately 280m away from the site, and being along a road lined with trees, the proposed building will be partially obscured. However, due to the proposal's location on a higher RL than the Vantage Point, combined with the proposed building's bulk and height mean it will still be clearly visible. Therefore, the magnitude to change for this vantage point is moderate.

Visual effect significance: Moderate - Low

		← Magnitude			
		High	Moderate	Low	Negligible
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE POINT

6

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

View Location

Site Outline

Recently Approved DA's

LOCATION: Sidewalk of Carrington Road

FOCAL LENGTH: 35mm

Figure 13: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

16-20 CARRINGTON ROAD, CASTLE HILL

VANTAGE
POINT

6

27

Description of view

The vantage point is located 200m from the proposal site and faces the proposal site looking South East from De Clambe Drive. It captures the view that would typically be seen by vehicular receptors travelling along De Clambe Drive, and pedestrian receptors walking towards Hills Showground Metro Station and other Showground facilities.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 8 have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor is limited to the north-western corner of the proposal, with high density residential development occurring on one side of the street and green space on the other.

Due to the amount of event spaces and facilities in this area, the number of visual receptors on this street would be moderate. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Low

Due to the vantage point being approximately 180m away from the site, and being along a road adjacent to the Hills Showground, the proposed building will be partially obscured. Though, the proposed building would still be visible from the gap between the existing buildings, much of its bulk will get obscured behind the existing buildings. Therefore, the magnitude to change for this vantage point is moderate.

Visual effect significance: Low

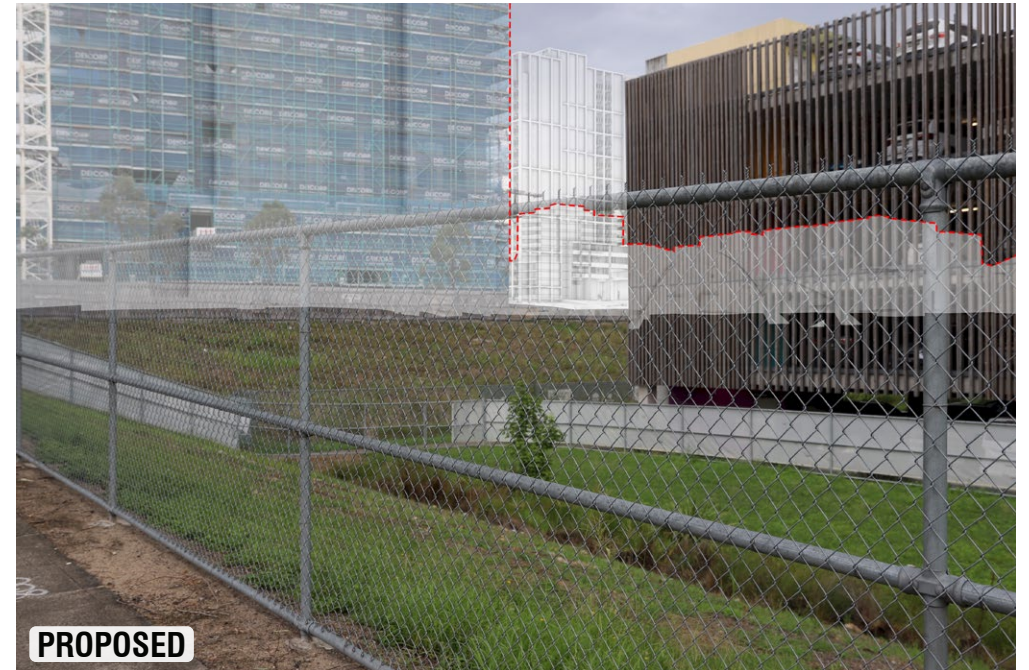
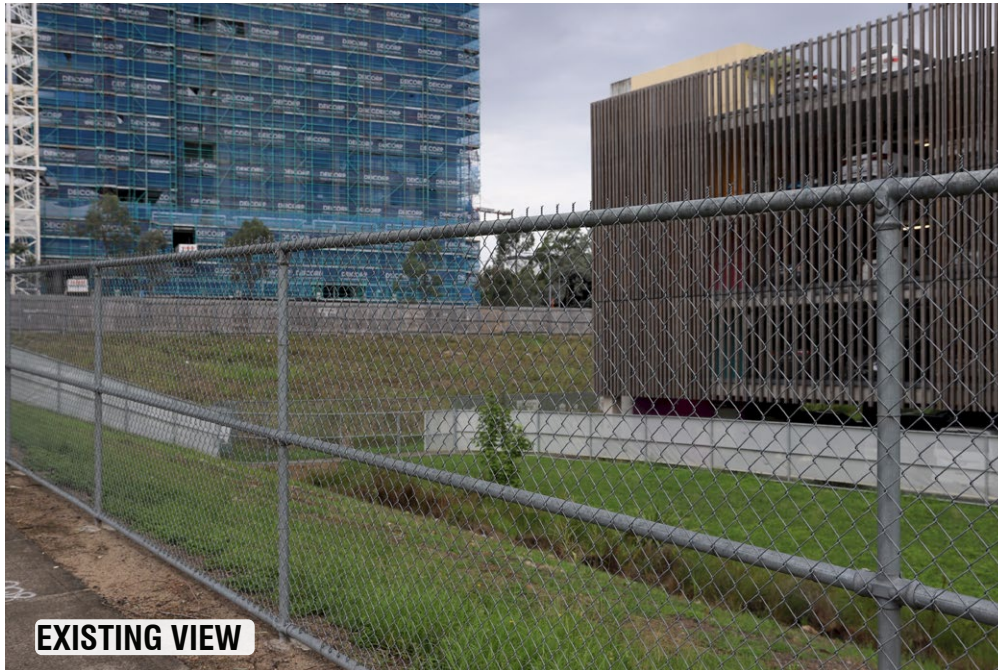
		← Magnitude			
		High	Moderate	Low	Negligible
Sensitivity ↑	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE POINT

8

VANTAGE POINTS



EXISTING VIEW

PROPOSED

VANTAGE POINT LOCATION



LEGEND

 View Location

 Site Outline

 Recently Approved DA's

LOCATION: Sidewalk of De Clambe Drive

FOCAL LENGTH: 35mm

Figure 14: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

16-20 CARRINGTON ROAD, CASTLE HILL

**VANTAGE
POINT**

8

Description of view

The view faces the proposal looking South West. It captures the view from Showground Road, near the intersection with Carrington Road.

It captures the view that would typically be seen mainly by vehicular receptors travelling along Showground Road likely to the Hills Showground or Metro Station. Residential receptors also share this view when walking to and from the Hills Showground.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 9 have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor highlights its bulk and scale, it shares the view along Showground Road with low rise residential dwellings and the Hills Showground built form.

Due to the low density of this area, the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Moderate

Due to the vantage point being approximately 170m away from the site, and being along a road lined with trees, the proposed building will be partially obscured. However, the proposed building's bulk and height are still clearly visible. Therefore, the magnitude to change for this vantage point is moderate.

Visual effect significance: Moderate - Low

		← Magnitude			
		High	Moderate	Low	Negligible
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

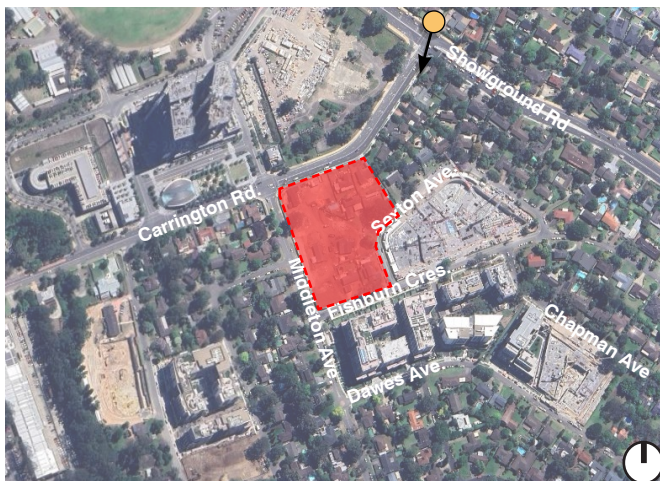
VANTAGE POINT

9




VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

-  View Location
-  Site Outline
-  Recently Approved DA's

LOCATION: Sidewalk opposite 118 Showground Road

FOCAL LENGTH: 35mm

Figure 15: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

16-20 CARRINGTON ROAD, CASTLE HILL

VANTAGE POINT

9

Description of view

The view faces the proposal looking South East. It captures the view from Caterson Reserve at the intersection between Showground Road and Gilbert Road.

The view would be seen typically by residential receptors walking to and from the Hills Showground. Vehicular receptors are the main receptors in the area. They share this view when travelling along Showground Road likely to Hills Showground or Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 10 have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site is predominantly screened by trees from this receptor. The view is primarily of the hills showground and trees with partial views of medium density residential buildings currently under construction in the background.

Due to the low density of this area, the number of visual receptors on this street would be low. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is low.

Magnitude to change: Negligible

Due to the vantage point being approximately 500m away from the site, and being along a road lined with trees, the proposed building will not be visible. Therefore, the magnitude to change for this vantage point is negligible.

Visual effect significance: Negligible

		← Magnitude			
		High	Moderate	Low	Negligible
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE POINT
10

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

 View Location

 Site Outline

 Recently Approved DA's

LOCATION: Footpath opposite Fred Caterson Reserve

FOCAL LENGTH: 35mm

VANTAGE POINT

10

Figure 16: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

Description of view

The view faces the proposal looking East. It captures the view from Carrington Road.

The view would typically be seen by residential receptors walking to and from the Hills Showground and Metro Station. Vehicular receptors also share the view when travelling along Showground Road likely to the Hills Showground or Metro Station.

Anticipated change of view

Castle Hill has been identified as a TOD precinct. The area around the proposal site and vantage point 12 have been earmarked for high density residential.

This will result in changed development controls to allow more higher density built forms. Therefore, the anticipated change of view of this vantage point is high.

Sensitivity to change: Low

The proposal site as seen from this receptor has a bulky built form along Carrington Road with low rise residential dwellings on one side of the street and the Hills Showground and Metro Station on the other. Due to the proximity to the metro station, there will be fluctuating foot traffic, meaning the number of visual receptors on this street would be moderate. With the anticipation of change for this area being high; the sensitivity to change for this vantage point is moderate.

Magnitude to change: Moderate

Due to the vantage point being approximately 80m away from the site, and being along a road lined with trees, the proposed building will be partially obscured. However, the proposed building's bulk and height mean it will still be clearly visible. Therefore, the magnitude to change for this vantage point is moderate.

Visual effect significance: Moderate-Low

		← Magnitude				
		High	Moderate	Low	Negligible	
↑ Sensitivity	High	High	High-Moderate	Moderate	Negligible	
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible	
	Low	Moderate	Moderate - Low	Low	Negligible	
	Negligible	Negligible	Negligible	Negligible	Negligible	

Significance of visual impacts rating matrix

VANTAGE
POINT
12




VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

-  View Location
-  Site Outline
-  Recently Approved DA's

LOCATION: Footpath opposite 26 Carrington Rd
FOCAL LENGTH: 35mm

Figure 17: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

16-20 CARRINGTON ROAD, CASTLE HILL

VANTAGE POINT

12