LEPPINGTON CIVIC CENTRE - 173-183 RICKARD ROAD LEPPINGTON

landscape & visual impact assessment

REV	DESCRIPTION	INITIAL	DATE
A	DRAFT ISSUE FOR CLIENT REVIEW	ER / JA / GF	12/05/2026
B	ISSUE FOR TOA	ER/GF	27/05/2026
C	REVISED ISSUE TO CLIENT	ER/GF	28/05/2026

173-183 RICKARD RD, LEPPINGTON NSW 2179
GANDANGARA/GUNDUNGURRA/DHARUG COUNTRY
STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA): SSD-99319962

prepared for: Leppington (1) 88 Development Pty Ltd

2

contents

1. CONTENTS

contents

1. CONTENTS (CONT.)

1.1. List of Images

1.2. List of Figures

6 assessment summary

2. ASSESSMENT SUMMARY

This Landscape and Visual Impact Assessment has been prepared by Terras Landscape Architects on behalf of Rickard 88 Development Pty Ltd (the Applicant) to address the project-specific Secretary's Environmental Assessment Requirements (SEARs) issued the proposed State Significant Development Application (SSDA) SSD-84430209. The development is located at 173-183 Rickard Road, Leppington (the Site) and is located within the South West Growth Area (SWGA) within the Camden Local Government Area (LGA). The criteria for the Visual Assessment has been detailed and viewpoint data sheets have been prepared using site photographs to allow the reader to gain a visual appreciation of the views from the identified significant viewing locations.

Additional descriptive text and information has been provided to support this investigation. This summary has been provided as a brief commentary on the findings of the visual assessment.

- The site is situated in the south-west of Sydney within the Camden Local Government Area (LGA). The project area lies within Tharawal Local Aboriginal Land Council.
- The site is located at 173-183 Rickard Road, Leppington, NSW, 2179. The proposal site comprises of two land parcels formally known as Lot 2/DP812366 and Lot 1/DP812366.
- The site is situated within the South West Growth Area (SWGA) within the Camden Local Government Area (LGA) and is located on land zoned B3 Commerical Core under the State Environmental Planning Policy (Western Parkland City) 2021 (WPC SEPP). However is aiming to be amended to MU1 Mixed Use and RE1 Public Recreation.
- The study area is approximately 3.24 hectares and is currently occupied by two residential dwellings, areas of open grassland, and clusters of established canopy trees.
- Within a one-kilometre radius of the site, the landscape character can be categorised into six key, identifiable landscape character types, Rural, Transport, Residential, Commercial, Education, and Major Travel Corridors.
- The general undulating local topography, existing vegetation, access and existing development, allow for filtered views to the proposal from as far as 4km.
- The project seeks detailed development consent for the construction of Leppington Civic Centre, comprising shop top housing to support residential development and commercial land uses at 173-183 Rickard Road, Leppington.
- The proposal is located within land currently zoned B3 Commerical Core, however it seeks to introduce a revised planning framework by rezoning the site to MU1 Mixed Use.
- Overall, the proposed development results in a MODERATE-HIGH visual impact for close proximity viewpoints (1km or less) and MODERATE-LOW for distant viewpoints (1-4km). Although the proposal does not align with the present visual character, it forms part of the broader transition envisioned for the area and is therefore compatible with the long term planning objectives guiding Leppington's transformation into a higher density urban precinct.
- The proposal represents one of several future large scale developments anticipated within the emerging Leppington Town Centre. As an early stage development, it is acknowledged that the proposal will not align with the existing or perceived landscape character when assessed against current site conditions. However, given the transitional nature of the precinct and its planned evolution, the development is consistent with the broader strategic context that aims to establish a town centre and strategic hub supporting residential and retail growth. As the Leppington Town Centre matures and achieves its intended urban character through the subsequent higher density built form, the proposal will be well aligned with the future planning context of the surrounding environment.

3. INTRODUCTION

3.1. Acknowledgment

Terras Landscape Architects acknowledges the Traditional Custodians of the land on which we work, live and on which this report is based, and pays respect to Elders past, present, and emerging and recognise their continuing connection to Country and contribution to this land. We acknowledge the ever evolving relationship of landscape and Country, that is, the flora, fauna, people, skies, ground and everything in between, and appreciate that the true nature of these elements stems far greater than any criteria or systematic process.

It is recognised that this Landscape and Visual Impact Assessment (LVIA) represents a post-settlement interpretation of the landscape through a European lens and does not fully encompass the deep, inter relational practice of Country that underpins First Nations' lore and connection to landscape. Terras Landscape Architects is committed to advancing landscape analysis that better reflects and respects the holistic and enduring relationships First Nations peoples have with Country.

3.2. Report Authors and Qualifications

This Landscape and Visual Impact Assessment (LVIA) has been prepared by the following qualified professionals:

- Guy Frostick – AILA Registered Landscape Architect, Reg. No. 1932
  Qualifications: B.Land.Arch. [Hons], Master of Environmental Engineering Management, Master of Project Management
  Experience: Over 18 years of experience in landscape architecture, 15+ years of experience in visual impact assessments and environmental planning, specialising in industrial, school and infrastructure, urban and subdivision LVIAs.
- Emma Ranck – Landscape Consultant, Landscape & Visual Impact Specialist
  Qualifications: B.Design(Arch.) [Distinction]
  Experience: 4 years experience in landscape architecture and design and 3+ years specialisation in LVIA, visual analysis and 3D modelling for planning and design projects. Emma brings expertise in landscape assessment, including existing geographical and planning context and landscape character analysis, visual simulations, photomontage preparation, and viewpoint analysis, including specialisation in Land & Environment Court of New South Wales approved visualisation data.
- Joshua Allan – Landscape Architect, Landscape & Visual Impact Specialist
  Qualifications: B.Land.Arch [Hons, First Class.]
  Experience: 5 years experience in landscape architecture and design and 2+ years specialisation in LVIA, visual analysis and 3D modelling for planning and design projects. Josh brings expertise in visual simulations, photomontage preparation, and viewpoint analysis.

3.3. Terminology

The below meaning for the following terms shall apply to this report:

- Character a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. This term does not imply a level of value or importance.
- Landscape is an all-encompassing term that refers to areas of the earth's surface at various scales. It includes those landscapes that are: urban, peri-urban, rural, and natural; combining biophysical elements with the cultural overlay of human use and values.
- Magnitude of change refers to the extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that could be considered in assessing magnitude are: the proportion of the view / landscape affected; extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change; the level of contrast and compatibility.
- Mitigation measures to avoid, reduce and manage identified potential adverse impacts.
- The proposal/development site is that activity which has the potential to produce a visual impact either during the works or as a result of it.
- The sensitivity refers to the capacity of a landscape or view to accommodate change without losing valued attributes. Includes the value placed on a landscape or view by the community through planning scheme protection, and the type and number receivers.
- The subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries.
- The study area consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase.
- The study locality is the area of land within the regional visual catchment whereby the proposal can be readily recognised. Generally this is confined to a six-kilometre radius beyond which individual buildings are difficult to discern especially amongst other development where contrasts are low. Further, visual sensitivity generally declines significantly beyond this range due to the broad viewing range that can be had from vantage points. For this study the locality has been limited to the visual catchments that have distances less than a quarter-kilometre as views beyond this are extremely restricted.
- Values are any aspect of landscape or views that people consider to be important. Landscape and visual values may be reflected in local, state or federal planning regulations, other published documents or be established through community consultation and engagement, or as professionally assessed
- View refers to any sight, prospect or field of vision as seen from a place, and may be wide or narrow, partial or full, pleasant or unattractive, distinctive or nondescript, and may include background, mid ground and/or foreground elements or features.
- The viewpoint is the specific location of a view, typically used for assessment purposes.
- Zone of Theoretic Visibility (ZTV) refers to the identified areas in which a proposal may be visible (may be modelled or field-validated).
- Landscape capacity involves the potential for the physical attributes (landform, vegetation and built form) of a scene to absorb a particular change.
- Visual amenity is the attractiveness of a scene or view.
- The visual catchment involves areas visible from a combination of locations within a defined setting (may be modelled or field validated).
- The visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed.
- Visual representation refers to the graphic representation of a proposal in context showing its likely appearance and scale.

3.4. Objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities including an assessment of visual quality.
- To identify viewsheds and to locate and/or identify typical viewpoints from which the impacted areas may be seen.
- To evaluate the likely visual changes resulting from the proposal and their effect on the prevailing landscape character and visual quality of the area, and to provide recommendations, where necessary, to mitigate any adverse visual impacts of the proposed development.

3.5. Methodology

The methodology applied to this study involves systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery. This identifies aspects that are more objective (such as the physical setting, character and visibility of a proposal), from more subjective aspects, such as the compatibility of the proposal within the setting.

Visual data collection involves an initial desktop study, followed by systematically evaluating the visual environment from relevant viewpoints through fieldwork to determine the actual potential for views to the site. Once a viewpoint has been identified, data is recorded both photographically (and when required, by survey) and as detailed notes.

The selection of viewpoints has generally been based on locations where potential for views of the proposed development would occur. Viewpoint selection criteria include: consideration of where views can be obtained from publicly frequented locations, such as major traffic corridors; prominent look-outs or locations of high scenic value; or, where members of the local community may be affected.

This field study assessment has been carried out following the steps noted below:

1. **Desktop Analysis.** Identifying key components of interest through extensive desktop analysis from a variety of sources. These resources range from relevant planning and environmental resources and written documents, to digital aerial photography, cadastral data, vegetation mapping and terrain modelling.
2. **Field study.** Carried out by a qualified landscape professional to gather primary, photographic resources of key components highlighted through desktop analysis. A collation of ground-truth data as gathered during the preliminary desktop assessment and any additional field study required that desktop analysis did not capture. Where weather or other reasons have prevented the capture of required information, a supplementary site visit has occurred to ensure correct and accurate data. Photographs are used to best capture the landscape character of the area, inform the reader of the representation of the view from each viewpoint, as well as provide baseline visual references for the production of photomontage and photographic simulations. It should be noted that photographic resources have been captured by Terras Landscape Architects, unless noted otherwise.

This written assessment has been carried out following the steps noted below:

3. **Establish the site context and describe the site.** A description of the site and its context.
4. **Describe the visual environment.** A description of the site's immediate and broader context as well as photos from surrounding landscape character areas to demonstrate the broader landscape setting and features.
5. **Identify the visibility of the existing landscape catchment and any viewpoints**. This includes a review of the existing visual environment/landscape setting of the locality and the preparation of a Zone of Theoretic Visibility (ZTV) to explore the study locality. This requires the preparation of a viewpoint analysis using a representative number of viewpoints located within a reasonable distance of the site located within its visual catchment.
6. **Assess the likely landscape and visual impacts with regards to visual access, visual quality, visual sensitivity, magnitude of change**. 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 receptor.
7. **Report illustration**. Include illustrations such as photomontages and other three-dimensional (3D) imaging where necessary to clarify the landscape and visual changes and potential impacts to the site and surrounding viewpoints.
8. **Summary and conclusion**. Include a summary of the main findings of the report, and if appropriate, a discussion of the overall likely level of landscape and visual impact of the proposed development on the site and surrounding viewpoints.

3.6. Technical Methodology for Photos and Montages

The creation of photomontages and visualisation tools follows established Technical Guidance and Best Practice resources. Ensuring accuracy across all aspects is crucial for the validity of visual representations.

The level of verification required varies based on the type and application of the visualisation data. The following visualisations included within this report have been prepared with reference to the Landscape Institute Technical Guidance Note "Visual Representation of Development Proposals - Table 2: Visualisation Types 1-4," 17 September 2019.

In saying such, the following methodology has been undertaken to ensure validity of each visually represented viewpoint:

1. A baseline image of each viewpoint to convey the current viewed landscape will be taken with a crop-sensor camera with an equivalent lens used to achieve 50mm FFS. Weather, lighting, camera configuration and date of collection is noted for each viewpoint.

   CAMERAS: Canon 760D + 31mm FL (18-55mm Canon Lens) (Viewpoints 1-2, 4, 7)
   : Canon EOS RF+ 50mm fixed FL (Viewpoints 3, 5-6, 8)

2. A cylindrical, photo-stitched panorama will be prepared for each viewpoint to establish landscape character and context.

All viewpoints will include a "massing photomontage," which shows the massing model within the proposed view (a photo collected on site). An allowance is made for the preparation of up to three (3) massing photomontages with vegetation, showing the building massing model and proposed vegetation from three principal viewpoints. Photomontages will be in accordance with the Technical Guidance and Best Practice Resources (Landscape Institute 2019). The methodology is as follows:

3. The build form model provided by architects is imported into a georeferenced file in Vectorworks to create the base site model.

   MODEL: DKO, Tuesday 5th May 2026; 13053_Leppington Site A_HDA - IFC Model.ifc

4. Point Cloud data is then overlaid with the proposed site model and baseline photograph to provide verification of the proposal's placement and visibility from the assessed viewpoints. ***Note: While photo-stitched imagery considers peripheral visual experience, it is unsuitable for photomontage application due to potential distortions in field of view and focal length during the merging process, which can compromise the accuracy of the focused scene***

5. The model is then in-putted into Lumion with vegetation modelled at expected maturity to create an accurate representation of the viewpoint within the proposal to match the camera settings of the baseline imagery.

6. The final image is adjusted. Contrast, brightness, saturation and photo-editing may be required to colour match the CGI to correspond with the existing image as per LEC of NSW General Principles 7.3.

3.7. Compliance with SEARs

The assessment has been undertaken to address the project SEARs, which require a View Impact Analysis in Section 7 and Visual Impact Analysis in Section 8.

The table below outlines the locations within this report where each SEARs issue has been analysed and addressed.

Compliance with SEARs: Project SSD-99319962	
SEARS ITEM	REPORT REFERENCE
7. Environmental Amenity • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated..	View Impact Analysis undertaken in Section 7. Comment on lighting impact in Section 10.2.
8. Visual Impact • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Landscape Character Analysis undertaken in Sections 4 and 5. View Analysis undertaken in Section 7. Visual Impact Analysis undertaken in Section 8. Visual Impact Assessment undertaken in Section 10.

I confirm to the best of Terras Landscape Architects knowledge and experience, the information contained in this Landscape and Visual Impact Report (LVIA) addresses the requirement of SEAR No. 7 View Impact Analysis and 8 Visual Impact Analysis and relevant State and local legislation, policies, and guidelines. I further confirm that none of the information contained in this LVIA is false or misleading, noting that the preparation of this document has relied on advice, information and documentation supplied by others, including stakeholders and specialist consultants.

Guy Frostick (Reg. No. 1932) *Emma Ranck* *Joshua Allan*

4. THE SITE

4.1. Geographical Context

Leppington is situated within the Cumberland Plain, a broad lowland area in Western Sydney characterised by gently undulating terrain and extensive clay soils. Drainage patterns influenced by minor creeks and riparian corridors that connect to the larger Georges River system the Cumberland Plain supported open, woodland ecosystems dominated by eucalypt species adapted to clay soils and seasonal waterlogging.

The wider landscape consists primarily of low lying plains with shallow depressions. These features create subtle variations in elevation, influencing local hydrology and vegetation patterns.

Existing vegetation patterning of the Leppington landscape has been significantly modified by historical agricultural land use, and more recently, the clearing and introduction of associated planting for major infrastructure and development. Original ecosystems such as Cumberland Plain Woodland and riparian vegetation associated with river systems of the larger, Georges River are now highly fragmented, with remnants confined to reserves and creek lines. Present day vegetation is a mosaic of exotic pasture grasses, landscaped plantings, and isolated patches of native woodland. These remnants provide critical habitat for threatened species and contribute to biodiversity conservation within an increasingly urbanised setting.

The area's fertile soils and flat topography supported agricultural activity. Today, current planning controls are redefining the visual character of the area, shifting the focus from an agricultural landscape toward varied urban development and essential infrastructure that will support Sydney's growing population.

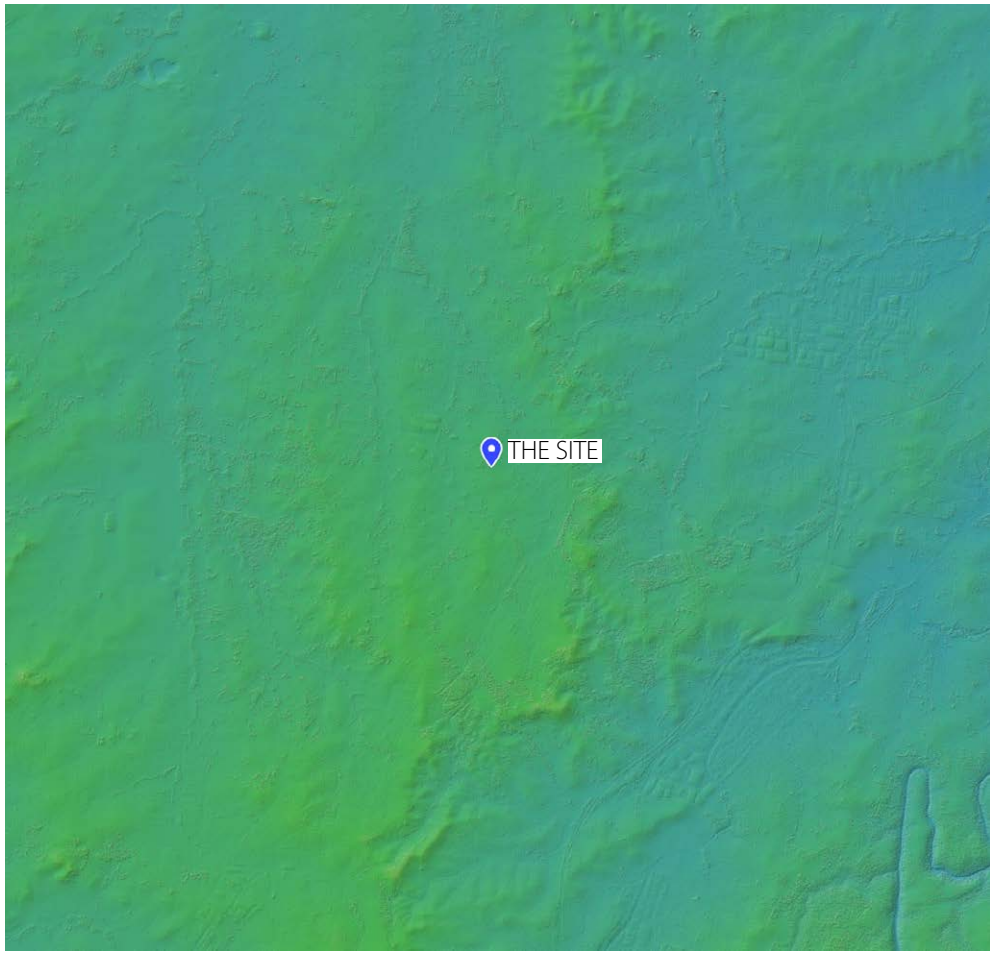

Figure 1 Site and surrounding area - Terrain Mapping Source: Nearmap, 2025

4.2. Planning Context

The site is situated in the south-west of Sydeny within the Camden Local Government Area (LGA). The project area lies within Tharawal Local Aboriginal Land Council. The site is located at 173-183 Rickard Road, Leppington, NSW, 2179, approximately 45 minutes west of Sydney Central Business District (CBD). The proposal site comprises of two land parcels formally known as Lot 2/DP812366 and Lot 1/DP812366.

The site is situated within the South West Growth Area (SWGA) and is zoned B7 Business Park, under the State Environmental Planning Policy (Western Parkland City) 2021 (WPC SEPP). The proposed development is supported by concurrent rezoning application to seek amendments to Appendix 5 Camden Growth Centres Precinct Plan within the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 pursuant to the concurrent rezoning process through the Housing Delivery Authority (HDA) planning pathway. This concurrent rezoning will provide the variations to development standards required to facilitate the delivery of the Leppington Civic Centre and Leppington Town Centre, generally in accordance with the Leppington Town Centre State-Assessed Rezoning Proposal (SARP).

The South West Growth Area is a region identified by NSW Planning as a priority for strategic growth. This strategic designation seeks to transform Leppington from its current rural and employment focused character into a vibrant, integrated town centre. Positioned within the Leppington Major Centre Masterplan (refer to Figure 4), the site is currently zoned for commercial and business park uses. The vision for the Major Centre is to establish a people-centric, highly connected urban environment that promotes active transport, abundant greenery, and a diverse mix of uses. This includes varied building forms, retail precincts, dining streets, cultural facilities, and recreational spaces. The planning framework enables a transition from predominantly industrial and business park zoning to a dynamic mixed-use core, incorporating residential, cultural, and leisure opportunities alongside employment uses.

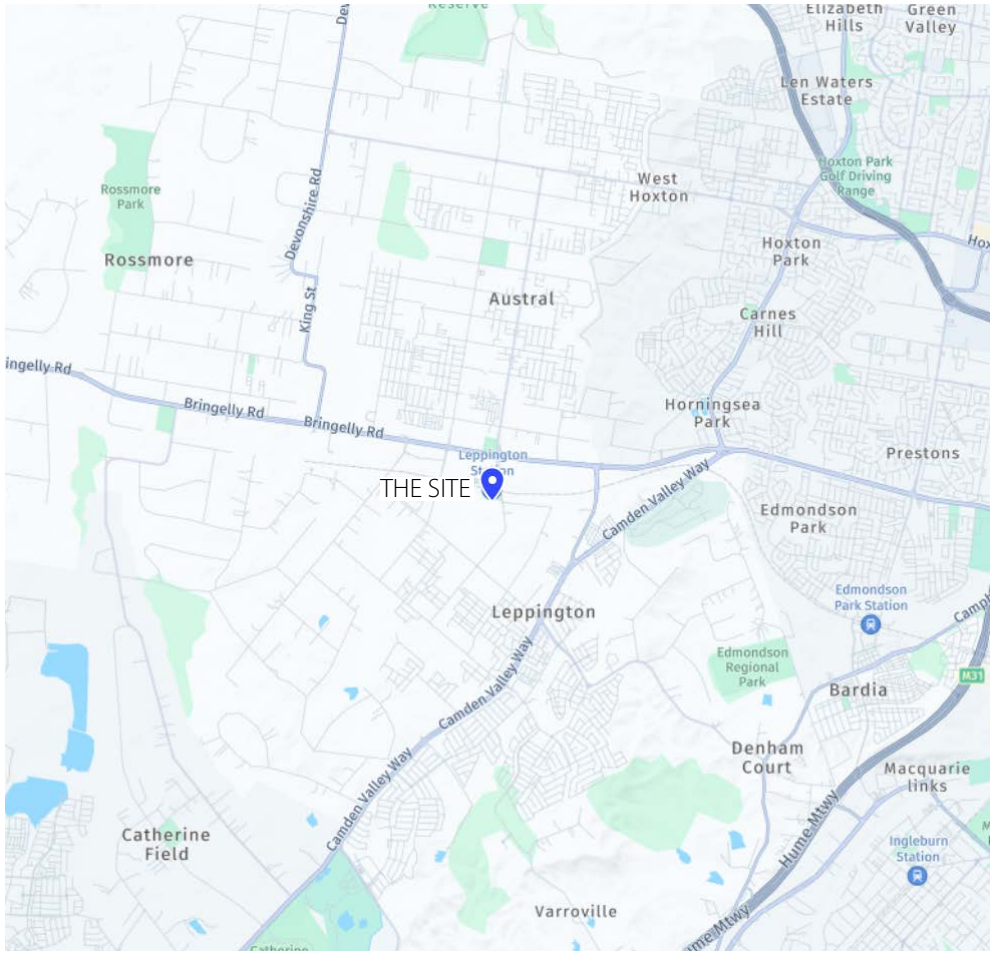

Figure 2 Site and surrounding area - Cadastre Mapping

Source: Nearmap, 2025

the site

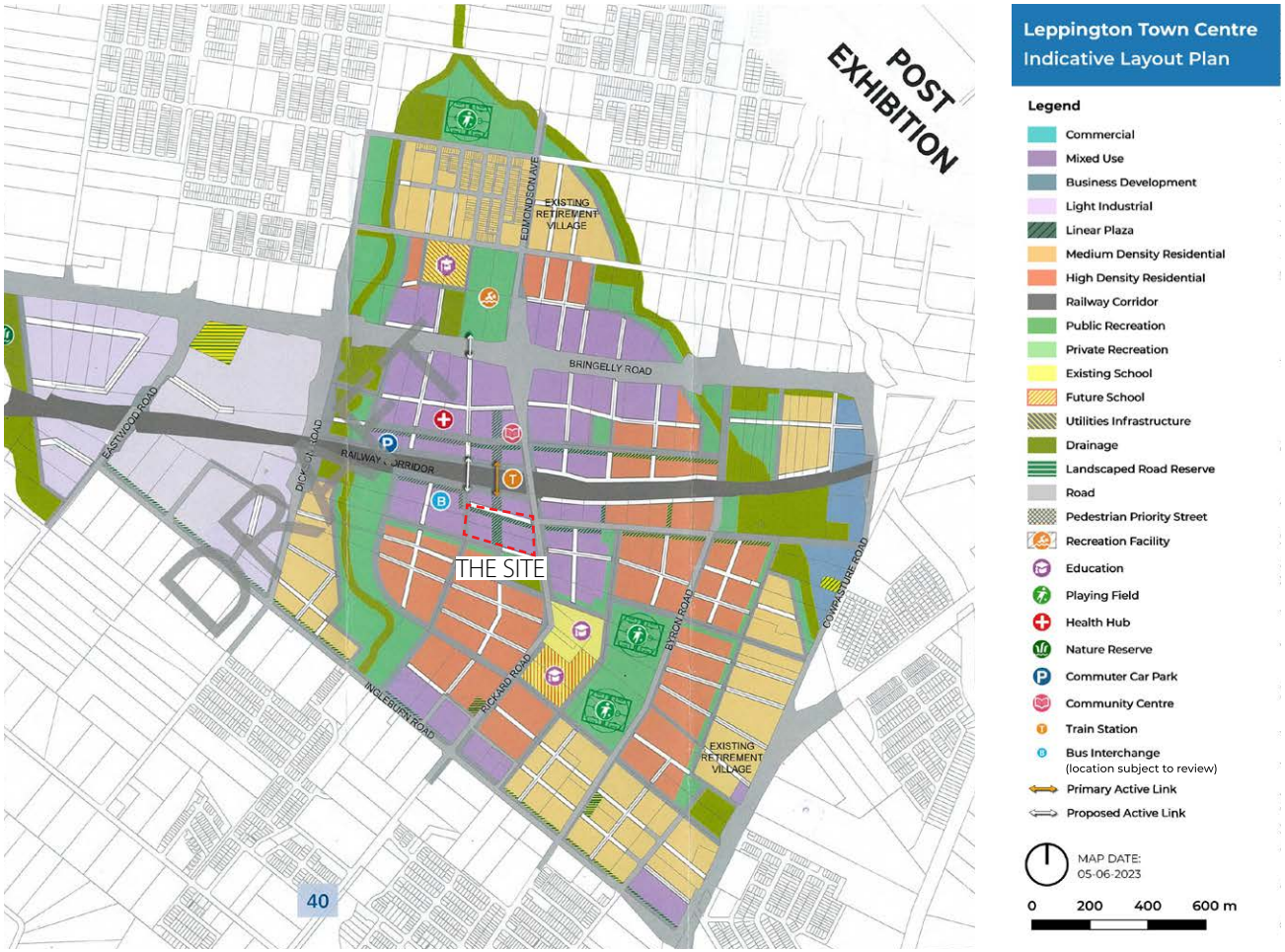

Figure 3 Leppington Major Centre draft Layout Plan (2025)

the site

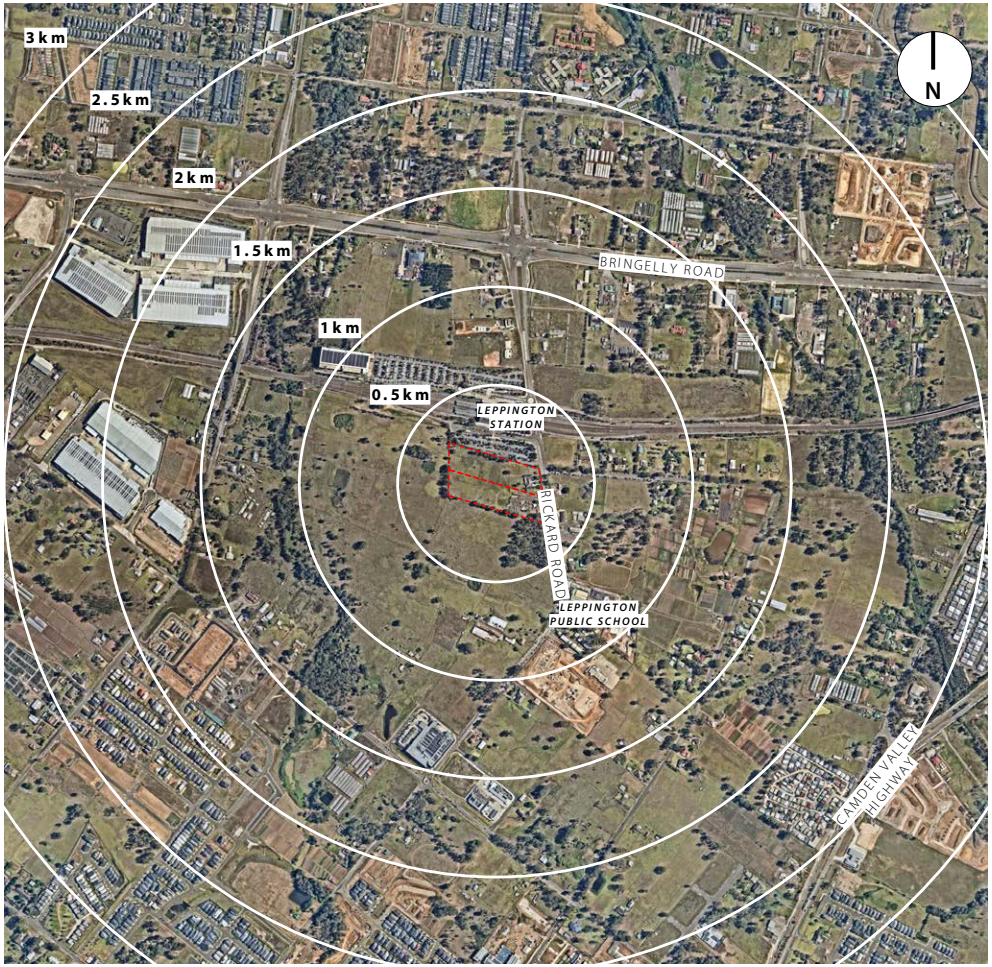

Figure 4 Site location (3km radius)

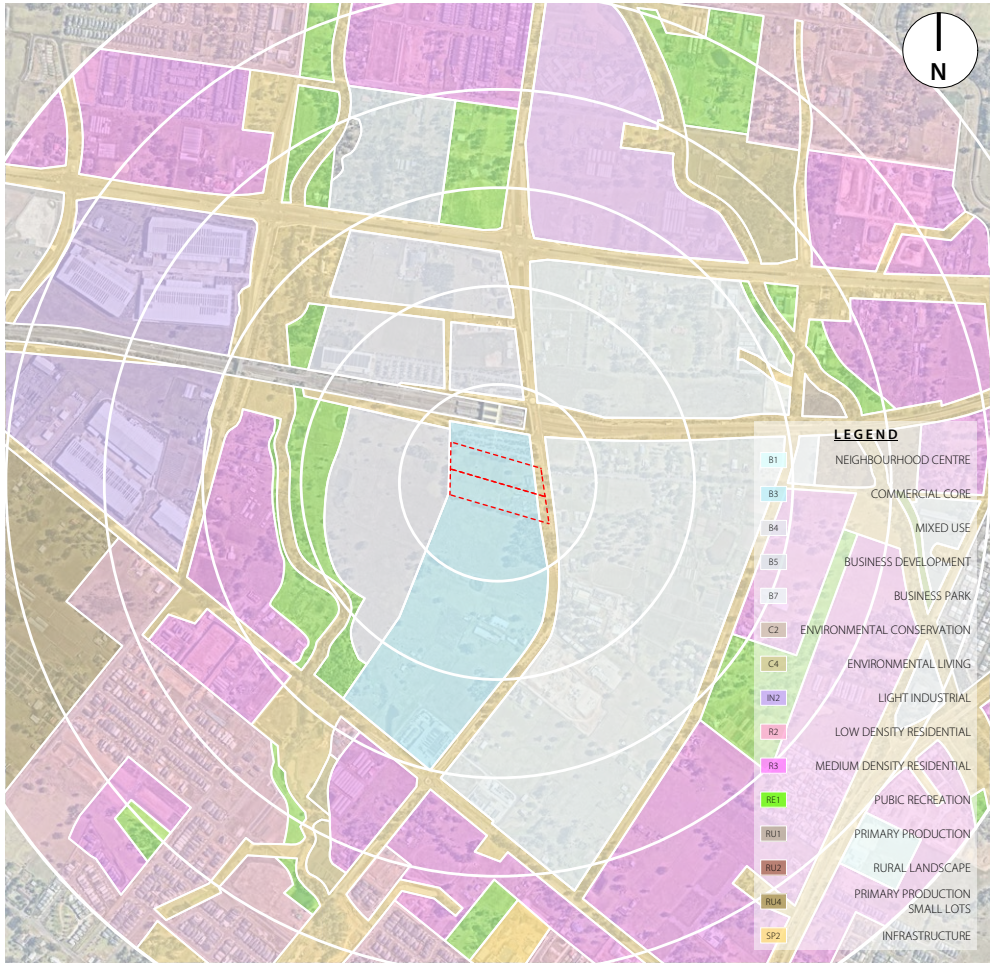

Figure 5 Land zoning diagram (with percentage of 3km radius)

4.3. Site Context

The study area is approximately 3.24 hectares and is accessed via Rickard Road, a key north–south connector within the Leppington Town Centre. The site's topography is flat, currenlty occupied by two residential dwellings, areas of open grassland, and clusters of established canopy trees. Surrounding land uses consist of rural residential and agricultural lots, contributing to the area's existing semi-rural character.

Leppington Public School is located to the south-east. Sharing the northern boundary is Leppington Train Station Carpark. Rickard Road borders the eastern boundary with isolated residential dwellings opposite site. The southern and western boundaries of site border a copse of trees to the southern boundary and open rural land surrounding with scattered vegetation.

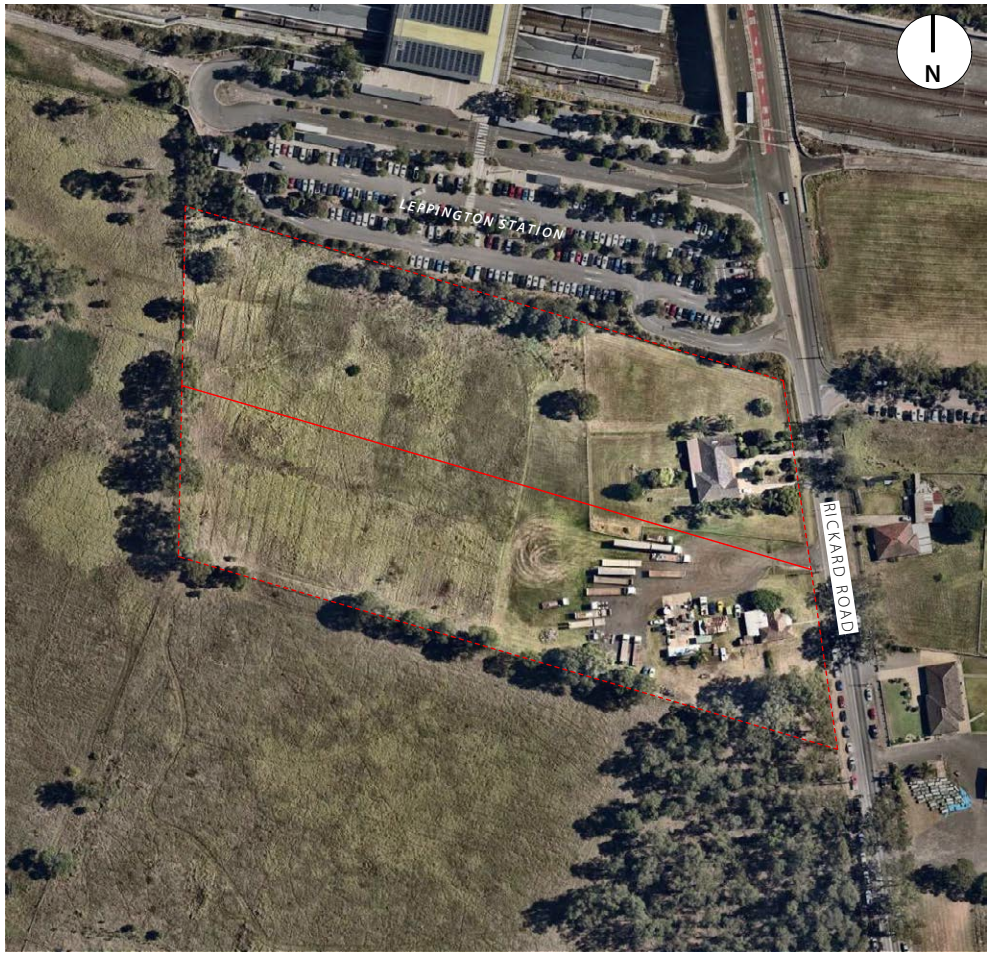

Figure 6 Site and immediate surrounds

5. VISUAL ENVIRONMENT

5.1. Landscape Character

Landscape character is defined as the distinct and recognisable pattern of elements or characteristics within a landscape that make one landscape different from another—rather than better or worse (The Countryside Commission & Scottish Natural Heritage, 2002). It is often shaped by the interaction of natural and human factors, particularly in urban areas where human activity tends to be most intense. The degree and nature of this interaction significantly influence the visual quality and identity of an area.

Where the main systems of the natural environment, the anthroposphere, and cultural/social/perceptual interactions occur, they shape the broader concepts of space, place, and interface within the landscape. The finer features of each of these systems further influence and define how landscape character functions, appears, and is experienced in a holistic way.

Planning controls and guidelines shape and define the landscape character of an area. These controls can be specific to preserving the existing character of an area or aimed at creating a new character, or can be a combination of both.

As explored in Project Venture Developments v Pittwater Council [2005] NSWLEC 191 case, adopted as a current 'Surrounding development: compatibility of the proposal with surrounding development' planning principle by the Land and Environment Court of New South Wales, clarifying the definition of 'compatible' is critical in defining a proposal's visual effect on the existing viewed landscape. Within this principle, compatibility is characterised as 'capable of existing together in harmony. ***Compatibility*** is thus different from ***sameness***.' Further noted in 26, 'For a new development to visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban context.' This is not just limited to architectural elements, but can also be defined by landscaping. For example, 'Where canopy trees define the character, new developments must provide opportunities for planting canopy trees' (Project Venture Developments v Pittwater Council).

Where a landscape character ***type*** is insufficient when characterising a landscape, it may be further refined by landscape character ***units***. Landscape character units further analyse the micro scale of a landscape through locally reflective and key attributes of the landscape type. For example, where a landscape type is largely rural in character, it may be further articulated through units such as agricultural, open grassland, cotton fields, wineries, etc. Landscape character types and units can also be derived from topographical elements of the landscape if they are key components of the view, such as vegetated ridgelines, large stands of vegetation, open grassland, etc.

5.2. Landscape Character Types

The broader landscape character area is primarily defined by its expansive rural setting, characterised by open landforms, scattered vegetation, and panoramic views that reinforce its predominantly undeveloped nature. While this rural identity remains the dominant visual theme. While rural elements continue to define the primary landscape character, the introduction of diverse urban development is incrementally transitioning the area toward a more urbanised visual environment. These include early stages of residential neighbourhoods and isolated commercial uses that introduce a more urbanised element into the landscape. The proposed landscape character is set to transition into a highly developed landscape with multi-storey blocks, residential, commercial, recreation and transport.

The establishment of large-scale infrastructure and transport corridors to support the region's growth, has led to a gradual shift in character, signaling a transition from a predominantly rural environment toward a more structured and urbanised landscape pattern. Despite this shift, the surrounding rural backdrop continues to strongly influence the overall visual character of the area.

Within a one-kilometre radius of the site, the landscape character can be categorised into six key, identifiable landscape character types:

1. Rural
2. Transport
3. Formalised Residential
4. Commercial / Industrial
5. Education
6. Major Travel Corridor

These are discussed in greater detail on the following pages.

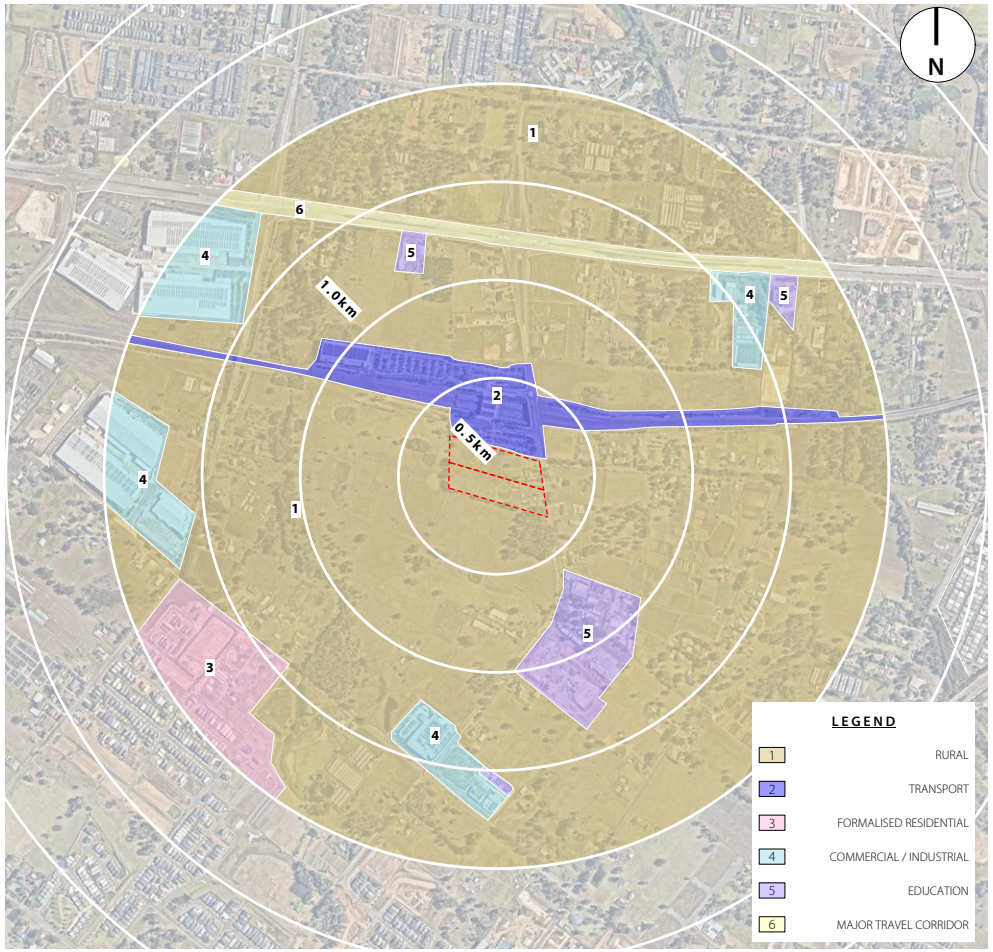

Figure 7 Landscape character types within 1km of site

visual environment

1. Rural

Image 1 Rural landscape north of site

Image 3 Rural landscape east of site

The rural landscape character remains a defining element of the Leppington locality, particularly in areas north and east of the site. This character is expressed through open paddocks, scattered tree canopies and minimal built form. The landscape is generally flat providing wide views to distant vegetation and sky. Although urbanisation is emerging in surrounding precincts, this rural unit continues to provide a strong backdrop of pastoral character and signals the transitional nature of Leppington's changing landscape.

2. Transport

Image 2 Leppington Station

Image 4 Leppington Station

Transport infrastructure forms a prominent and increasingly influential character unit within Leppington. Anchored by Leppington Station, the area includes expansive paved forecourts, bus interchange zones and rail infrastructure.

3. Residential

Image 5 Unit style low to moderate density residential

Image 7 Residential development style around site

Recent residential development surrounding the site reflects a contemporary suburban character typical of new release areas within South-West Sydney. Built form includes a mix of low to moderate density dwellings, townhouse clusters, and small lot detached housing. Streetscapes are formalised with regular street tree planting, footpaths, driveways, and modern architectural detailing.

4. Commercial / Industrial

Image 6 Commercial hub south of site

Image 8 Commercial hub east of site

Commercial development is concentrated in defined hubs. These areas include retail outlets, supermarkets, food and beverage premises, and large format commercial buildings with associated car parks. The character is distinctly urban, with active signage, high levels of vehicular movement, and large hardstand areas.

5. Education

Image 9 Childcare south of site

Image 11 Bosnian Ethnic School

The education landscape character unit is defined by small community based learning facilities. These include multiple childcare centres, primary and highschool and a specialty cultural school.

6. Major Travel Corridor

Image 10 Camden Valley Highway

Image 12 Cowpasture Road

The major travel corridor unit encompasses Camden Valley Way and Cowpasture Road, two significant arterial routes that frame the movement network around the site. These corridors present a distinctly transport dominated visual character, defined by wide carriageways, signalised intersections, overhead traffic equipment, guardrails, and consistent vehicle movements.

6. THE PROPOSAL

6.1. Proposed Project and Landscaping

The proposal seeks consent for:

Approval of a Concurrent Rezoning Amendment: To facilitate the built form proposed under SSD- 99319962, concurrent amendments are sought to the WPC SEPP pursuant to the concurrent rezoning process facilitated by the HDA planning pathway. This concurrent rezoning seeks to vary existing controls under the WPC, whilst also seeking broad alignment with the LTC SARP which is expected to be finalised by DPHI mid-2026. Specifically, the project seeks to amend the WPC SEPP as follows:

- Amend the Land Zoning Map to rezone the site from B3 Commercial Centre to MU1 Mixed Use.
- Amend Clause 4.3 to increase the height of buildings control from 24m to 138.5m.
- Introduce a floor space ratio control of 5.8:1 for the entire site, equates to approximately 188,000sqm of GFA
- Incorporating a site-specific provision, requiring the provision of a minimum of 6,500sqm of public open space

State Significant Development consent for the proposed development: The SSDA seeks detailed consent for the following works:

- Demolition of existing structures, clearing of vegetation and site preparation works across the site.
- Subdivision of the site to create lots and road reserves.
- Bulk earthworks and civil infrastructure works across the site.
- Construction of an internal street (road) network.
- Construction of 8 residential buildings to accommodate a total of 1493 units, comprising of:
  - Build to Sell Apartments: 864
  - Build to Rent Apartments: 412
  - Affordable Apartments 217 (representing circa 15% of total residential yield)
- Delivery of approximately 40,500m2 of non-residential floor space, including:
  - Hotel (with ancillary function spaces)
  - Centre-based child care facility, accommodating approx. 70 children.
  - Pub (licensed)
  - Shop – neighbourhood supermarket, discount department store (DDS), other retail
  - Retail liquor store
  - Food and beverage premises
  - Vehicle repair station – Tyre and auto, carwash
  - Recreation facility (indoor) – Indoor swim school, Gym
- Delivery of retail and residential parking spaces across seven (7) basement levels.
- Delivery of an active and connected public domain, including:
  - Approximately 6,500sqm of public open space in the form of north-south and east-west linear parks that connect with the broader town centre.
  - Communal open space for residenital occupants and visitors.
- Street landscaping, tree planting and public domain works throughout the site.
- Installation of building signage to support wayfinding and building identification across the precinct.

(Direct excerpt from Urbis Consultant Brief, Draft v3-20.5.2026)

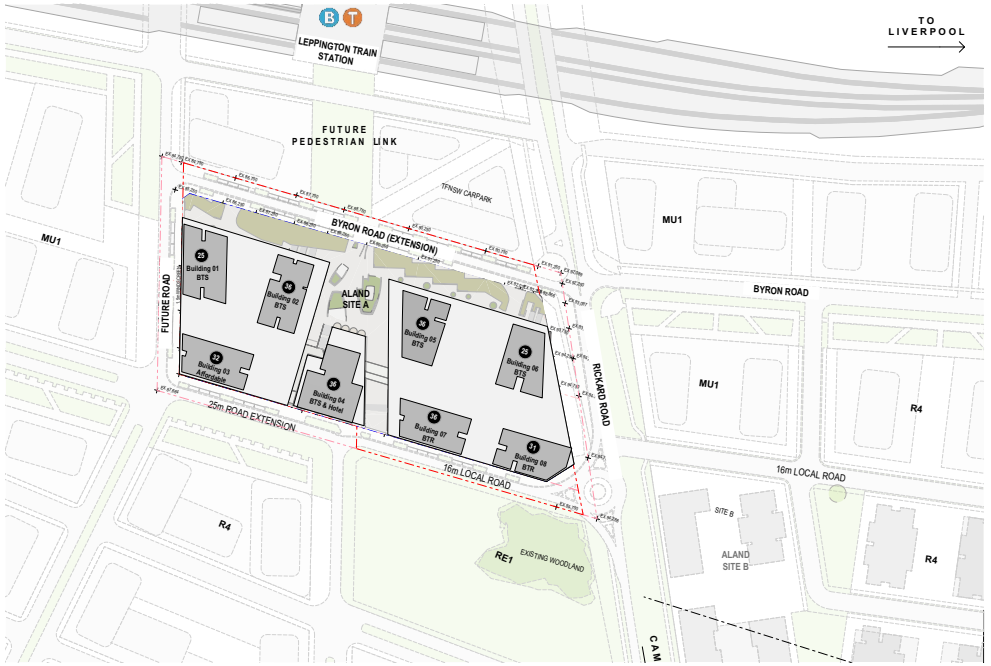

Figure 8 Site & Location Plan, DKO, Preliminary Architectural Drawings, Revision P3, 22/05/2026.

the proposal

Landscape Concept

The landscape design for 173-183 Rickard Rd, Leppington is guided by core principles that prioritise social interaction, safety, connectivity, ecological resilience, and cultural expression. Collectively, these principles underpin a cohesive and resilient landscape framework that enriches community experience and strengthens local identity.

- Social Interaction & Safety
  - » The proposal aims to deliver a network of inclusive and flexible open space areas that support community gathering and passive recreation, while applying CPTED principles to enhance visibility, wayfinding, and perceived safety throughout the site.
  - » The podium spaces throughout the site incorporate a variety of gathering spaces to support large groups, intimate passive seating spaces & recreational opportunities to facilitate the variety of public & private interactions.
  - » Planter walls, mounding & canopy trees have been strategically allocated to allow clear sight lines across the podium spaces creating a sense of sanctuary & safety.
- Connectivity
  - » Improved pedestrian connections integrate the development seamlessly with its surrounding urban fabric, strengthening access to key destinations and promoting active movement.
  - » The landscape design maintains equal access pathways to all building entries & key podium spaces. This further strengthens the core principle of social interaction by allowing all universal accessibility for patrons & residents.
- Ecological Connection & Green Outlook
  - » The planting strategy reinforces ecological connections through the use of locally appropriate species that enhance biodiversity and contribute to broader habitat corridors.
  - » The landscape design utilises a majority native & local occuring species to ensure a strong connection to the surrounding ecological community. Within the deep soil areas of the site, significant local native species are proposed to contribute to the biodiversity & habitat corridors.
  - » The podium spaces have been designed in line with the ADG, ensuring the required soil volume and depth has been allocated to promote canopy growth. This enhances a sense of sanctuary & place within the seating spaces & gathering areas for the residents and the public.
- Cultural expression
  - » Cultural Indigenous expression is embedded through meaningful landscape gestures, interpretive elements, and opportunities for storytelling that acknowledge and celebrate the Country on which the site sits.

(Direct excerpt from Sturt Noble Associates, Design Principles & Objectives, Revision A, 28.05.2026)

Landscape Masterplan

Figure 9 Landscape Masterplan, Revision A, 28/05/2026, Sturt Noble Associates

the proposal

Figure 10 Architectural render, DKO, Preliminary Architectural Drawings, 01/05/2026.

Figure 11 Architectural render, DKO, Preliminary Architectural Drawings, 01/05/2026.

Figure 12 Architectural materials and finishes schedule, DKO, Preliminary Architectural Drawings, Revision P3, 22/05/2026.

24

viewpoint data sheets

7. VIEWPOINT DATA SHEETS

7.1. Viewpoint Analysis

This section of the VIA considers the likely impact that the proposed development may have on the local visual environment. This is achieved by selecting particular sites, referred to as Viewpoints, conducting inspections and determining how the development will appear from these locations. These viewpoints are further explored in the following sections. Other potential viewpoints around the site were also assessed for inclusion in this report. Due to local topography, existing vegetation, access and existing development, filtered views to the site are a visible from as far as 4km.

Where accessible, areas within the study locality were visited to gain an appreciation of views and sight lines back to the subject site. This VIA assesses the existing visual amenity of the site and resultant visual impact of the proposed development.

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques and uses subjective professional judgement.

1. Dapple Street Footpath, Looking South
2. Bringelly Road, Travelling East
3. Rickard Road, Travelling South
4. 174A Byron Road, Facing West
5. Rickard Road, Travelling North
6. Bluebird Early Education, Looking North
7. Antegra Estate, Looking West
8. Leppington Train Station, Facing South

Viewpoints have been selected to provide a representative sample of the views available across the wider landscape. The selection includes residential, commercial, educational, roadway, and recreational locations to ensure coverage of the full range of visual receptors. Each viewpoint has been chosen based on its relevance to the assessment, its sensitivity, and its ability to illustrate the nature and extent of potential visual effects.

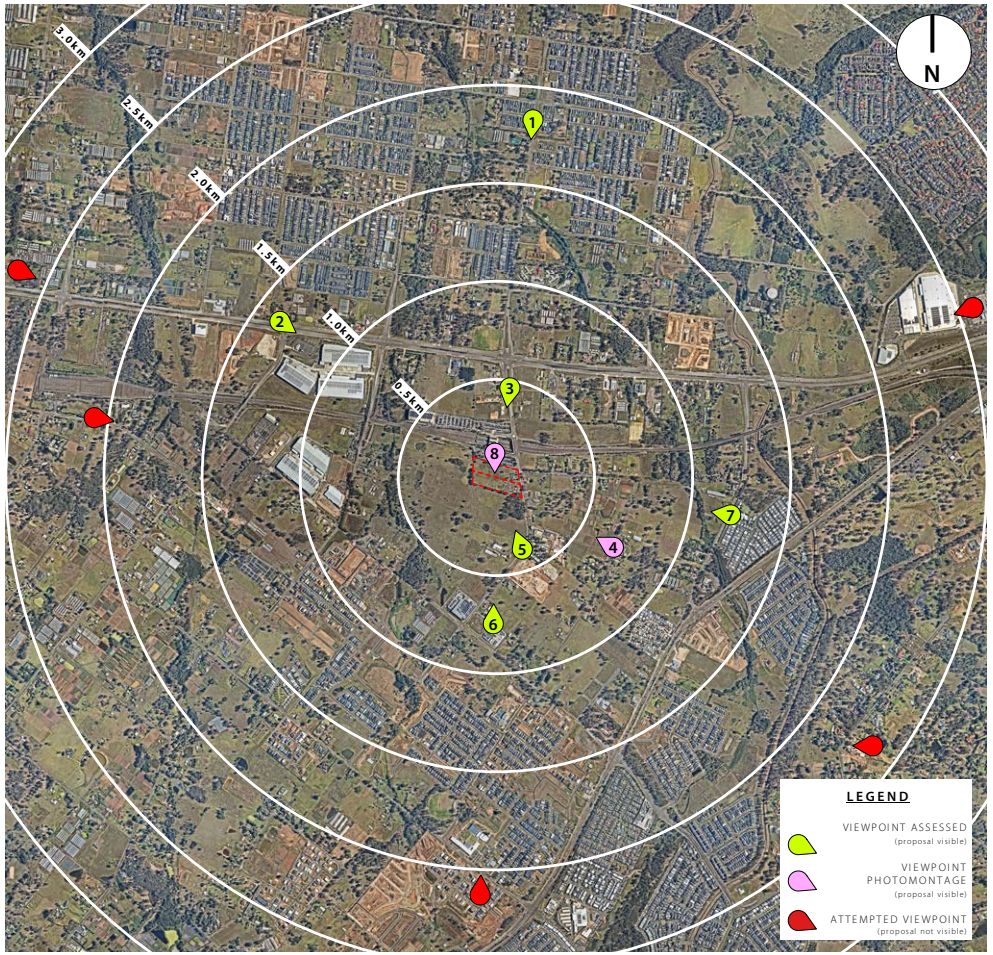

Figure 13 Viewpoint locations

7.2. Zone of Theoretic Visibility (ZTV)

The Zone of Theoretic Visibility (ZTV) diagram explores and demonstrates the views into the site from the surrounding viewed landscape.

Where a ZTV demonstrates views of the proposal, it is expressed by means of a clear viewshed area, or filtered viewshed area. It is widely accepted that the naked eye can view up to 5km due to the curvature of the Earth, thus, a zone of theoretic visibility within this report is confined to a 5km radius from the proposal centre. Clear views are characterised as whole views, with a direct line of sight that is unimpeded by existing elements. Filtered views are characterised as partial views, with a line of sight that is screened by existing elements. The ZTV is limited to 4km due to existing vegetation and topography with the majority of views being partially filtered due to the existing vegetation surrounding the site.

Due to the scale of the proposal there are to be filtered views from a large portion of the wider landscape, foreground vegetation, topography and built forms allow for screening of lower levels.

Receptor access and impact is discussed in greater detail in the separate viewpoint analysis sheets.

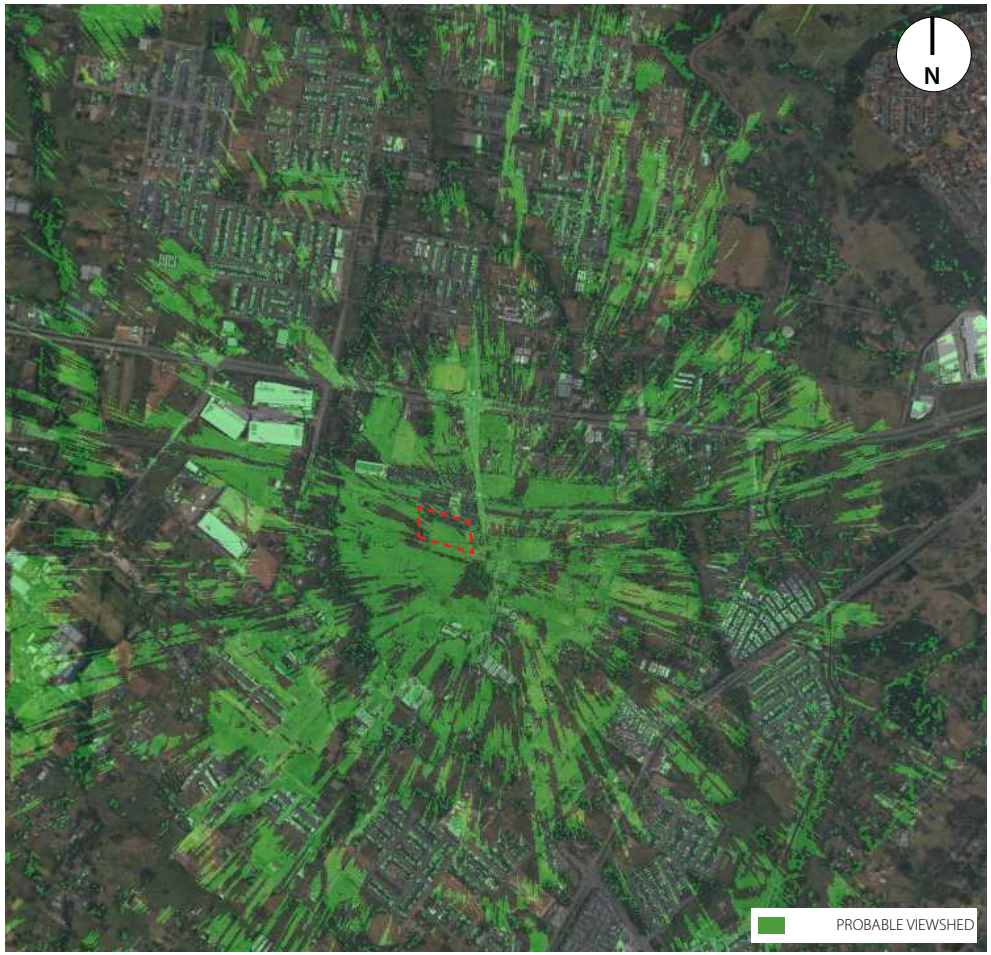

Figure 14 Viewshed diagram, Google Earth viewshed tool.

8. ASSESSMENT CRITERIA

8.1. Landscape Values

The distinct nature of landscapes influences the ways in which we identify and connect to self and place. As a profession, we have a responsibility to understand and perceive landscapes appropriately. It is important that both indigenous and non-indigenous values and perspectives are captured and equally shared and understood. Landscape values are lenses through which people view the world around them. They determine the ways people value landforms and landscapes and therefore contribute to its visual quality due to nostalgic associations and the desire to preserve items of significance. Landscape values can include the following:

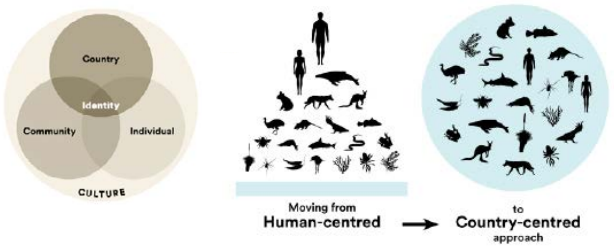

Figure 16 Interrelationships & Connecting with Country Approach

Source: Government Architect NSW, 2023

LANDSCAPE VALUES MATRIX				
		SUB-VALUES		
VALUES	PHYSICAL ELEMENTS OF THE LANDSCAPE THAT ARE TANGIBLE	BIOPHYSICAL	ECOLOGICAL	ECONOMIC
		PHYSICAL, CHEMICAL, BIOLOGICAL ELEMENTS THAT INTERACT TO SHAPE A NATURAL LANDSCAPE RIDGELINES, HILLS, VEGETATION, BODY OF WATER	ELEMENTS THAT SHOW EVIDENCE OF A COMMUNITY IN THE LANDSCAPE ANIMALS, HABITATS, MICRO-ECOSYSTEMS, EXISTING DEVELOPMENT	ELEMENTS OF THE LANDSCAPE THAT CAN BE ECONOMICALLY MOTIVATED FOR HUMAN ADVANCEMENT MINES, TIMBER PLANTATIONS
	ASSOCIATIVE ELEMENTS OF THE LANDSCAPE THAT ARE PROTECTED DUE TO THEIR INTRINSIC VALUE	HERITAGE	CULTURAL	SPIRITUAL
		ELEMENTS THAT ARE IMPORTANT TO THE TELLING OF THE HISTORY OF THE LANDSCAPE CONSERVATION OR MAINTENANCE AREAS, HERITAGE PROTECTED	ELEMENTS OF THE LANDSCAPE THAT ARE EVOLVING WITH NEW IDEAS AND A DESIRED FUTURE CHARACTER. CELEBRATING CONNECTION TO COUNTRY, SPACES OF GATHERING	ELEMENTS OF THE LANDSCAPE THAT DEFINE A RELIGIOUS OR SPIRITUAL CONNECTION TO THE LAND, DEEPER THAN PHYSICAL STORIES, THOUGHTS, BELIEFS
	PERCEPTIVE ELEMENTS OF THE LANDSCAPE THAT ARE SENSORY INTERPRETED OR HAVE BROADER CONNECTION TO SENSORY EXPERIENCE	EMOTIONAL	SOCIAL	AESTHETIC
		SENSORY ELEMENTS THAT ARE IMPORTANT TO HISTORY OF THE PERSON EXPERIENCING THE LANDSCAPE SOUND OF WAVES, CHANGING OF TIDES, SMELL OF SOIL IN FOREST	ELEMENTS OF THE LANDSCAPE THAT CREATE SPACES FOR SOCIAL EXPERIENCE AND MEMORY FEELINGS ASSOCIATED WITH SOCIAL INTERACTION, COOPERATION, COMPETITION, CONFORMITY	APPRECIATION OF ELEMENTS OF A LANDSCAPE FOR THEIR INTRINSIC BEAUTY EXCLUSIVE OF A WIDER CONTEXT SENSE OF WONDER EVOKED FROM UNDEVELOPED LANDSCAPES

Figure 17 Landscape Values Matrix

Source: Adapted from NZILA 'te-tangi-a-te-manu', 2022

8.2. Receptor Access

Receptor access considers the relative number and type of viewers, the viewer distance, the viewing duration and view context. The rationale is that if the number of people who would potentially see portions of the proposal is low, then the visual impact would be low, compared to when a large number of people would have the same view.

RECEPTOR ACCESS MATRIX														
		VIEWER DISTANCE												
		VERY SHORT (<250m)			SHORT (250m-500m)			MEDIUM (500m-2km)			LONG/DISTANT (>2km)			
		VIEWING DURATION												
		<10mins	10-30mins	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins	
VIEWER NUMBERS	VERY LOW (>49 PEOPLE PER DAY)	L	M	H	L	M		L		M	L			
	LOW (50-149 PEOPLE PER DAY)	L	M	H	L	M		L		M	L			
	MODERATE (150-199 PEOPLE PER DAY)	M	H		M		H	L	M		L			
	HIGH (>200 PEOPLE PER DAY)	H			M	H		M		H	L		M	

Figure 15 Receptor Access Matrix

Source: Adapted from Urbis, 2008

assessment criteria

8.3. Visual Quality

The visual quality of an area is essentially an assessment of how receptors may respond to designated scenery. Scenes of high visual quality are those that are valued by a community for the enjoyment and improved amenity that they can create. Conversely, scenes of low visual quality are of little scenic value to the community with a preference that they be changed and improved, often through the introduction of landscape treatments (e.g. screen planting).

As visual quality relates to aesthetics, its assessment tries to anticipate subjective responses. There is evidence to suggest that certain landscapes are continually preferred over others with preferences related to the presence or absence of certain elements.

The rating of visual quality of this study has been based on the following generally accepted conclusions arising from scientific research (DOP, 1988).

- Visual quality increases as relative relief and topographic ruggedness increases.
- Visual quality increases as vegetation pattern variations increase.
- Visual quality increases due to the presence of natural and/or agricultural landscapes.
- Visual quality increases owing to the presence of water forms (without becoming common) and related to water quality and associated activity.
- Visual quality increases with increases in land use compatibility.

VISUAL QUALITY REFERENCE TABLE

ELEMENT		RATING: LOW	RATING: MODERATE	RATING: HIGH
LANDFORM / RELIEF				
	CONTRAST	FLAT TERRAIN DOMINANT. RIDGELINES NOT OFTEN SEEN.	UNDULATING TERRAIN DOMINANT. LITTLE CONTRAST OR RUGGEDNESS. RIDGELINES PROMINENT IN ONLY HALF OF LESS OF LANDSCAPE UNITS.	HIGH HILLS IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF CLIFFS, ROCKS AND OTHER GEOLOGICAL FEATURES. HIGH RELIEF (E.G. STEEP SLOPES RISING FROM WATER OR PLAIN). RIDGELINES PROMINENT IN MOST OF LANDSCAPE UNIT.
VEGETATION				
	DIVERSITY AND CHANGING PATTERNS	ONE OR TWO VEGETATION TYPES PRESENT IN FOREGROUND. UNIFORMITY ALONG SKYLINE	PATTERNING IN ONLY ONE OR TWO AREAS. 3 OR 4 VEGETATION TYPES IN FOREGROUND FEW EMERGENT OR FEATURE TREES	HIGH DEGREE OF PATTERNING IN VEGETATION. 4 OR MORE DISTINCT VEGETATION TYPES. EMERGENT TREES PROMINENT AND DISTINCTIVE TO REGION.
NATURALNESS				
	CORRECT BALANCE	DOMINANCE OF DEVELOPMENT WITHIN MANY PARTS OF A LANDSCAPE	SOME EVIDENCE OF DEVELOPMENT BUT NOT DOMINANT	ABSENCE OF DEVELOPMENT OR MINIMAL DISTURBANCE WITHIN LANDSCAPE UNIT. PRESENCE OF PARKLAND OR OTHER OPEN SPACE INCLUDING BEACH, LAKESIDE, ETC.
WATER				
	PRESENCE, EXTENT AND CHARACTER	LITTLE OR NO VIEW OF WATER. WATER IN THE BACKGROUND WITHOUT PROMINENCE. PRESENCE OF POLLUTED WATER OR STAGNANT WATER.	MODERATE EXTENT OF WATER. PRESENCE OF CALM WATER. NO ISLANDS, CHANNELS, MEANDERING WATER. INTERMITTENT STREAMS, LAKES, RIVERS, ETC.	DOMINANCE OF WATER IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF FLOWING WATER, TURBULENCE AND PERMANENT WATER.
DEVELOPMENT				
	FORM & IDENTITY	PRESENCE OF COMMERCIAL AND INDUSTRIAL STRUCTURES. PRESENCE OF LARGE SCALE DEVELOPMENT (E.G. MINING INFRASTRUCTURE, ETC) RESIDENTIAL DEVELOPMENT	PRESENCE OF ESTABLISHED RESIDENTIAL DEVELOPMENT. SMALL SCALE, INDUSTRIAL ETC IN MIDDLEGROUND. PRESENCE OF SPORTS AND RECREATION FACILITIES.	PRESENCE OF RURAL STRUCTURES (E.G. FARM BUILDINGS, FENCES ETC.). HERITAGE BUILDINGS AND OTHER STRUCTURES APPARENT. ISOLATED DOMESTIC SCALE STRUCTURES.

Figure 18 Visual Quality Reference Table

Source: After Clouston & Brouwer, 1995

8.4. Visual Sensitivity

Visual sensitivity is the estimate of the significance that a change will have on a landscape and to those viewing it. For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high.

The assessment of visual sensitivity is based on a number of variables such as: the number of people affected; receptor location including distance from the source; the surrounding land use and degree of change. Variables may also include receptor position, i.e. inferior, where the receptor's station is below the horizontal axis as characterised by looking up (least preferred), neutral, where the receptor sight line is generally along the horizontal axis, and, superior, where the receptor's sight line is above the horizontal axis as characterise by looking down to an object (most preferred).

Generally the following principles apply:

- Visual sensitivity decreases as the receptor distance increases. This occurs as changes to the scenic environment must be assessed over a broader viewshed which is comprised of a greater number of competing elements.
- Visual sensitivity decreases as the viewing time decreases.
- Visual sensitivity can also be related to receptor activity (e.g. a person viewing an affected site while engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).
- Visual sensitivity decreases as the number of potential receptors decreases.

Visually sensitive landscapes include:

- Main ridgelines
- Significant natural landscape features such as coastal headlands, prominent hills, lake channel entrances, lake islands and lake promontories
- National Parks, State Recreation Areas and other protected natural conservation areas
- Other areas zoned for natural values (areas zoned C2 - Conservation)
- Within 100m of the lake edge
- Within 300m of the coastal edge
- Heritage conservation areas and precincts

The adjoining table outlines the visual sensitivity based on the above criteria.

VISUAL SENSITIVITY TABLE

		SENSITIVITY				
		IMMEDIATE FOREGROUND 0-100m	FOREGROUND 100-250m	MIDGROUND 250m-500m	DISTANT MIDGROUND 500m-1km	BACK-GROUND (>1km)
LAND USE	NATURAL AREAS E.G. WATERWAYS, NATIONAL PARKS, ETC.	HIGH			MODERATE	LOW
	TOURIST OR RECREATION AREAS E.G. SHAREWAYS, PARKS, ETC.	HIGH		MODERATE		LOW
	CULTURAL INSTITUTIONS E.G. CHURCH, ART GALLERY, HERITAGE SIGNIFICANT BUILDINGS ETC.	HIGH		MODERATE		LOW
	MAJOR TRAVEL CORRIDORS (INCL. STATE ROADS AS DEFINED BY NSW ROAD NETWORK CATEGORISATION TFNSW 2024)	HIGH	MODERATE			LOW
	SCENIC DRIVE (TOURIST ROUTE) E.G. WINE COUNTRY DRIVE	HIGH	MODERATE		LOW	
	COMMERCIAL AREAS	MODERATE		LOW		
	RESIDENTIAL AREAS	MODERATE		LOW		
	MINOR ROADS (LOCAL AND REGIONAL ROADS AS DEFINED BY NSW ROAD NETWORK CATEGORISATION TFNSW 2024)	MODERATE	LOW			NEGLIGIBLE
	AGRICULTURAL OR INDUSTRIAL AREAS	LOW			NEGLIGIBLE	

Figure 19 Visual Sensitivity Table

Source: Adapted from EDAW, 2000

assessment criteria

8.5. Magnitude of Change

Magnitude of change is an assessment of a number of factors including the proportion of the view/landscape affected, the size or scale, the geographical extent of the area over which the change occurs, the rate and duration of the change and the level of contrast and compatibility. This change may be adverse or beneficial.

Magnitude of change assesses the landscape capacity of an area—that is, the ability of a landscape to absorb a proposal without unintentionally affecting its character. Where key components are lost, such as mature, diverse, rare, or distinctive landscape elements, the landscape capacity is considered low. This results in a higher rating of magnitude of change, as the proposal would have a greater effect on the existing landscape character.

In contrast, areas with key components such as new, uniform, or homogenous landscape elements, particularly in lower-value landscape character areas, are considered to have a higher landscape capacity. These areas are more capable of absorbing change into the viewed landscape, resulting in a reduced visual effect and a lower magnitude of change. (GLVIA, 3rd Ed.)

MAGNITUDE OF CHANGE TABLE				
	RATING			
	NEGLIGIBLE	LOW	MODERATE	HIGH
ELEMENT				
SIZE & SCALE	BENIGN CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN NO DIFFERENCE IN THE VIEWED LANDSCAPE.	UNOBTRUSIVE CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A MUTED AND MINOR DIFFERENCE IN THE STREETSCAPE, COMPLIMENTING OR NOT AFFECTING THE EXISTING LANDSCAPE CHARACTER.	CONSIDERABLE CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A NOTICEABLE, BUT NOT DOMINANT, DIFFERENCE IN EXISTING LANDSCAPE CHARACTER.	SIGNIFICANT CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A SUBSTANTIAL DIFFERENCE OR SHIFT IN EXISTING LANDSCAPE CHARACTER.
EXTENT	NEITHER BENEFICIAL OR ADVERSE VISUAL CONTRAST TO THE EXISTING LANDSCAPE CHARACTER.	THE PROPOSAL REQUIRES THE REMOVAL OF LITTLE TO NO KEY COMPONENTS, AND/OR THE ADDITION OF NEW COMPONENTS TO THE LANDSCAPE THAT CONTRIBUTE TO A VISUAL LOSS IN THE EXISTING VIEWED LANDSCAPE	THE PROPOSAL REQUIRES THE REMOVAL OF SOME COMPONENTS, OR THE ADDITION OF NEW COMPONENTS TO THE LANDSCAPE THAT CREATE DIVERSITY TO THE EXISTING VIEWED LANDSCAPE, AND/OR AT TIMES, ARE IN CONTRAST TO THE EXISTING LANDSCAPE CHARACTER.	THE PROPOSAL REQUIRES THE REMOVAL OF KEY COMPONENTS, OR THE ADDITION OF NEW, KEY COMPONENTS TO THE LANDSCAPE THAT ALTER, OR BECOME A NEW DOMINANT FEATURE, TO THE EXISTING VIEWED LANDSCAPE (E.G. REMOVAL OF VEGETATION THAT CHANGES AN INTIMATE LANDSCAPE TO OPEN, OR THE INTRODUCTION OF TALL STRUCTURES TO OPEN SKYLINES).
NATURE OF VISIBILITY	THE PROPOSAL BLENDS IN WITH THE EXISTING ENVIRONMENT AND IS WELL SCREENED TO THE EXTENT THAT THE EXISTING VIEWED LANDSCAPE IS INDISTINGUISHABLE.	THE PROPOSAL PRESENTS ITSELF WITH LOW TO MINOR AESTHETIC VISUAL CONTRAST, BLENDING IN WITH THE EXISTING VIEWED LANDSCAPE DUE TO A HIGH LEVEL OF INTEGRATION OF ONE OR SEVERAL OF THE FOLLOWING: FORM, SHAPE, PATTERN, LINE, TEXTURE OR COLOUR. IT CAN ALSO RESULT FROM THE USE OF EFFECTIVE SCREENING OFTEN USING A COMBINATION OF LANDFORM AND LANDSCAPING.	THE PROPOSAL PRESENTS ITSELF WITH MODERATE AESTHETIC VISUAL CONTRAST TO ITS VIEWED LANDSCAPE, BUT HAS SHOWN SOME DEGREE OF INTEGRATION (E.G. GOOD SITING PRINCIPLES EMPLOYED, RETENTION OF SIGNIFICANT EXISTING VEGETATION, PROVISION OF SCREEN LANDSCAPING, CAREFUL COLOUR SELECTION AND/OR APPROPRIATELY SCALED DEVELOPMENT).	THE PROPOSAL PRESENTS ITSELF WITH HIGH AESTHETIC VISUAL CONTRAST TO ITS VIEWED LANDSCAPE WITH LITTLE OR NO INTEGRATION AND/OR SCREENING, OR CONTRAST IN FINISH TO SURROUNDING DEVELOPMENT.
SKYLINE		THE PROPOSAL IS PARTLY, OR NOT VISIBLE AT ALL ON THE SKYLINE WITH OTHER FEATURES	THE PROPOSAL IS VISIBLE ON THE SKYLINE WITH OTHER FEATURES	THE PROPOSAL IS VISIBLE ON THE SKYLINE AS A NEW FEATURE
CONSISTENCY OF VIEW		THE PROPOSAL IS INTERMITTENTLY OR INFREQUENTLY VISIBLE.	THE PROPOSAL IS INTERMITTENTLY AND SEQUENTIALLY VISIBLE.	THE PROPOSAL IS AN ONGOING, OR MULTI-PHASE DEVELOPMENT THAT IS CONTINUOUSLY AND SEQUENTIALLY VISIBLE.
PROPORTION OF IMPACT	THE PROPOSAL IS INCONSEQUENTIAL OR NOT VISIBLE AT ALL ON THE SKYLINE.	LOW PROPORTION OF THE VIEW IMPACTED	MODERATE PROPORTION OF THE VIEW IMPACTED	HIGH PROPORTION OF THE VIEW IMPACTED

Figure 20 Magnitude of Change Table

Source: Adapted from GLVIA, 3rd ed. & Volume 4A: LVIA Methodology and Glossary, Wood Group UK Limited, March 2021.

assessment criteria

8.6. Visual Impact

Visual impact is an assessment of the relationship between the magnitude of change (visual effect) and the visual sensitivity of the viewed landscape. When combined, this relationship determines a visual impact level, which is clearly defined and outlined in the Landscape and Visual Impact Assessment (LVIA) criteria and methodology.

The analysis of visual impact is qualitatively rated through an assessment that requires professional judgment and experience in landscape and visual analysis. The viewed landscape is examined by investigating various characteristics that define the landscape and any proposed impact on these key characteristics, such as (but not limited to):

- Landscape values
- Receptor Access
- Visual Quality
- Visual Sensitivity
- Magnitude of Change

Visual impact measures the change to the viewed landscape. It involves assessing the existing view against the proposed view by evaluating elements and components that have been introduced, altered, or removed. These changes may be beneficial or adverse to the landscape character.

The reasonableness of a proposal is determined by its compliance with planning controls and the skillfulness of its design (Tenacity Consulting v Warringah Council [2004] NSWLEC 140 at 25-29). Where a proposal is compliant, further assessment considers mitigation methods that could reduce visual impact or introduce beneficial elements to better align with the existing or desired future landscape character (if stated in relevant planning documents). Refer to Mitigations in Section 9.

The appropriateness and acceptability of the impact in its proposed location is not within the scope of this assessment.

The adjoining table illustrates how Visual Sensitivity and Magnitude of Change interrelate to produce varying degrees of Visual Impact for viewpoints. Where a landscape viewpoint is assessed as high ***and*** adverse, mitigation methods should be described to reduce the visual impact. Refer to Mitigations in Section 9.

Further assessment is provided in the Visual Evaluation for each assessed viewpoint.

VISUAL IMPACT TABLE					
		VISUAL SENSITIVITY LEVELS			
		HIGH	MODERATE	LOW	NEGLIGIBLE
MAGNITUDE OF CHANGE	HIGH	HIGH	HIGH	MODERATE	LOW
	MODERATE	HIGH	MODERATE	LOW	LOW
	LOW	MODERATE	LOW	LOW	NEGLIGIBLE
	NEGLIGIBLE	LOW	LOW	NEGLIGIBLE	NEGLIGIBLE

Figure 21 Visual Impact Table

viewpoint 1

Dapple Street Footpath, Looking South

Image 13 Photo stitched view south towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

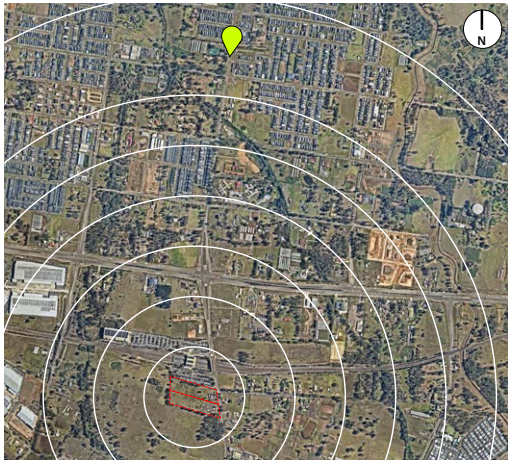

Figure 22 Viewpoint location

Site

Distance: 1.75km north
View position: Neutral
Visual Quality: Low

Camera

Date & Weather: 18.02.26; Clear
Camera & Lens: Canon 760D + 18-55mm lens (31mm focal length)
Camera Height: 1.7m

Viewpoint 1 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development).
	Receptor Access	Due to the medium viewer distance and limited viewer distance receptor access is considered LOW.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a footpath, passive recreation area in the background.
Visual Analysis of Proposed Site	Magnitude of Change	Whilst the proposal will introduce a new component to the landscape character, that is, high density built form and it provides a noticeable but not dominant difference in existing landscape character, it is viewed on the skyline with other features, impacts a low proportion of the view and is largely screened by existing vegetation and development in the fore and mid ground. The magnitude of change is LOW.
	Visual Impact	The visual sensitivity is low as a result of proximity to site and the magnitude of change is also assessed as low, resulting in a LOW visual impact rating.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment is required. The existing housing development and subsequent road infrastructure to the fore and mid ground of the view attribute a low visual quality that provides a level of screening and integration to the lower levels of the proposal.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact (Rating based on above criteria):

Low

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 1 - massing montage

Image 14 Viewpoint 1, one frame, existing view

Figure 23 Viewpoint 1, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 2

Bringelly Road, Travelling East

Image 15 Photo stitched view south-east towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

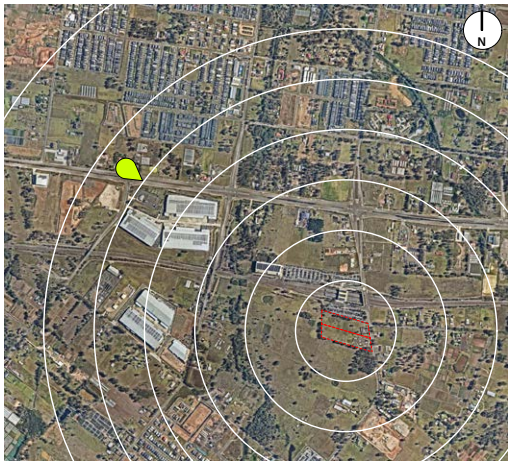

Figure 24 Viewpoint location

Site

Distance: 1.2km north-west
View position: Neutral
Visual Quality: Low

Camera

Date & Weather: 18.02.26; Clear
Camera & Lens: Canon 760D + 18-55mm lens (31mm focal length)
Camera Height: 1.7m

Viewpoint 2 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development).
	Receptor Access	High viewer numbers, short duration and medium viewer distance result in a MODERATE receptor access rating.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a major travel corridor in the background.
Visual Analysis of Proposed Site	Magnitude of Change	The proposal will provide a high degree of contrast due to its protrusion well-above the existing line of built form, creating a new, dominant feature of the existing viewed landscape that results in a shift in existing landscape character. The magnitude of change is assessed as HIGH.
	Visual Impact	The visual sensitivity is low due to proximity to site and the proposal contributes a high magnitude of change, therefore, visual impact is MODERATE.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment is required. However, this view is taken with the context of a vehicle traveling 80km/h along a multi-laned highway. Further, the existing skyline is interrupted sequentially by long spans of existing built form, as well as road and light infrastructure, consistent with a low visual quality rating.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact (Rating based on above criteria):

Moderate

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 2 - massing montage

Image 16 Viewpoint 2, one frame, existing view

Figure 25 Viewpoint 2, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 3

Rickard Road, Travelling South

Image 17 Photo stitched view south towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

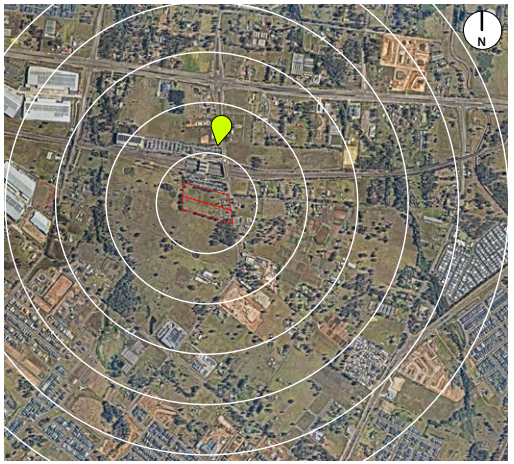

Figure 26 Viewpoint location

Site

Distance: 400m north
View position: Neutral
Visual Quality: Low

Camera

Date & Weather: 25.04.26; Clear
Camera & Lens: Canon EOS RP; 50mm fixed FL
Camera Height: 1.7m

Viewpoint 3 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development).
	Receptor Access	There is a high viewer number viewing the proposal from a short distance, viewing duration is short therefore receptor access is MODERATE
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a minor road in the mid-ground.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as HIGH as the proposal introduces a new component in size and scale which is visible on the skyline as a new feature resulting in a dominant shift in landscape character. The proposal introduces tall development to an existing vegetation-dominant skyline impacting a high proportion of the view.
	Visual Impact	The visual sensitivity is low, as the proposal is viewed in the midground from a minor road. There will be a high level of contrast from the existing view with high density development. Fore and midground screening provides a level of integration and gaps in built form from this viewing angle provide visual relief. Visual impact is assessed as MODERATE.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment is required. However, it should be noted that whilst magnitude of change is assessed as high, the sensitivity of the viewpoint has justly weighted the viewpoint rating to moderate. The visual quality is considered low, as the viewpoint is predominantly flat terrain, with minimal vegetation patterning, and evidence of varied development. Thus, visual impact is equitably assessed as MODERATE.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact (Rating based on above criteria):

Moderate

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 3 - massing montage

Image 18 Viewpoint 3, one frame, existing view

Figure 27 Viewpoint 3, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 4

174A Byron Road, Facing West

Image 19 Photo stitched view west towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

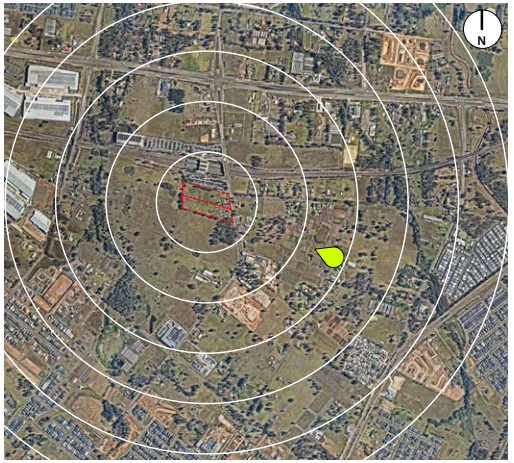

Figure 28 Viewpoint location

Site

Distance: 530m east
View position: Neutral
Visual Quality: Low - Medium

Camera

Date & Weather: 18.02.26; Clear
Camera & Lens: Canon 760D + 18-55mm lens (31mm focal length)
Camera Height: 1.7m

Viewpoint 4 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development), Aesthetic (Undeveloped landscape).
	Receptor Access	Despite low viewer numbers, extended viewing time from a short distance results in MODERATE receptor access.
	Visual Sensitivity	The visual sensitivity of the site is LOW as it will be viewed from a residential area in the distant mid-ground.
Visual Analysis of Proposed Site	Magnitude of Change	The proposal introduces a significant change in built form size and scale to the existing landscape elements which become the new dominant feature to the existing landscape character. The proposal introduces a new developed built form on the skyline, but to a moderate proportion of the view alongside existing industrial built form to the foreground. The magnitude of change is assessed as HIGH.
	Visual Impact	The viewpoint is assessed with the context of a residential dwelling and extended viewing times. The low visual sensitivity is attributed to the residential context and with extended proximity to the proposal. The magnitude of change is assessed as high, resulting in MODERATE visual impact.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment is required. The visual quality of the viewpoint is assessed as low to medium. The view is balanced by a vegetation-dominant, rural setting, with industrial structures and development associated with a low visual quality. Whilst the proposal introduces a new element well-above the existing vegetation line, the loss of visual quality is not substantial enough to attribute to a significant loss of visual amenity.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access			■	
Visual Sensitivity		■		
Magnitude of Change				■

Visual Impact (Rating based on above criteria):

Moderate

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 4 - massing montage

Image 20 Viewpoint 4, one frame, existing view

Figure 29 Viewpoint 4, indicative photomontage of proposal showing approximate extents of building within this view.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 5

Rickard Road, Travelling North

Image 21 Photo stitched view north towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

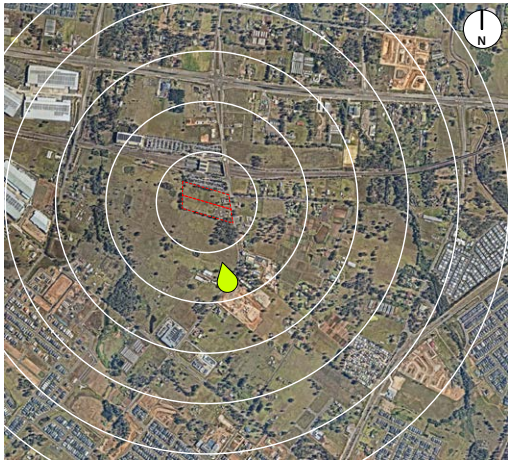

Figure 30 Viewpoint location

Site

Distance: 260m south
View position: Neutral
Visual Quality: Low - Medium

Camera

Date & Weather: 25.04.26; Clear
Camera & Lens: Canon EOS RP; 50mm fixed FL
Camera Height: 1.7m

Viewpoint 5 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development), Aesthetic (Undeveloped landscape).
	Receptor Access	There is a high receptor number viewing with a short distance over a short period, receptor access is MODERATE.
	Visual Sensitivity	The visual sensitivity of the site is LOW as it will be viewed from minor road in the mid-ground.
Visual Analysis of Proposed Site	Magnitude of Change	The proposal will present as a significant change to the existing landscape due to the large size and scale of the built form in relation to the existing development within the foreground. The proposal adds a new component of a tall scale development that impacts a large portion of the view over the skyline which encloses the view. Therefore magnitude of change is HIGH.
	Visual Impact	Whilst the magnitude of change has been assessed as high, the visual sensitivity, by means of extended proximity to site and viewing from a minor road, reduces visual impact to MODERATE.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment is required. However, it should be noted that whilst magnitude of change is assessed as high, the sensitivity of the viewpoint has justly weighted the viewpoint rating to moderate. The visual quality is considered low-medium, as whilst the viewpoint does have vegetation to the mid-ground, the terrain is flat and there is uniformity to the skyline. Thus, the visual impact is equitably assessed as MODERATE.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact (Rating based on above criteria):

Moderate

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 5 - massing montage

Image 22 Viewpoint 5, one frame, existing view

Figure 31 Viewpoint 5, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 6

Bluebird Early Education, Looking North

Image 23 Photo stitched view north towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

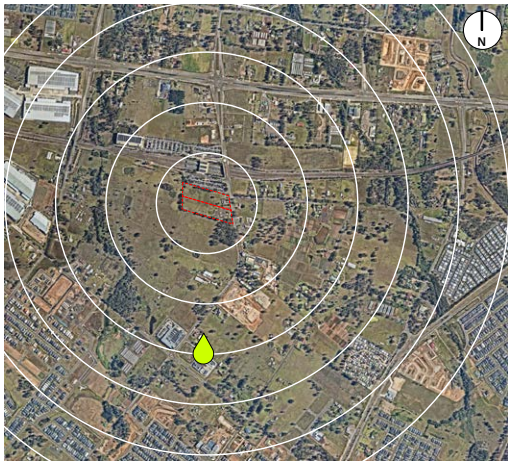

Figure 32 Viewpoint location

Site

Distance: 660m south
View position: Neutral
Visual Quality: Low - Medium

Camera

Date & Weather: 25.04.26; Clear
Camera & Lens: Canon EOS RP; 50mm fixed FL
Camera Height: 1.7m

Viewpoint 6 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development), Aesthetic (Undeveloped landscape).
	Receptor Access	Receptor access is MODERATE as there will be a low viewer number with a long viewing duration.
	Visual Sensitivity	The proposal will be viewed in the mid-ground from a commercial context, visual sensitivity is LOW.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is HIGH as there is a significant change in scale of built form which alters the perceived visual character of the landscape. The proposal will introduce a new build size and scale over existing development which will be highly visible on the skyline for a moderate portion of the view.
	Visual Impact	The visual sensitivity is low from a commercial context with isolated receptor numbers and the magnitude of change is high as the proposal is at a new size and scale not seen within the existing landscape character. The proposal is viewed with existing development in the mid-ground and industrial structures associated with a low visual quality, therefore visual impact is MODERATE.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance, no reassessment is required. Existing vegetation to the foreground and mid-ground assists with integrating the proposal, however, the scale of proposed built form is a new component to the existing landscape character. It is evident through the construction present within the mid-ground that the existing landscape character is changing, with large spans of uniform roof lines across the skyline resulting in a loss of visual amenity and reduction in visual quality of the existing view.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact (Rating based on above criteria):

Moderate

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 6 - massing montage

Image 24 Viewpoint 6, one frame, existing view

Figure 33 Viewpoint 6, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 7

Exiting Antegra Estate, Looking West

Image 25 Photo stitched view west towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

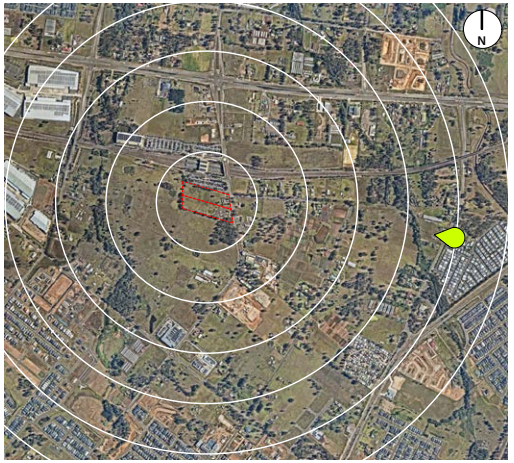

Figure 34 Viewpoint location

Site

Distance: 1.1km east
View position: Neutral
Visual Quality: Low

Camera

Date & Weather: 18.02.26; Clear
Camera & Lens: Canon 760D + 18-55mm lens (31mm focal length)
Camera Height: 1.7m

Viewpoint 7 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development).
	Receptor Access	There is a low receptor number and short duration viewing the proposal at a medium distance, receptor access is LOW.
	Visual Sensitivity	The proposal will be viewed from a residential area in the background, visual sensitivity is LOW.
Visual Analysis of Proposed Site	Magnitude of Change	The proposal presents an unobstructed change to the existing landscape character through the addition of a new component, that is, tall structures, that creates diversity to the existing viewed landscape. The proposal presents an overall low visual contrast, with a high level of screening provided by the existing vegetation to the mid-ground, impacting a low proportion of the view. The magnitude of change is LOW.
	Visual Impact	The visual sensitivity is low due to its extended distance and residential context, the magnitude of change is low despite the proposal protruding above the existing vegetation line, the proposal, whilst introducing a new component, does not contribute to a visual loss in the existing landscape character, the visual impact is LOW.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment is required. The visual quality of the viewpoint is assessed as low. The view is dominated by infrastructure with minimal vegetative screening and existing housing elements interrupting the skyline, reducing visual quality.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact (Rating based on above criteria):

Low

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 7 - massing montage

Image 26 Viewpoint 7, one frame, existing view

Figure 35 Viewpoint 7, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 8

Leppington Train Station, Facing South

Image 27 Photo stitched view south towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

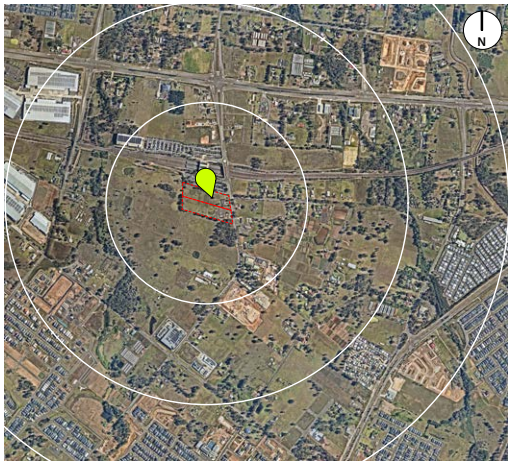

Figure 36 Viewpoint location

Site

Distance: 50m north
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 25.04.26; Clear
Camera & Lens: Canon EOS RP; 50mm fixed FL
Camera Height: 1.7m

Viewpoint 8 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (vegetation), Ecological (development).
	Receptor Access	There is a very short distance to the proposal and high viewer number. Receptor access is HIGH.
	Visual Sensitivity	Visual sensitivity is HIGH due to the proposal being viewed from a major travel corridor (train station) in the immediate foreground.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as HIGH as the proposal will require the addition of a new component (high density built form) which impacts a high proportion of the view with high contrast. A level of integration is achieved through screening provided to lower levels by existing vegetation in the foreground and proposed vegetation to the northern boundary, however, built form is visible in gaps along the skyline and will contrast to a high degree, enclosing the view.
	Visual Impact	The proposal is to be viewed from a major travel corridor (train station) in the immediate foreground, takes up a large portion of the view and is a new component on the skyline with a high magnitude of change. Therefore visual impact is assessed as HIGH.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment is required. It should be acknowledged that viewpoints in close proximity to the site generally attribute higher visual impact ratings due to the receptors inability to gain a wider contextual view, resulting in a narrow view corridor with high contrast. The established and proposed vegetation to this viewpoint provides critical visual relief to proposed built form, despite the magnitude of change assessed as high.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Receptor Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact (Rating based on above criteria):

High

Reassessment based on Professional Opinion:

No Reassessment

viewpoint 8 - massing montage

Image 28 Viewpoint 8, one frame, existing view

Figure 37 Viewpoint 8, indicative massing montage of proposal showing approximate extents of building within this view.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

47 viewpoint 8 - vegetation photomontages

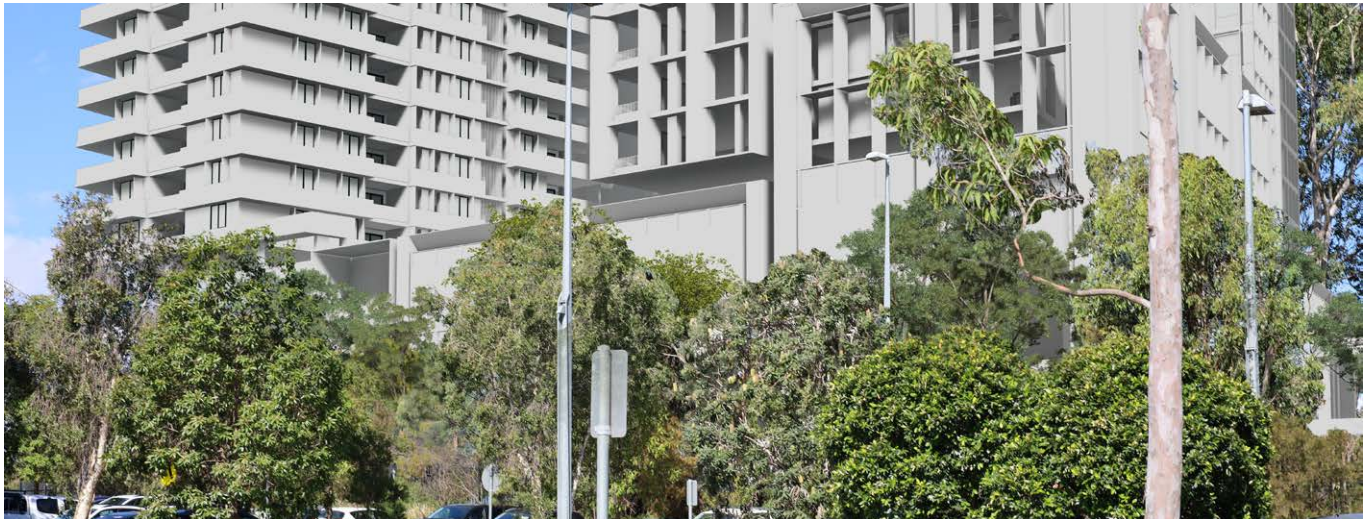

Figure 38 Viewpoint 8, indicative photomontage of proposal showing approximate extents of building within this view and indicative species (in accordance with lanscape plan) scaled to ~10yrs maturity.

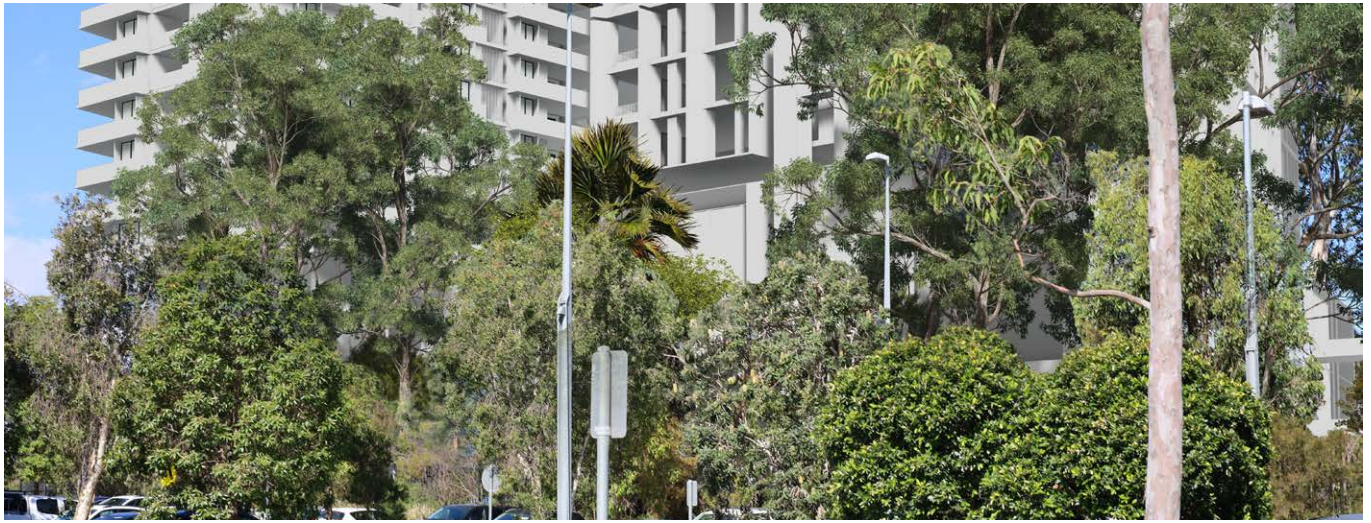

Figure 39 Viewpoint 8, indicative photomontage of proposal showing approximate extents of building within this view and indicative species (in accordance with lanscape plan) scaled to ~full maturity.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

9. OVERALL VIEWPOINT SUMMARY

VIEWPOINT SUMMARY						
	ACCESS	SENSITIVITY	MAGNITUDE	IMPACT		ASSESSED IMPACT
Viewpoint 1 Dapple Street Footpath, Looking South	LOW	LOW	LOW	LOW		LOW
Viewpoint 2 Bringelly Road, Travelling East	MODERATE	LOW	HIGH	MODERATE		MODERATE
Viewpoint 3 Rickard Road, Travelling South	MODERATE	LOW	HIGH	MODERATE		MODERATE
Viewpoint 4 174A Byron Road, Facing West	MODERATE	LOW	HIGH	MODERATE		MODERATE
Viewpoint 5 Rickard Road, Travelling North	MODERATE	LOW	HIGH	MODERATE		MODERATE
Viewpoint 6 Bluebird Early Education, Looking North	MODERATE	LOW	HIGH	MODERATE		MODERATE
Viewpoint 7 Antegra Estate, Looking West	LOW	LOW	LOW	LOW		LOW
Viewpoint 8 Leppington Train Station	HIGH	HIGH	HIGH	HIGH		HIGH

Figure 40 Viewpoint Summary

10. IMPACT ASSESSMENT

10.1. Discussion

This section considers the general impact the proposal may have on the local visual environment and identifies those areas where the visual impact may potentially be the most significant. This was done by undertaking a surrounding site inspection and broadly scoping the study area to identify where the proposed development would likely to be visible and appear to be most prominent.

An assessment of visual impact is about a systematic gauging of the amount of change that a proposal may bring to an existing scene. This discussion section is a synthesis of those discrete, matrix-driven observations within the larger landscape relationships to the site. By including the potential tempering factors of magnitude of change and the actual compositional elements in the surroundings, we can create a more nuanced context and qualify the output of the initial methodology as of benefit, or detriment to the resultant scenic quality.

Viewpoint 1 is typical of distant views from Dapple Street share path and is assessed as a passive recreation area looking south towards the site. The existing housing development and subsequent road infrastructure to the fore and mid ground of the view attribute a low visual quality that provides a level of screening and integration to the lower levels of the proposal. Visual sensitivity and magnitude of change are assessed as low. Whilst the proposal will introduce a new component to the landscape character, that is, high density built form and it provides a noticeable but not dominant difference in existing landscape character, it is viewed on the skyline with other features, impacts a low proportion of the view and is largely screened by existing vegetation and development in the fore and mid ground resulting in a LOW visual impact from this location.

Viewpoint 2 is assessed from the context of vehicle traveling east along Bringelly Road looking south-east towards the proposal site. There is a high number of viewers along the major travel corridor but visual sensitivity is low as the proposal will be viewed in the background. The proposal will provide a high degree of contrast due to its protrusion well-above the existing line of built form, creating a new, dominant feature of the existing viewed landscape that results in a shift in existing landscape character. However, this view is taken with the context of a vehicle traveling 80km/h along a multi-laned highway. Further, the existing skyline is interrupted sequentially by long spans of existing built form, as well as road and light infrastructure, consistent with a low visual quality, when assessed alongside a low visual sensitivity rating, the visual impact is MODERATE.

Viewpoint 3 is representative of vehicles traveling south along Rickard Road which has a high receptor number due to the amenities provides in this area. The proposal introduces tall development to an existing vegetation-dominant skyline impacting a high proportion of the view with a high level of contrast, however, fore and mid-ground screening provides a level of integration and gaps in built form from this viewing angle providing visual relief. The visual sensitivity of the viewpoint has justly weighted the visual impact rating to MODERATE, given proximity from site and classification as a minor road, in this context. Additionally, visual quality is reduced due to the predominantly flat terrain, with minimal vegetation patterning, and evidence of varied development.

Viewpoint 4 views are afforded to the residencies at 174A Byron Road. The visual quality of the viewpoint is assessed as low to medium. The view is balanced by a vegetation-dominant, rural setting, with industrial structures and development associated with a low visual quality. Despite extended viewing time, due to distance, visual sensitivity is low. The magnitude of change is high as proposal introduces a significant change in built form size and scale to the existing landscape elements which become the new dominant feature to the existing landscape character and will introduce a new developed built form on the skyline. Whilst the proposal introduces a new element well-above the existing vegetation line, the loss of visual quality is not substantial enough to attribute to a significant loss of visual amenity the visual impact is assessed as MODERATE.

Viewpoint 5 is typical of viewers travelling north along Rickard Road. Due to high viewer numbers travelling along Rickard Road and short distance, receptor access is considered MODERATE. Visual sensitivity is also considered moderate due to distance. The proposal adds a new component of a tall scale development that impacts a large portion of the view over the skyline which encloses the view. However, despite a significant change to the existing landscape due to the large size and scale of the built form in relation to the existing development within the foreground visual impact is assessed as MODERATE as the sensitivity of the viewpoint has justly weighted the viewpoint rating. It should be noted that whilst the viewpoint does have vegetation to the mid-ground, the terrain is flat and there is uniformity to the skyline, lowering visual quality to low-medium.

Viewpoint 6 is assessed from the context of Bluebird Early Education looking north towards the proposal site. The visual sensitivity is low from a commercial context with isolated receptor numbers and the magnitude of change is high as the proposal is at a new size and scale not seen within the existing landscape character. The proposal is viewed with existing development in the mid-ground and industrial structures associated with a low visual quality. There is a significant change in scale of built form which alters the perceived visual character of the landscape. The proposal will introduce a new build size and scale over existing development which will be highly visible on the skyline for a moderate portion of the view. However, existing vegetation to the fore and mid-ground assists with integrating the proposal and it is evident through the construction present within the mid-ground that the existing landscape character is changing, with large spans of uniform roof lines across the skyline resulting in a loss of visual amenity and reduction in visual quality of the existing view. The visual impact is MODERATE.

Viewpoint 7 is typical of residents leaving Antegra Estate, the view is dominated by infrastructure with minimal vegetative screening and existing housing elements interrupting the skyline, reducing visual quality to low. The viewpoint is assessed from a residential area attributing a low sensitivity and has isolated viewer numbers and short durations for low receptor access. The magnitude of change is also low as the proposal creates a noticeable but not dominant change to the existing landscape character. Despite the proposal protruding above the existing vegetation line and introducing a new component, it does not contribute to a visual loss in the existing landscape character impacting a low proportion of the view. Therefore, visual impact is LOW.

50

impact assessment

Viewpoint 8 is taken from Leppington Train Station, directly north of the proposal site facing south. There is a formalised carpark with established vegetation between the southern station exit and the boundary that provides visual relief to the lower levels of the proposal. The proposal will require the addition of a new component (high density built form) which impacts a high proportion of the view with high contrast. Built form will be visible in gaps in existing foreground vegetation and porposed northern boundary vegetation, enclosing the view and resulting in a HIGH visual impact. It should be acknowledged that viewpoints in close proximity to the site generally attribute higher visual impact ratings due to the receptors inability to gain a wider contextual view, resulting in a narrow view corridor with high contrast. The established and proposed vegetation to this viewpoint provides critical visual relief to proposed built form, despite the magnitude of change assessed as high.

10.2. Lighting Impact

Whilst CPTED requires adequate lighting for safety at night, the balance of these components becomes critical when ensuring the safety of all users of the site, including environmental receivers such as flora and fauna. Beyond the potential impact of obtrusive lighting on humans, consideration for the finer ecosystems and habitats on site and their interactions with the proposal, are key to the protection of these systems and mitigation of potential threats to these environments.

Obtrusive lighting and impacts to environmental receivers are case-by-case dependent and should be considered in the greater context of the area for the whole stage of the process, including construction. Areas with greater potential impact on these systems, such as sites adjoining environmentally sensitive areas or sites located near areas rich in biodiversity with listed threatened species, should consider the impact to threatened or endangered species and unique biota through a site-specific assessment consistent with the National Light Pollution Guidelines for Wildlife, developed by the Australian Government Department of the Environment and Energy.

Generally, natural darkness should be protected where possible and the lighting design of the proposal should consider artificial impact and the management of all living things (National Light Pollution Guidelines for Wildlife 2020). In order to gain an understanding of the existing nature of the obtrusive effects on outdoor lighting, an analysis of the existing limitations of site should be conducted and the existing conditions accounted for, such as (but not limited to), the level of lighting existing in the area, the proposed times of operation and lighting technology proposed (Electrical Projects Australia Pty Ltd, 2024).

Recommendations in accordance with AS/NZS 4282:2023 'Control of the obtrusive lighting effects of outdoor lighting,' should be considered to reduce light spillage visual impact in low-light, and night conditions. Suggestions are to be considered alongside operational hours, lighting requirements from Council, the practicality of application for certain areas regarding CPTED and recommendations from any lighting consultants.
Employing methods such as:

- Eliminating upward spill lighting by directing light downward
- Shielded fittings
- Energy-efficient bulbs
- Asymmetric beams
- Direction of light from reflective surfaces
- Warm-white colours, where afforded
- Curfew switch off for decorative lighting
- Motion detector control lighting

10.3. Conclusion

Overall, the proposed development results in a MODERATE-HIGH visual impact for close proximity viewpoints (1km or less) and MODERATE-LOW for distant viewpoints (1-4km).

Lower visual impacts occur where infrastructure already dominates the view or where visibility and viewer sensitivity are limited. Moderate impacts arise in locations with mixed-quality views and higher exposure, and high impacts occur in close proximity viewpoints particularly residential and frequently traveled areas where the proposal occupies a substantial portion of the skyline, introduces a visual contrast to the rural setting, and significantly alters the existing landscape character. It should be acknowledged that viewpoints in close proximity to the site generally attribute higher visual impact ratings due to the receptors' inability to gain a wider contextual view, resulting in a narrow view corridor with high contrast.

It should be noted that the visual quality of the surrounding area varies from medium-low to low. This is based on the Visual Quality Reference Table, which evaluates how viewers respond to landscapes and how the community values them for enjoyment and amenity, considering how specific elements shape scenic preference. Whilst the landscape surrounding the proposal does include highly valued visual qualities of the landscape such as the presence of rural structures and minimal disturbance to open rural pastureland, the flat terrain with little to no views of ridge lines, minimal vegetation patterning and uniformity along the skyline, including the presence of commercial and industrial structures, road infrastructure and networks, significantly reduces the visual quality of the area and consequently lowering the rating to low-medium and low.

The proposal is located within land currently zoned B3 Commercial Core, however it seeks to introduce a revised planning framework by rezoning the site to MU1 Mixed Use. While the proposal differs from the existing rural landscape character, which is defined by low scale development, open paddocks, and a predominantly undeveloped visual environment, the intended rezoning is consistent with the strategic direction for the Leppington Town Centre, where substantial urbanisation and densification are provisioned in planning controls and form part of a larger desired future character. Although the proposal does not align with the present visual character, it forms part of the broader transition envisioned for the area and is therefore compatible with the long term planning objectives guiding Leppington's transformation into a higher density urban precinct.

The proposal represents one of several future large scale developments anticipated within the emerging Leppington Town Centre. As an early stage development, it is acknowledged that the proposal will not align with the existing or perceived landscape character when assessed against current site conditions. However, given the transitional nature of the precinct and its planned evolution, the development is consistent with the broader strategic context that aims to establish a town centre and strategic hub supporting residential and retail growth. As the Leppington Town Centre matures and achieves its intended urban character through the subsequent higher density built form, the proposal will be well aligned with the future planning context of the surrounding environment.

10.4. Mitigations

Mitigation measures included within this report are recommendations and opportunities for the proposal to consider to reduce visual impact further and/or maintain viewpoint ratings as they have been assessed. Mitigations are concluded from an analysis of the proposal and potential elements or processes that could provide adverse visual effects in contrast to the desired future character or landscape character of the surrounding area.

Mitigation Strategy

IDENTIFIED CONCERN	RECOMMENDED MITIGATION	COMMENTARY ON CURRENT DESIGNS
GENERAL DESIGN	• Use of recessive colours and materials such as facade treatment and detail elements such as handrails, balustrade and signage to increase visual integration into the viewed landscape	Current, proposed material palette incorporates warm materials and colours. Reds, browns and greys will assist in providing integration into the surrounding landscape and pay homage to the rural character of the surrounding area.
	• Ensuring use of non-reflective surfaces for built elements	The use of glass should be used sympathetically during detailed design to ensure reflected glare and distortion is minimised which will provide contrast to the surrounding landscape.
	• Early works planting of vegetation to boundary edges, to ensure vegetation is established in the early stages of the development if to assist in providing more visual relief	The proposed landscape plan incorporates landscaping and trees to the northern boundary which will provide valuable integration with the existing carpark. This planting should be included in early staging to ensure establishment and ongoing visual relief during construction.
EARTHWORKS	• Maximisation of existing site fill and reduction of imported material to reduce batters and maintenance with existing ground levels and relationship to adjacent neighbouring surface levels	Proposed design levels demonstrate a general consistency with natural ground levels within 500mm and less than 1m high retaining walls required to a small extent (~10%) of the total site perimeter. This would imply that no stablisation will be required. To be confirmed during detail design phase.
EARTHWORKS (Continued)	• Stabilisation of any required batters throughout the whole process with hydromulch and hydroseeding to provide urban greening and reduce erosion for neighbouring lots	Proposed design levels demonstrate a general consistency with natural ground levels within 500mm and less than 1m high retaining walls required to a small extent (~10%) of the total site perimeter. This would imply that no stablisation will be required. To be confirmed during detail design phase.
VEGETATION REMOVAL	• Further investigation of proposed levels to determine potential retention of trees to the northern boundary to provide critical visual relief to close proximity viewpoints	Arborist report indicates removal of all trees within the site boundary. Recommend further investigation regarding the retention of existing trees to the northern boundary. If unable to be retained, proposed canopy trees will provide further integration to gaps where existing vegetation would have previously provided visual relief.
	• Installation of tree protection fencing and retention of existing trees in accordance with AS4970	As per best practice, tree protection fencing should be applied to all trees in close proximity to boundary that may be affected--particularly trees that provide valuable screening from surrounding viewpoints. Refer Arborist report.
ECOLOGY	• Incorporation of local species as per the ecologist recommendations to remain consistent and congruent with existing bushland environment, retention of habitat and ecology.	Landscape palette is to coordinate with ecologist recommendations to ensure species of the surrounding visual environment are used for integration.
DRAINAGE	• Incorporation of local species and planting to assist in water polishing and filtration of stormwater	Landscape palette is to coordinate with civil to ensure any required on site drainage is natural and consistent with the surrounding visual environment softening built infrastructure.
LIGHTING	• Electrical design to consider nearby residential areas and provide sympathetic light control methods to reduce excess spillage.	Coordinate with CPTED requirements and electrical engineering reports, if available, to propose light control methods that are sympathetic to the surrounding landscape and visual environment. Refer Section 10.2.

LIGHTING (Continued)	• Electrical design to consider Dark Sky and surrounding habitats to prioritise only essential lighting and reduce excess light spillage	Reduce feature lighting extents to CPTED required area and/or employ methods that reduce unnecessary spillage. Refer Section 10.2.
	• Construction lighting to be turned off when not in use and localised to active work only	Ensure sustainable lighting is used throughout construction. To be monitored by contractor.
BUSHFIRE	• Consideration of bushfire recommendations and compliance with Planning for Bushfire NSW. The development of performance objectives between the bushfire consultant/landscape architect should be considered to ensure vegetation screening can be implemented to provide screening to nearby residential areas whilst also achieving the retention of existing trees and re-vegetation of habitat requirements.	Landscape design is to coordinate with bush fire consultant and NSW Rural Fire Service Planning for any bushfire requirements to ensure best outcome is achieved for integration with the surrounding visual environment. Not applicable if site is not required to comply.
ANCILLARY FACILITIES	• Location of ancillary facilities away from residences and existing trees and restored to preclearing site conditions, where reasonable.	Ensure consideration throughout construction. To be monitored by contractor.

12. REFERENCES

This visual impact assessment has considered the following documents and resources during assessment:

- Administrative information: https://meconemosaic.au/
- ***Connecting to Country,*** Government Architect NSW, 2023.
- ***Control Of The Obtrusive Effects Of Outdoor Lighting,*** Australian/New Zealand Standard, 2023.
- ***Dark Sky Planning Guideline***, NSW Govt Planning and Environment, June 2023.
- ***Guideline for landscape character and visual impact assessment***, Transport for NSW, June 2023.
- ***Guideline for landscape character and visual impact assessment: Version 2.2,*** New South Wales Government Transport for NSW, 21 August 2020.
- ***Guidelines for Landscape and Visual Impact Assessment: Third Edition,*** Landscape Institute, March 2013.
- ***Guidance Note for Landscape and Visual Assessment,*** AILA, June 2018.
- Landscape and visual assessment workshop, Stacey Brodbeck and Suzie Rawlinson 2023.
- ***Landscape Assessment Guidelines For Professionals Working In Resource Management***, New Zealand Institute of Landscape Architects 'te-tangi-a-te-manu' (2022).
- Nearmap, https://apps.nearmap.com/
- NSW Planning Portal Spatial Viewer https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address, viewed 25.10.2023.
- ***Policy: Use of Photomontages and Visualisation Tools,*** Land and Environment Court of New South Wales, 17 May 2024.
- ***Rural Land Evaluation,*** Department of Planning (DOP), 1988, Government Printer (Dept. of Planning).
- ***Scenic Perceptions of Australian Landscapes***, Williamson, D, 1978, Landscape Australia, Vol. 2, pp 94-100.
- ***Section 12, Visual Assessment, The Mount Arthur North Coal Project Pty Ltd Environmental Impact Statement,*** EDAW (Australia), 2000, URS Australia Pty Ltd, prepared for Coal Operations Australia Limited.
- SIXMaps, https://maps.six.nsw.gov.au/
- ***Social and Economic Impact Assessment (Version 1.1),*** Think Economics, October 2023,
- ***Technical Supplement - Landscape and Visual Impact Assessment,*** Department of Planning and Environment, August 2022.
- ***Visual Representation of Development Proposals,*** Landscape Institute Technical Guidance Note, September 2019 (Currently under review, as of January 2024).
- ***Western Parkland City SEPP***, https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0728, 2021.

terras
landscape architects

412 King Street Newcastle NSW 2305. ABN 67129348842 0249294926