

10 London Street & 43 North Parade, Campsie

Visual Impact Assessment

Prepared For:

ARADA DEVELOPMENT MANAGEMENT PTY LTD

APRIL 2026



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1.0 Introduction



1.1 Purpose

ae design partnership have been engaged by *ARADA DEVELOPMENT MANAGEMENT PTY LTD* to provide a View Impact Assessment to assist with the State Significant Development Application (SSD-90701958) on the property legally known as 1/DP798655, 10/B/DP4190, 11/B/DP4190

Otherwise known as 10 London Street & 43 North Parade, Campsie. ("**the site**"). This report is to be read in conjunction with architectural plans prepared by Woods Bagot Architect dated **April 2026**.

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 supplied by Woods Bagot

2.0 Background Study



The Campsie Town Centre Planning Proposal (PP-2024-2261) was publicly exhibited between November and December 2025. 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 new Metro Station and is the focal point for the Canterbury Bankstown Council.

The rezoning of the precinct to higher density residential (figure 3) inevitably will bring greater density to the area and thus more development, changing the area's skyline. The change to the built environment and public domain around the site, will be a factor in the assessment of views and their sensitivity and magnitude.

The site is situated within an area of high density along Wilfred Avenue. As seen in Figure 2 and 3, the site is located in Area 1, a high intensification area. High intensification areas are proposed to accommodate buildings with a height above 25 meters. This transition from existing low-scale built form, where buildings are generally low-rise, towards a higher density urban environment will drastically change views along Wilfred Avenue.

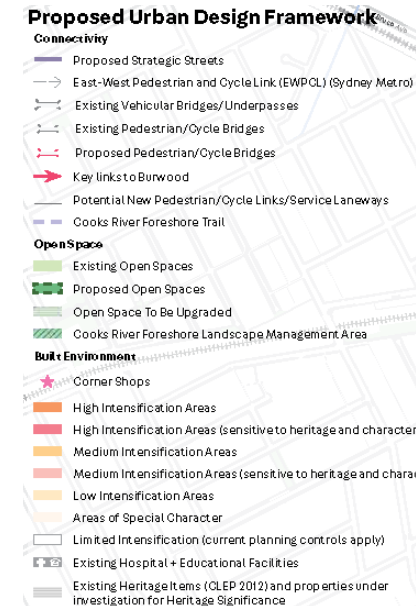
Furthermore, the site is adjacent to the Train Station and proposed future Metro Station which will attract more vehicular and pedestrian receptors moving to and from the retail sections and public transport nodes. This will increase the number of receptors to change, but ultimately yields a low sensitivity to change as the area undergoes uplift within 400m of the station.



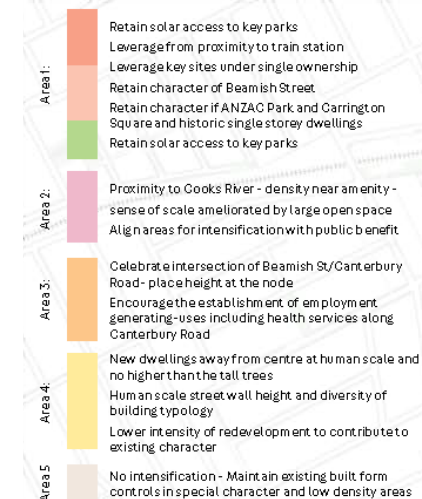
Figure 2: Proposed Urban Design Framework, Campsie Town Centre Master Plan



Figure 3: Intensification Strategy Map, Campsie Town Centre Master Plan



Intensification Strategy Map



3.0 The Site

3.1 Context

The site, located at the corner of Wilfred Avenue and London Street, within City of Canterbury Bankstown Council, is about 30m north of Campsie Station. It covers 1,631.7m² which will become an integral part of the Master Plan for Campsie Town Centre. The site is part of a high intensification area where significant population growth and development should be accommodated for future use.

3.2 Character

The neighbourhood features both new and old low density detached and semi detached dwellings, between 1 - 3 storeys and with consistent setbacks. These dwellings tend to be in the California Bungalow, Federation, and Interwar architectural styles, with some recent developments. The recent developments tend to be in the Contemporary Australian living style. The older styles commonly use red-brick, liver-coloured brick, limestone, and weatherboard, with the more recent developments using concrete, brick and timber. Most developments in the area are alterations and additions to existing dwellings.

Medium density apartment buildings are common around the station. They are primarily Mid-Century Modern in style and are 3 - 6 storeys. Recent developments tend to be in a Contemporary Australian living style. Materials commonly seen are brick and painted render with tiled gabled roofs.

The corner of Wilfred Street features a denser built environment and so trees are sparse. The remainder of Wilfred Street has clusters of mature trees, generally spread out and irregularly located due to its proximity to the railway corridor. However, connecting streets appears to have more mature trees, well spaced along wide nature strips, contributing to a more suburban environment. The streets along the site tend to have wide nature strips and front gardens, adding greenery to the area.

As shown in the Campsie Town Centre Master Plan, within 400m of the station the character of the area will change its landscape. Particularly with new controls allowing building above 25 metres. The proposal site is in this radius, meaning its impact on its context will become less dominant as more sites take up the opportunities of building larger developments within the precinct.



Figure 4: Aerial Map

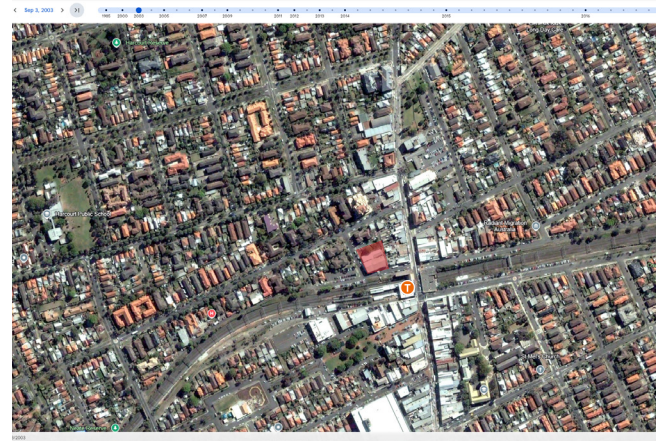
LEGEND

-  Site
-  Heritage Sites
-  Existing Campsie Train Station
-  Proposed Campsie Metro Station

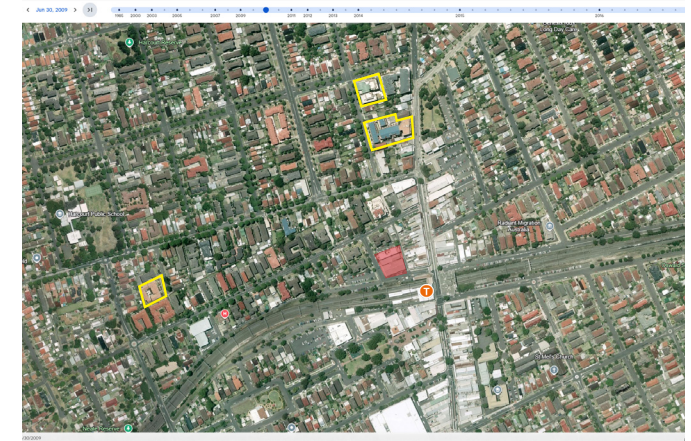
Development in the area shown a trend in development towards:

- Lot amalgamation and infill residential development
- Demolition of detached residential dwellings and construction of medium density apartment blocks,
- Development since 2015, tends towards shop top housing, particularly along Beamish Street.

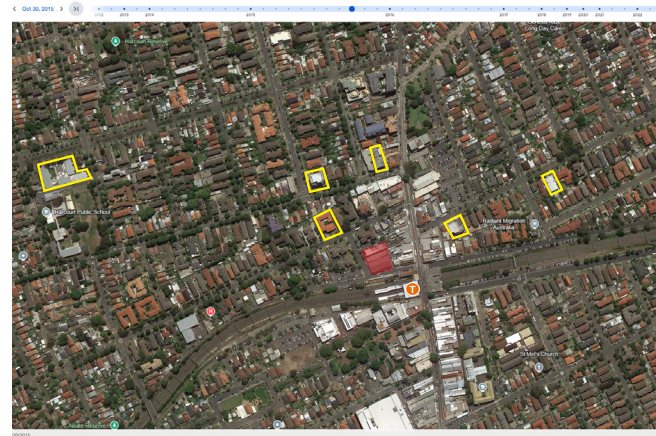
2003



2009



2015



2024



LEGEND

- Site
- Developments
- T Existing Campsie Train Station

4.0 Methodology

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 Friday 12th September 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. Therefore, Vehicular receptors are considered, but are secondary in importance to pedestrian receptors.

	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 a 33-storey shop-top housing building comprising 156 residential apartments, with a minimum of 10% dedicated as affordable housing for a period of 10 years.

The development also includes ground floor retail tenancies, a four level above ground car park (no basement), and a full floor dedicated to residential amenities. The site is located immediately adjacent to the new Campsie Metro Station, offering convenient access to public transport and nearby local services.

Housing Unit mix:

- 2 Bed- 125 Units
- 3 Bed- 27 Units
- 4 Bed- 4 Units

Height

- The proposal has a height of 33 storeys

FSR

- The proposal has a total FSR of 10.89:1



Figure 5: Proposal render supplied by Woods Bagot Architects

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 1 - Assets Street
- VP 2 - Campsie Street
- VP 3 - Beamish Street
- VP 4 - S Parade
- VP 5 - N Parade
- VP 6 - Duke Street
- VP 7 - Beamish Street
- VP 8 - Amy Street
- VP 9 - Amy Street
- VP 10 - Amy Street
- VP 11 - Anzac Park
- VP 12 - Campsie Street
- VP 13 - Clissold Parade
- VP 14 - Beamish Street
- VP 15 - S Parade
- VP 16 - Dewar Street

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.

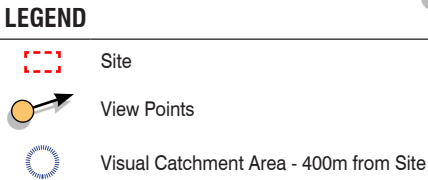


Figure 6: Key View Points Diagram, AE Design Studio, aerial from NearMap

6.2 Photomontages

Description of view

This view faces the proposal looking north-east from Wilfred Avenue.

This view is typically seen by residential receptors using their vehicles to travel towards the Beamish Street and the North Parade intersection.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 1, specifically around the metro station area as part of Beamish High Street & Campsie Town Centre area, as High & Medium Intensification Areas.

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

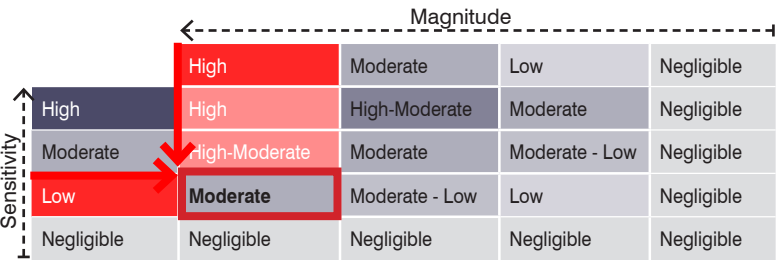
The proposal site as seen from this receptor has a generally flat land-form which gradually slopes upwards Beamish Street, with low rise residential dwellings on one side of the street and train tracks on the other side.

Due to the low residential density of this area and the train not currently active, the number of visual receptors on this street would be low. Additionally, with the anticipation of change for this area being high; the sensitivity to change for this vantage point is Low.

Magnitude to change: High

Due to the vantage point being approximately 150m away from the site, The proposed building will be clearly visible and will be dominating the view due to its bulk and height. Therefore, the magnitude to change for this vantage point is High.

Visual effect significance: Moderate



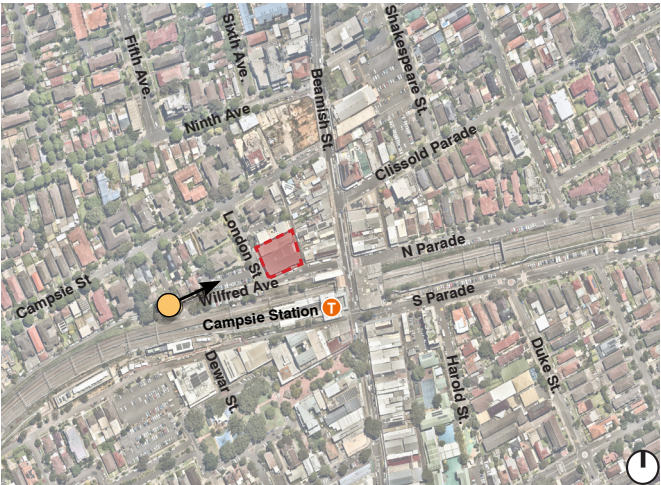
Significance of visual impacts rating matrix

VANTAGE
POINT
1

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

-  View Location
-  Site Outline
-  Campsie Town Centre Master Plan Proposal - Visible
-  Campsie Town Centre Master Plan Proposal - Screened
-  Campsie Town Centre Planning Proposal - Future Context

LOCATION: Corner of Assets St. & Wilfred Avenue
FOCAL LENGTH: 35mm

VANTAGE
POINT

1

6.2 Photomontages

Description of view

This view faces the proposal looking east from Campsie Street. This view is typically seen by residential receptors walking or using their vehicles to travel towards Beamish Street and Campsie Station.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 2, specifically around the metro station area as part of Beamish High Street & Campsie Town Centre area, as High & Medium Intensification Areas.

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

Sensitivity to change: Low

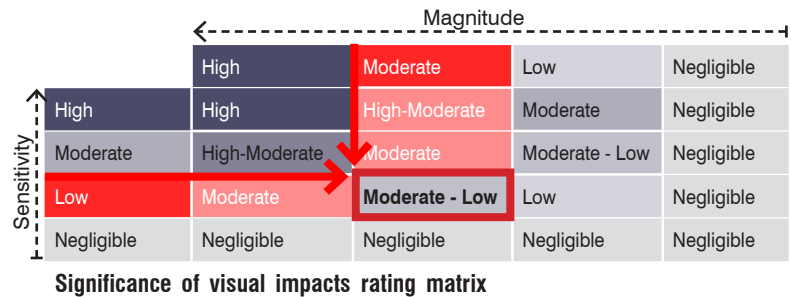
The proposal site as seen from this receptor has a generally flat land-form with low rise residential dwellings on either sides of the street.

Due to the low residential density of this area the visual receptors would mostly be vehicular. Additionally, with the anticipation of change for this area being high; the sensitivity to change for this vantage point is Low.

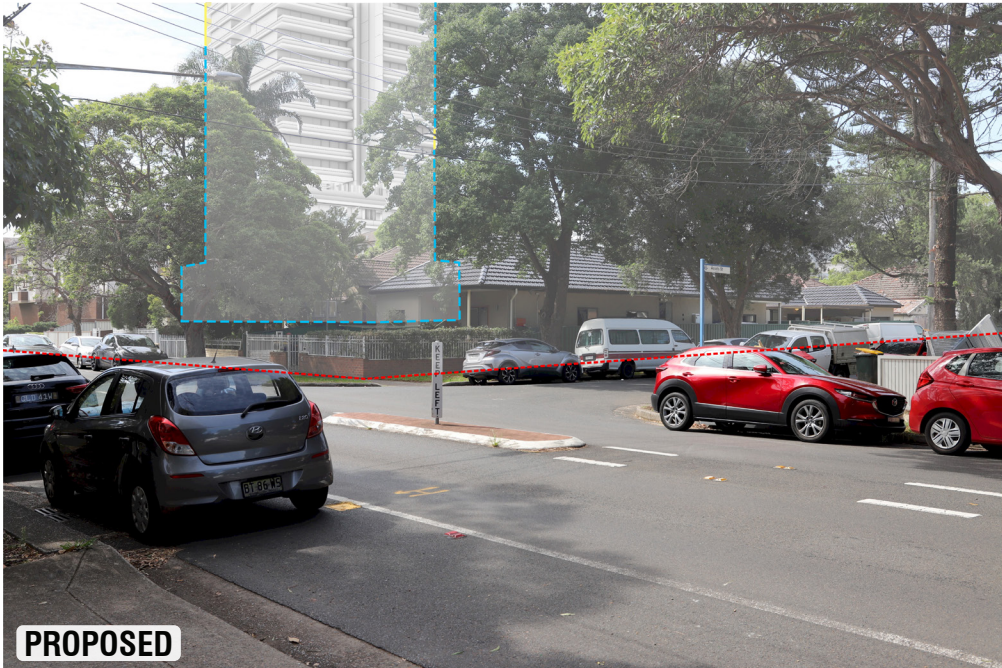
Magnitude to change: Moderate

Due to the vantage point being approximately 150m away from the site, the proposed building will be clearly visible, however some of its bulk will be screened by existing trees. Therefore, the magnitude to change for this vantage point is Moderate.

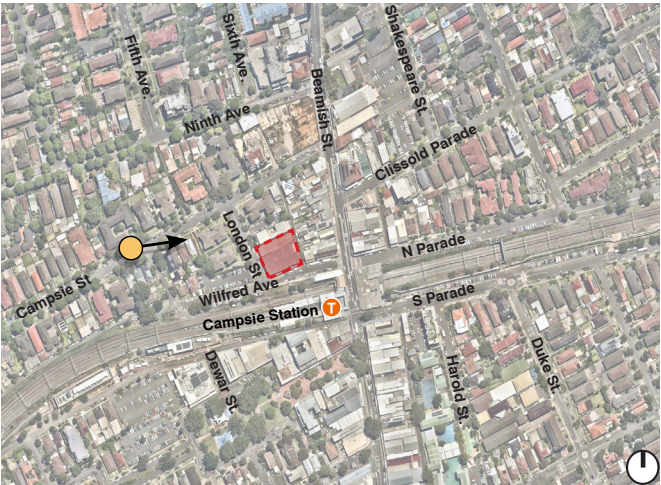
Visual effect significance: Moderate - Low



VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

- View Location
- Site Outline
- Campsie Town Centre Master Plan Proposal - Visible
- Campsie Town Centre Master Plan Proposal - Screened
- Campsie Town Centre Planning Proposal - Future Context

LOCATION: Sidewalk of 47-53 Campsie Street
FOCAL LENGTH: 35mm

VANTAGE
POINT

2

6.2 Photomontages

Description of view

This view faces the proposal looking north-west from Beamish Street.

This view is typically seen by vehicular receptors travelling along Beamish Street and pedestrian receptors walking along the retail section of this street or passing train passengers.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 3A, specifically around the metro station area as part of Beamish High Street & Campsie Town Centre area, as High & Medium Intensification Areas.

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

Sensitivity to change: Low

The proposal as seen from this receptor has a generally flat land-form with low rise commercial on one side of the street and the train station on the other side.

Since this viewpoint faces the train station, which is being upgraded to a metro station, and the surrounding land will be rezoned to allow for higher density development, viewers at this location are likely to expect changes in the area.

Therefore, the sensitivity to change for this vantage point is Low.

Magnitude to change: High

Due to the vantage point being less than 100m away from the site, the proposed building is clearly visible and dominates the view due to its bulk and height. Therefore, the magnitude to change for this vantage point is High.

Visual effect significance: Moderate

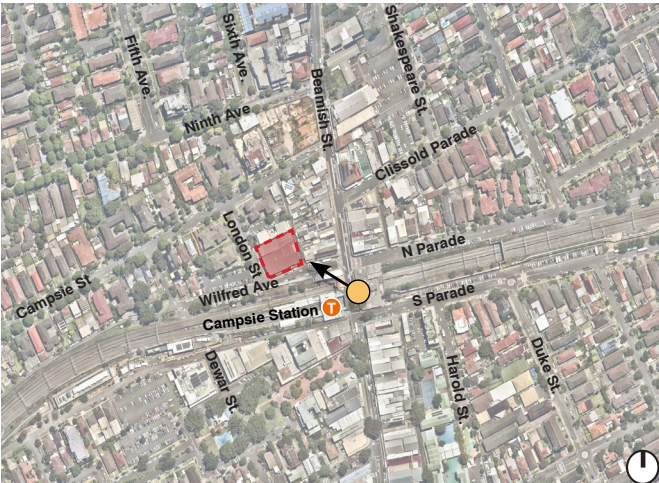
		Magnitude			
Sensitivity	High	High	Moderate	Low	Negligible
	Moderate	High	High-Moderate	Moderate	Negligible
	Low	High-Moderate	Moderate	Moderate - Low	Negligible
	Negligible	Moderate	Moderate - Low	Low	Negligible
		Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

- View Location
- Site Outline
- Campsie Town Centre Master Plan Proposal - Visible
- Campsie Town Centre Master Plan Proposal - Screened
- Campsie Town Centre Planning Proposal - Future Context

LOCATION: Sidewalk of 205 Beamish Street
FOCAL LENGTH: 35mm

6.2 Photomontages

Description of view

This view faces the proposal, looking north-west from Beamish Street, near the intersection of Beamish Street and South Parade.

This view is typically seen by vehicular receptors travelling along Beamish Street and pedestrian receptors walking along the retail section of this street or passing train passengers.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 3B, specifically around the metro station area as part of Beamish High Street & Campsie Town Centre area, as High & Medium Intensification Areas.

This will result in changed development controls to allow for an increase in 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 generally flat land-form with low rise commercial on either side of the street with the train station also being visible.

Since this viewpoint faces the train station, which is being upgraded to a metro station, and the surrounding land will be rezoned to allow for higher density development, viewers at this location are likely to expect changes in the area.

Therefore, the sensitivity to change for this vantage point is Low.

Magnitude to change: High

Due to the vantage point being less than 150m away from the site, the proposed building is clearly visible and dominates the view due to its bulk and height. Therefore, the magnitude to change for this vantage point is High.

Visual effect significance: Moderate

		Magnitude			
Sensitivity	High	High	Moderate	Low	Negligible
	Moderate	High	High-Moderate	Moderate	Negligible
	Low	High-Moderate	Moderate	Moderate - Low	Negligible
	Negligible	Moderate	Moderate - Low	Low	Negligible
		Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

-  View Location
-  Site Outline
-  Campsie Town Centre Master Plan Proposal - Visible
-  Campsie Town Centre Master Plan Proposal - Screened
-  Campsie Town Centre Planning Proposal - Future Context

LOCATION: Sidewalk of 205 Beamish Street
FOCAL LENGTH: 35mm

6.2 Photomontages

Description of view

This view faces the proposal, looking west from South Parade, near the intersection of Harold Street and South Parade.

This view is typically seen by vehicular receptors travelling along South Parade towards Beamish Street and pedestrian receptors walking along the retail section of this street or train passengers who are travelling to and from the station.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 4, specifically around the metro station area as part of Beamish High Street & Campsie Town Centre area, as High & Medium Intensification Areas.

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

Sensitivity to change: Low

The proposal as seen from this receptor has a generally flat land-form with low rise commercial on either side of the street and the train station also being visible.

Since this viewpoint faces the train station, which is being upgraded to a metro station, and the surrounding land will be rezoned to allow for higher density development, viewers at this location are likely to expect changes in the area.

Therefore, the sensitivity to change for this vantage point is low.

Magnitude of change: High

Due to the vantage point being approximately 150m away from the site, the proposed building is clearly visible and dominates the view due to its bulk and height. Therefore, the magnitude to change for this vantage point is high.

Visual effect significance: Moderate

		Magnitude			
Sensitivity	High	High	Moderate	Low	Negligible
	Moderate	High	High-Moderate	Moderate	Negligible
	Low	High-Moderate	Moderate	Moderate - Low	Negligible
	Negligible	Moderate	Moderate - Low	Low	Negligible
		Negligible	Negligible	Negligible	Negligible

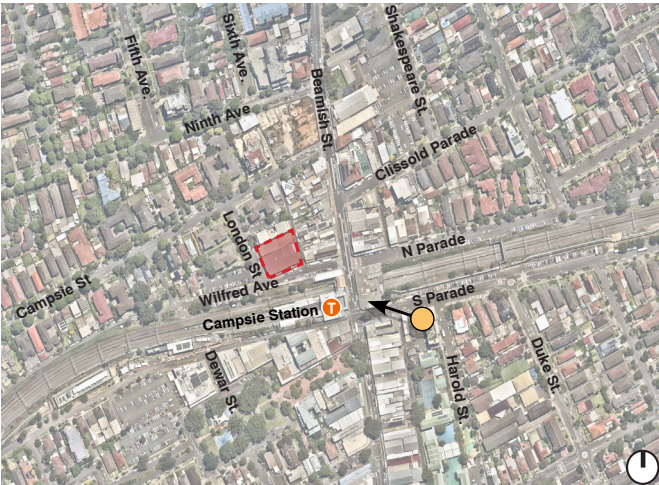
Significance of visual impacts rating matrix

VANTAGE
POINT
4

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

- View Location
- Site Outline
- Campsie Town Centre Master Plan Proposal - Visible
- Campsie Town Centre Master Plan Proposal - Screened
- Campsie Town Centre Planning Proposal - Future Context

LOCATION: Sidewalk of 2B Harold Street
FOCAL LENGTH: 35mm

VANTAGE
POINT
4
20

6.2 Photomontages

Description of view

This view faces the proposal looking west. It captures the view from North Parade, near the intersection with Clissold Lane.

This view is typically be seen by residential receptors walking to and from the Train Station or walking to Beamish Street retail strip. Vehicular receptors also share this view when travelling along North Parade.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 5, specifically around the metro station area as part of Beamish High Street & Campsie Town Centre area, as High & Medium Intensification Areas.

This will result in changed development controls to allow for an increase in 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 generally flat land-form with low rise commercial on either side of the street with the train station also being visible.

Since this viewpoint faces the train station, which is being upgraded to a metro station, and the surrounding land will be rezoned to allow for higher density development, viewers at this location are likely to expect changes in the area.

Therefore, the sensitivity to change for this vantage point is Low.

Magnitude to change: High

Due to the vantage point being less than 150m away from the site, The proposed building will be clearly visible and will be dominating the view due to its bulk and height. The 4 storey car park is also very apparent in this view, however, this building form is consistent with the future context of the site. Therefore, the magnitude to change for this vantage point is Moderate.

Visual effect significance: High-Moderate

		Magnitude			
Sensitivity	High	High	Moderate	Low	Negligible
	Moderate	High	High-Moderate	Moderate	Negligible
	Low	Moderate	Moderate	Moderate - Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible
		Negligible	Negligible	Negligible	Negligible

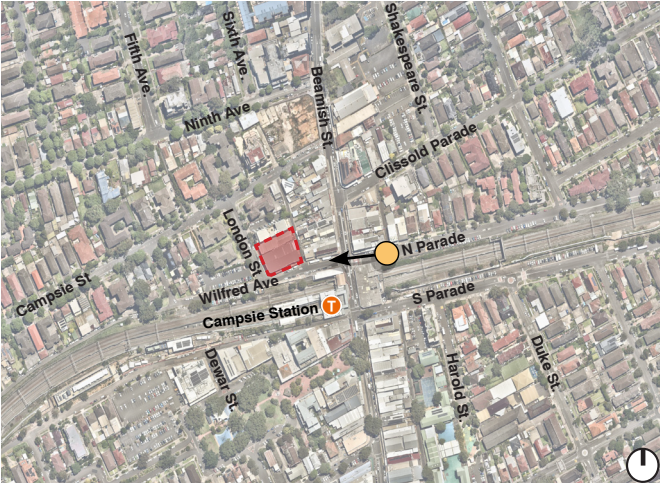
Significance of visual impacts rating matrix

VANTAGE
POINT
5

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

- View Location
- Site Outline
- Campsie Town Centre Master Plan Proposal - Visible
- Campsie Town Centre Master Plan Proposal - Screened
- Campsie Town Centre Planning Proposal - Future Context

LOCATION: Sidewalk opposite 36 N Parade
FOCAL LENGTH: 35mm

6.2 Photomontages

Description of view

This vantage point is located more than 300m from the proposal and faces the proposal site looking north-west from Duke Street, between Evaline Street and South Parade.

This view is typically be seen by vehicular receptors travelling along Duke Street, and pedestrian receptors travelling towards St Mel’s Primary School or the train station.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 6, specifically around the metro station area as part of Beamish High Street & Campsie Town Centre area, as High & Medium Intensification Areas.

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

Sensitivity to change: Low

The proposal as seen from this receptor has a generally flat land-form with low rise residential on either side of the street.

The area is characterised by low residential density, a predominance of educational uses, and a metro service that is not yet operational. As a result, private vehicles are the primary mode of transport, and the number of pedestrian visual receptors along this street is low

Additionally, with the anticipation of change for this area being high; the sensitivity to change for this vantage point is Low.

Magnitude of change: Moderate

Although the vantage point is more than 300m from the proposal, the proposed is clearly visible from this location because of its bulk and height. However, the proposal occupies a minor portion of the view as it is screened by existing built form and vegetation. Therefore, the magnitude to change for this vantage point is Moderate.

Visual effect significance: Moderate - Low

