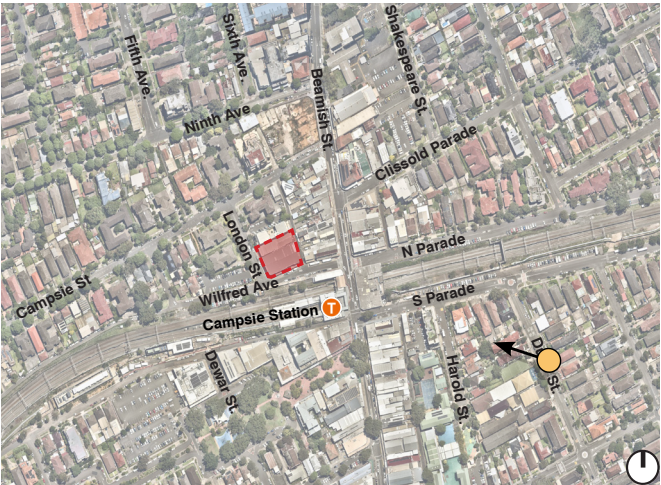


VANTAGE POINTS



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 13 Duke St.
 FOCAL LENGTH: 35mm

VANTAGE
 POINT
6

6.2 Photomontages

Description of view

This vantage point is located more than 300 metres from the proposal and views the proposal in a north-west direction from the intersection of Amy Street and Beamish Street.

This view is typically seen by vehicular receptors travelling along Beamish Street, and pedestrian receptors walking towards the train station or Beamish Street shopping strip.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 7, 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.

The area is characterised by an active retail strip that generates regular pedestrian activity. While private vehicles are the primary mode of arrival and the metro is not yet operational, visitors typically access the retail frontage on foot after parking nearby, resulting in a high number of pedestrian visual receptors along the street.

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

Magnitude of change: Low

Due to the vantage point being approximately 300m away from the site, and is majority screened by existing built form and vegetation the proposal only occupies a minor portion of the view. Therefore, the magnitude of 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

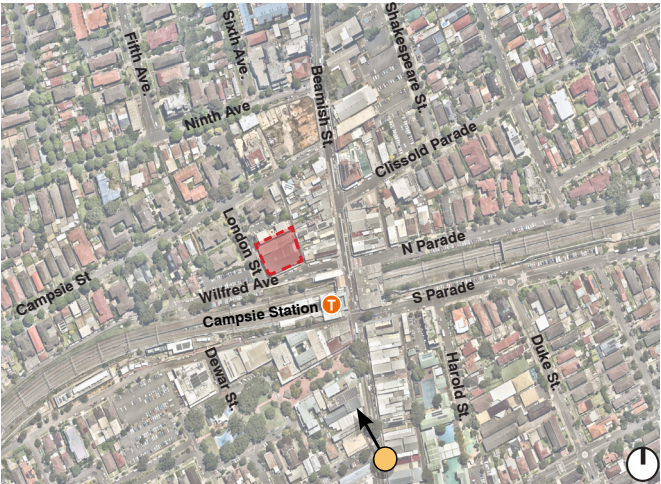
Significance of visual impacts rating matrix

VANTAGE
POINT
7

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 259 Beamish Street
FOCAL LENGTH: 35mm

VANTAGE
POINT
7

6.2 Photomontages

Description of view

This vantage point is located approximately 300 metres from the proposal site and faces north towards the site from Amy Street.

This view is typically be seen by vehicular receptors travelling along Amy Street towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 8, 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 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 almost 300m from the proposal the proposed building is visible from this location because of its bulk and height. However, the proposal does not dominate the view. as it is screened by existing vegetation. Therefore, the magnitude to change for this vantage point is Moderate.

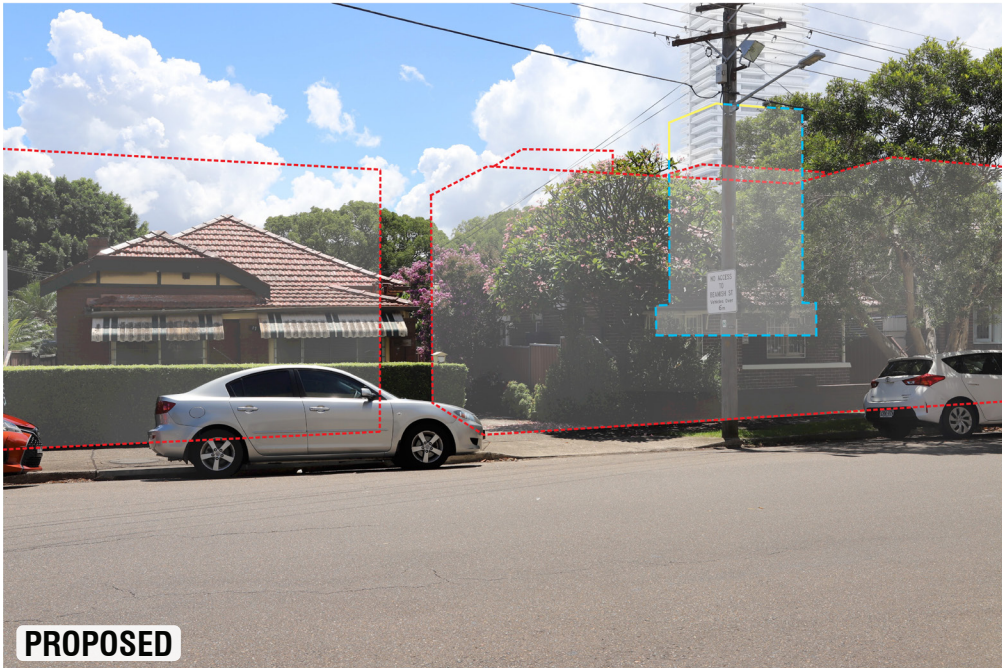
Visual effect significance: Moderate - Low

		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

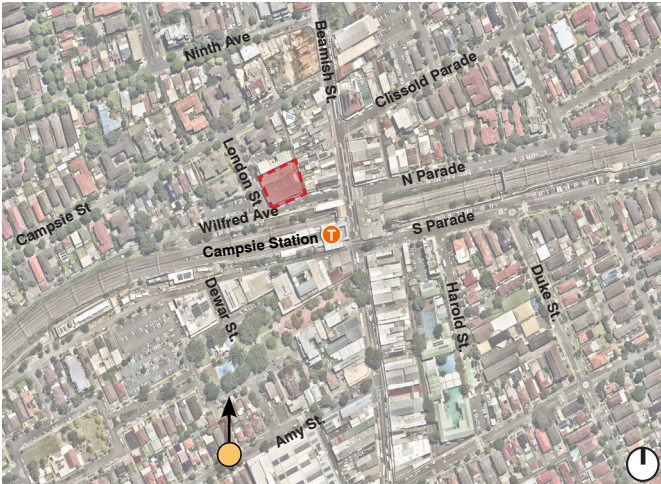
Significance of visual impacts rating matrix

VANTAGE
POINT
8

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 30 Amy Street
FOCAL LENGTH: 35mm

VANTAGE
POINT

8

6.2 Photomontages

Description of view

This vantage point is located more than 400 metres from the proposal site and faces the site in a north east direction from Amy Street.

This view is typically be seen by vehicular receptors travelling along Amy Street towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 9, 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.

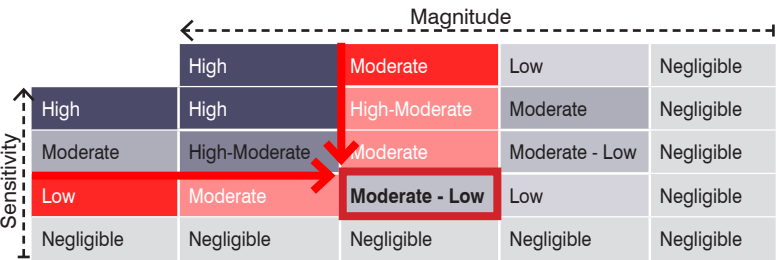
The area is characterised by low residential density and a metro service that is not yet operational. As a result, private vehicles are the primary mode of transport, and the number of pedestrian visual receptors along this street is low

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 400 metres from the proposal site, the proposed building remains visible due to its bulk and height, and is significantly taller than the existing and anticipated future context of the surrounding area. However, it occupies only a minor portion of the overall view. As a result, the magnitude of change at this vantage point is considered moderate.

Visual effect significance: Moderate-Low



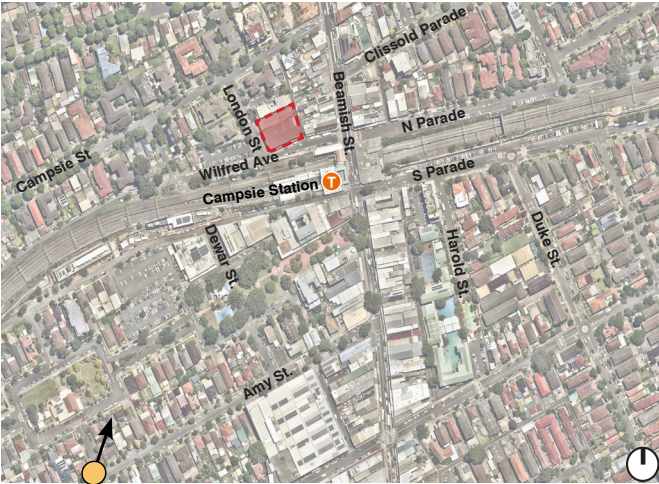
Significance of visual impacts rating matrix

VANTAGE
POINT
9

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 49 Amy Street
FOCAL LENGTH: 35mm

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

6.2 Photomontages

Description of view

This vantage point is located more than 400 metres from the proposal site and faces south towards the site from Brighton Avenue, near the intersection with Beamish Street.

This view that is typically seen by vehicular receptors travelling along Brighton Avenue towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 10, 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 on either side of the street.

The area is characterised by low residential density 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 400m from the proposal site, the proposed building is clearly visible from this location because of its bulk and height. However, the proposal will only occupy a minor portion of the view. 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

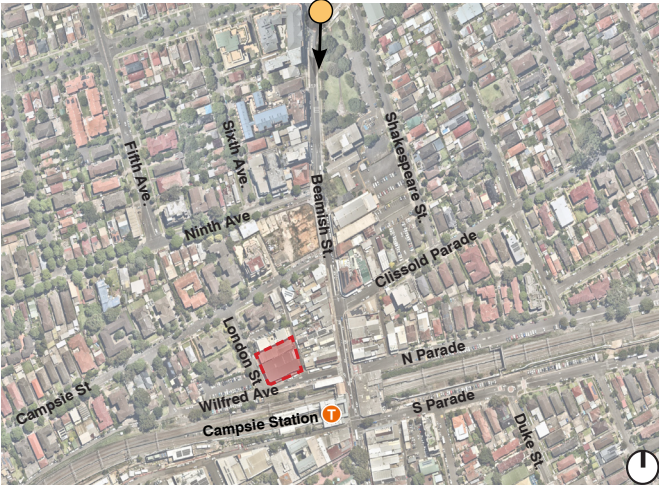
Significance of visual impacts rating matrix

VANTAGE
POINT
10

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 outside of 228 Brighton Avenue
FOCAL LENGTH: 35mm

**VANTAGE
POINT
10**

6.2 Photomontages

Description of view

This vantage point is located more than 400 metres from the proposal and faces south towards the site from Brighton Avenue, near the intersection with Beamish Street.

This view is typically be seen by vehicular receptors travelling along Brighton Avenue towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 10, 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

From this receptor, the proposal is viewed in the context of a generally flat landform with low rise commercial buildings on one side of the street and Anzac Park on the other. Due to the location of this viewpoint, visual receptors are primarily vehicular, although pedestrian receptors are also present.

However, due to the high anticipated change of view of this area being high, the sensitivity to change for this vantage point is low.

Magnitude of change: Moderate

Due to the vantage point being approximately 300 metres from the site, the proposal occupies only a minor portion of the view and is generally consistent with the anticipated future context. Therefore, the magnitude of change at this vantage point is moderate.

Visual effect significance: Moderate - Low

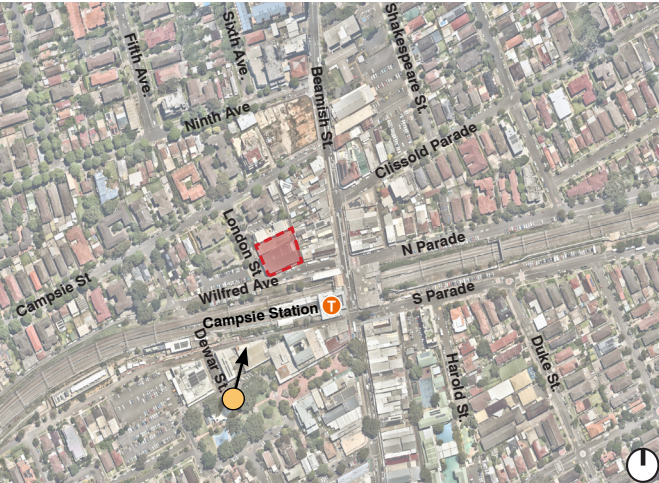
		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE 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: Anzac Park
FOCAL LENGTH: 35mm

6.2 Photomontages

Description of view

This vantage point is located more than 400m from the proposal and faces the site looking south from Brighton Avenue, near the intersection with Beamish Street.

This view is typically be seen by vehicular receptors travelling along Brighton Avenue towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 10, 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 medium rise residential dwellings on either sides of the street.

Due to the low residential density of the area, visual receptors around this vantage point are predominantly 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: High

Due to the vantage point being approximately 100m away from the site, The proposed building is 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

		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

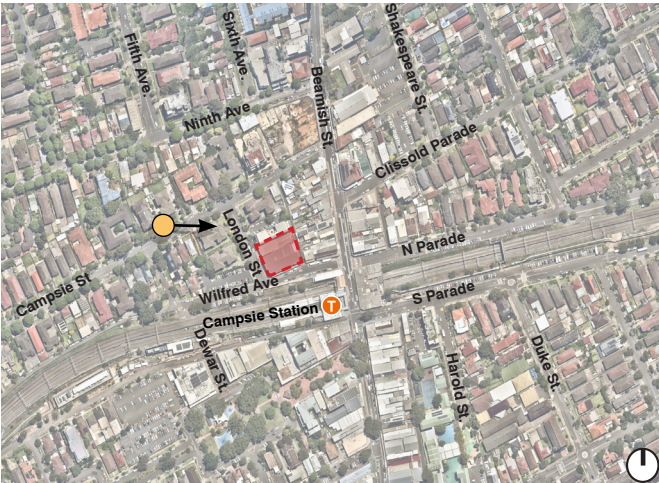
Significance of visual impacts rating matrix

VANTAGE
POINT
12

VANTAGE POINTS



VANTAGE POINT LOCATION



LEGEND

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

LOCATION: Sidewalk of 43 Campsie Street
FOCAL LENGTH: 35mm

Figure 19: Key Vantage Points Location Map, AE Design Studio, aerial from NearMap

6.2 Photomontages

Description of view

This vantage point is located more than 400m from the proposal and faces the site looking south from Brighton Avenue, near the intersection with Beamish Street.

This view is typically seen by vehicular receptors travelling along Brighton Avenue towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 10, 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 as seen from this receptor has a generally flat land-form with low rise 2 storey commercial and retail buildings on either side of the street. Due to the commercial and retail use of the area, the visual receptors are both vehicular and pedestrian.

However, due to the high anticipated change of view of this area being high, the sensitivity to change for this vantage point is Moderate.

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: High-Moderate

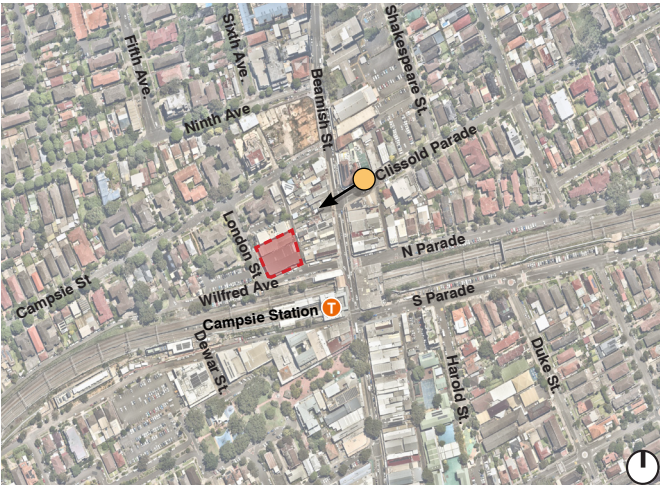
		Magnitude			
Sensitivity	High	High	Moderate	Low	Negligible
	Moderate	High	High-Moderate	Moderate	Negligible
	Low	High-Moderate	Moderate	Moderate - Low	Negligible
	Negligible	Moderate	Moderate - Low	Low	Negligible
		Negligible	Negligible	Negligible	Negligible

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 115 Clissold Parade
FOCAL LENGTH: 35mm

VANTAGE
POINT
13

6.2 Photomontages

Description of view

This vantage point is located more than 400m from the proposal and faces site looking south from Brighton Avenue, near the intersection with Beamish Street.

This view is typically seen by vehicular receptors travelling along Brighton Avenue towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 10, 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 as seen from this receptor has a generally flat land-form with low rise 2 storey commercial and retail buildings on either side of the street. Due to the commercial and retail use of the area, the visual receptors are both vehicular and pedestrian.

However, due to the high anticipated change of view of this area being high, the sensitivity to change for this vantage point is Moderate.

Magnitude of change: High

Due to the vantage point being approximately 150m away from the site, the proposal is clearly visible above existing vegetation and occupies a significant portion of the view due to its bulk and height. Therefore, the magnitude of change for this vantage point is High.

Visual effect significance: High-Moderate

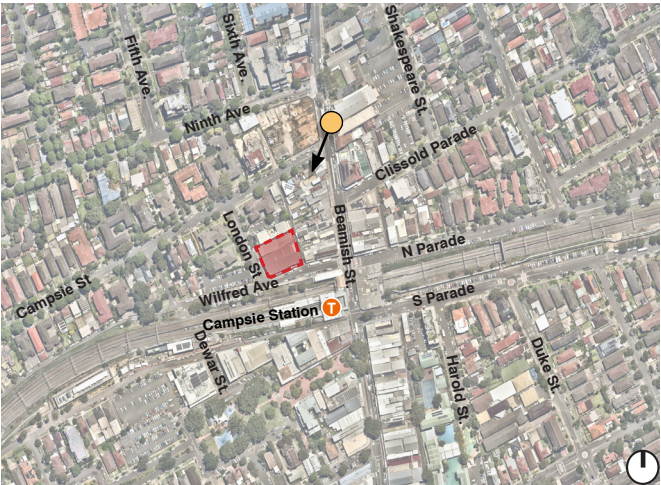
		Magnitude			
Sensitivity	High	High	Moderate	Low	Negligible
	Moderate	High	High-Moderate	Moderate	Negligible
	Low	Moderate	Moderate	Moderate - Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible
		Negligible	Negligible	Negligible	Negligible

Significance of visual impacts rating matrix

VANTAGE 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 155 Beamish Street
FOCAL LENGTH: 35mm

VANTAGE
POINT
14

6.2 Photomontages

Description of view

This vantage point is located more than 400m from the proposal site and faces the proposal site looking south from Brighton Avenue, near the intersection with Beamish Street.

This view is typically seen by vehicular receptors travelling along Brighton Avenue towards Beamish Street.

Anticipated change of view

The City of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 10, 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

From this receptor, the proposal is viewed within a generally flat landform context, with low rise two storey commercial buildings on one side of the street and railway infrastructure on the other. Due to the location of this viewpoint, visual receptors include both vehicular and pedestrian users.

However, due to the anticipated change of view of this area being high, the sensitivity to change for this vantage point is Moderate.

Magnitude of change: High

Due to the vantage point being approximately 150m away from the site, the proposal is clearly visible above existing vegetation and occupies a significant portion of the view due to its bulk and height. Therefore, the magnitude of change for this vantage point is High.

Visual effect significance: High-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

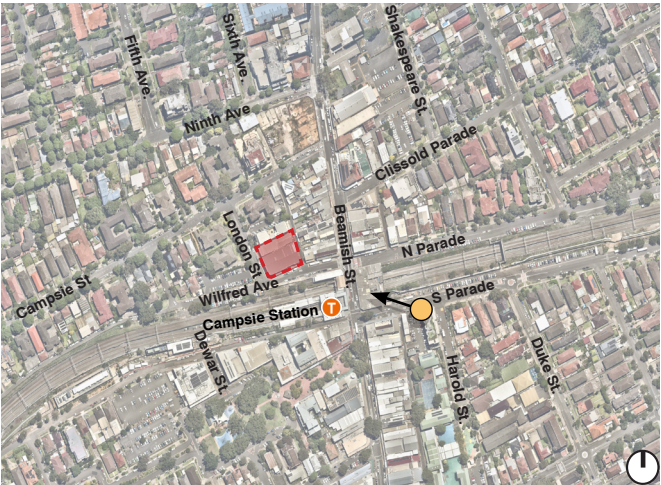
Significance of visual impacts rating matrix

VANTAGE
POINT
15

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 45 S Parade
FOCAL LENGTH: 35mm

VANTAGE
POINT
15

6.2 Photomontages

Description of view

This vantage point is located more than 400m from the proposal and faces the site looking south from Brighton Avenue, near the intersection with Beamish Street.

This view is typically seen by vehicular receptors travelling along Brighton Avenue towards Beamish Street.

Anticipated change of view

The city of Canterbury Bankstown Council have identified the lots around the location of Vantage Point 10, 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

From this receptor, the proposal is viewed within a generally flat landform context, with low rise two storey commercial buildings on one side of the street and railway infrastructure on the other. Due to the location of this viewpoint, visual receptors include both vehicular and pedestrian users.

However, due to the high anticipated change of view of this area being high, the sensitivity to change for this vantage point is low.

Magnitude of change: Moderate

Due to the vantage point being approximately 280m away from the site, the proposal only occupies a minor portion of the view. Therefore, the magnitude of change for this vantage point is moderate.

Visual effect significance: Moderate - Low

		Magnitude			
Sensitivity		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

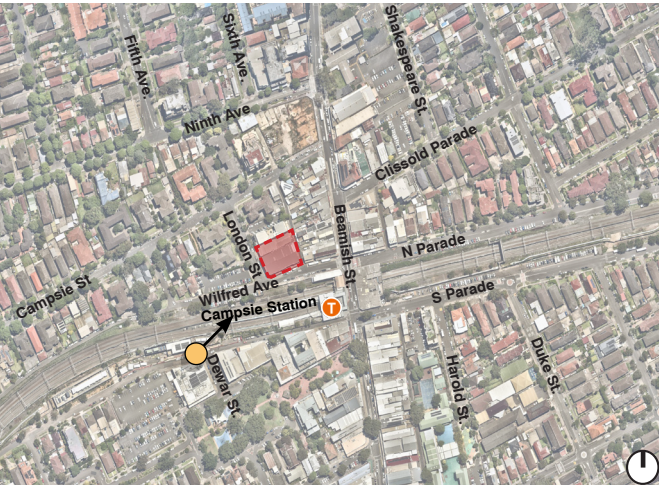
Significance of visual impacts rating matrix

VANTAGE
POINT
16

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 45 S Parade
FOCAL LENGTH: 35mm

VANTAGE
POINT
16

7.0 Conclusion



7.1 Visual Impact Summary

Sensitivity to change:

View	Sensitivity to Change	Magnitude to Change	Magnitude of Visual effect	Overall Impact rating
VANTAGE POINT 1	Low	High	Moderate	The overall impact of the proposal is considered moderate, given the clarity of view of the proposal from the vantage point. Furthermore, the lack of screening, except for some existing properties, increases its impact.
VANTAGE POINT 2	Low	Moderate	Moderate	The impact of the proposal is moderate, the bulk and scale of the proposed development is partially viewed from the vantage point. Some screening by existing mature trees along the street edge and existing dwellings obscure the bulk of the proposal.
VANTAGE POINT 3A	Low	High	Moderate	The overall impact is high-moderate, given the combined factors of the low-rise commercial and shop-top housing which does little to screen the bulk and height of the proposal. The proposal therefore dominates the view from this vantage point.
VANTAGE POINT 3B	Low	High	Moderate	The overall impact is high-moderate, due to the the bulk and height of the proposal. The low-rise commercial and shop-top housing does little to screen The proposal, which therefore dominates the view from this vantage point.
VANTAGE POINT 4	Low	High	Moderate	The overall impact of the proposal is considered moderate, given the dominant bulk of the proposal faces the train station and Wilfred Avenue.
VANTAGE POINT 5	Moderate	High	High-moderate	The overall impact of the proposal is considered high-moderate, given the close proximity of the view, combined with the existing shop top housing screening some of the proposal's podium.
VANTAGE POINT 6	Low	Moderate	Moderate-Low	The impact of the proposal is moderate-low, especially when considering the combined factors of the distance of the receptor from the proposal and the line of trees and existing school buildings blocking the view of the proposal.
VANTAGE POINT 7	Low	Low	Low	The impact of the proposal overall is low, primarily due to the lack of clarity of the view of the proposal. This is mostly due to the screening provided by trees and shop top housing along Beamish Street.
VANTAGE POINT 8	Low	Moderate	Moderate - Low	The overall impact is considered low-moderate, given the combined factors of the line of trees and existing low-density dwellings blocking the view of the bulk of the proposal along Amy Street.

VANTAGE POINT 9	Low	Moderate	Moderate-Low	The overall impact of the proposal is considered moderate to low, as the bulk and height of the building as viewed from Amy Street are partially screened by existing trees and low density dwellings. However, the height of the proposal is significantly greater than the existing and anticipated future context of the surrounding area.
VANTAGE POINT 10	Low	Moderate	Moderate-Low	The overall impact is moderate-low, this is primarily due to the existing shop-top housing in the foreground of the vantage point. Furthermore, the distance of the vantage point to the site reduces its visibility. The combined result being the visual bulk and scale of the proposal is reduced.
VANTAGE POINT 11	Low	Moderate	Moderate-Low	The overall impact of the proposal is considered moderate-low. This is due to the high anticipated change of view and the low number of pedestrian visual receptors along Lillian Lane and Dewar Street, which reduce the sensitivity of change for this vantage point. Moreover, the proposal only occupies a minor portion of the view.
VANTAGE POINT 12	Low	High	Moderate	The overall impact of the proposal is considered moderate-low. This is due to the high anticipated change of view and the low number of pedestrian visual receptors along Lillian Lane and Dewar Street, which reduce the sensitivity of change for this vantage point. Moreover, the proposal only occupies a minor portion of the view.
VANTAGE POINT 13	Moderate	High	High-Moderate	The overall impact is high-moderate. Since the vantage point is on Beamish Street, it has a high number of vehicular visual receptors traveling along this road. This increases the visual sensitivity for this location.
VANTAGE POINT 14	Moderate	High	High-Moderate	The overall impact is high-moderate. Since the vantage point is on Beamish Street, it has a high number of vehicular visual receptors traveling along this road. This increases the visual sensitivity for this location.
VANTAGE POINT 15	Moderate	High	High-Moderate	The overall impact is high-moderate. Since the vantage point is on S parade, it has a high number of vehicular visual receptors traveling along this road. This increases the visual sensitivity for this location.
VANTAGE POINT 16	Low	Moderate	Moderate-Low	The overall impact of the proposal is considered moderate-low. This is due to the high anticipated change of view and the low number of pedestrian visual receptors along Lillian Lane and Dewar Street, which reduce the sensitivity of change for this vantage point. Moreover, the proposal only occupies a minor portion of the view.

7.2 Conclusion

A review of the visual catchment of the proposed development site showed that views of the site were limited to within 400m of the site due to topography, existing and proposed vegetation and the existing, established built environment associated with Beamish Street, North Parade and South Parade.

Views are typically experienced within an urban context, where the proposal will be visible and read as part of the evolving built environment. While the development will be discernible due to its bulk and scale, this is consistent with the anticipated densification of the Campsie Town Centre, where surrounding development is expected to increase in height and density in accordance with the Campsie Master Plan. The surrounding area is expected to accommodate an increase in high-density buildings of at least 25 metres in height

The proposal will interrupt some existing views to ridgelines; however, this is an anticipated outcome of continued development in proximity to Beamish Street and the future Metro station.

Overall, the proposed development is considered consistent with the emerging character of the area. It will result in a moderate cumulative visual impact, with moderate to high impacts in close proximity to the site. Over time, the development is expected to integrate further into the urban fabric as surrounding high-density development is realised, resulting in an overall moderate visual impact.

Mitigation Measures

The proposal uses a combination of urban design mitigation measures within its envelope to reduce visual impacts and respond to the surrounding context. The building form adopts a podium and tower typology, with upper levels set back from the street edge to minimise perceived bulk and maintain a consistent street wall condition.

The tower element is positioned to step down from the One Campsie development, reinforcing the intended skyline hierarchy and reducing visual prominence within the wider town centre. This approach ensures the proposal integrates with the emerging built form while avoiding abrupt changes in scale

Finally, it aligns to the Campsie Master Plan Proposal (PP-2024-2261) by proposing a design that contributes to the supply of affordable housing, providing a mix of dwelling types, public open space and lastly, supplies active frontages and retail spaces.