

# Campsie + Assets Street Shop-top Housing

VISUAL IMPACT ANALYSIS

05 — 2026

Acknowledgment of Country

Fuse Architects would like to acknowledge the traditional custodians of the land on which we live and practice, and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres straight culture.

The journey of Aboriginal and Torres Strait islander people and their knowledge of this land is incredibly rich - its importance to the future of our country should never be underestimated.

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26-30 CAMPSIE STREET + 1 ASSETS STREET, CAMPSIE

Project Address 26-30 Campsie + 1 Assets St, Campsie,  
NSW, 2194  
Project Number 2539  
Phase State Significant Development Application  
Version A  
Date Issued 01.05.2026  
Prepared by CH / KT  
Checked by AA

| Version | Amendment              | Date       |
|---------|------------------------|------------|
| -       | For Review and Comment | 02.04.2026 |
| A       | For SSDA Submission    | 01.05.2026 |



**HOT**  
**Hong Loc HOT BREAD**  
PH. 787 3215 HOME MADE PIES, CAKES & PASTRIES

HOME MADE PIES, CAKES & PASTRIES

vodafone  
CHATTIME TV

Welcom  
THE W  
OF F  
FRESH  
& VALUE IS  
QUALITY  
AIM!  
HOU  
WE  
3am-7pm

**THE WORLD OF FRUIT**

nab  
SHOES  
SOLIER  
BAGS LEISURE



**CAMPsie CENTRE**  
600 SPACES  
← **P**  
ALTERNATIVE  
270 SPACES **P** ↑

1/2 P  
8:30-9:30  
NO STOPPING



VEHICLES  
UNDER 0.6m  
EXCEPTED





**1**



# **Introduction**

# 1.1 PURPOSE OF THIS REPORT

|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| Application number: | SSD - 9972 7456                                                 |
| Project name:       | Campsie + Assets Street Shop Top Housing                        |
| Location:           | 26-30 Campsie Street and 1 Assets Street,<br>Campsie, NSW, 2194 |
| Applicant:          | Nascon                                                          |

## Introduction

This Visual Impact Analysis has been prepared by Fuse Architects and ArchImage to accompany an application for a State Significant Development (SSD-9972 7456) for the development of a mixed use development with infill affordable housing at 26-30 Campsie Street and 1 Assets Street, Campsie, NSW, 2194.

The application seeks consent for the demolition of existing structures on the site and the development of residential apartments (including affordable housing), childcare and a neighbourhood shop with servicing areas and parking contained within the building’s basement. Public domain improvements are also proposed, including a new footpath providing a direct connection between Campsie Street and Wilfred Avenue.

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings and structures.
- Earthworks and excavation of the site to a basement depth of RL +5.30m.
- Construction of a mixed-use building to 16 storeys (RL +77.30m) comprising residential, neighborhood shop and childcare uses.
- The development of 116 apartments (with infill affordable housing) with residential amenities and services.
- Landscaping, civil and stormwater works.
- Augmentation of, and connection to, existing utilities as required.

## Description

The proposal is for a 16 storey building with 4 levels of basement below. The development contains the following uses:

- Residential apartments: A total of 116 apartments with infill affordable housing, comprising 17 x 1 bed apartments, 84 x 2 bed apartments and 15 x 3 bed apartments with recreational facilities at the rooftop terrace level.
- Childcare centre for 107 children: occupying ground level and level 1.
- A neighborhood shop on ground level.
- Basement parking: 155 car spaces, 3 motorbike spaces and 26 bicycle spaces.
- Servicing and plant equipment.

The gross floor area (GFA) for the proposed development is described below:

- Total GFA: 11,607 m²
  - Residential GFA: 10,916 m²
  - Non-residential GFA: 691 m²

The purpose of the project is to provide a high-quality mixed-use development in an accessible location within Campsie Town Centre North, providing affordable housing opportunities complemented by childcare and retail uses within this well serviced location.

## The Site

The site is located at 26-30 Campsie Street and 1 Assets Street in the Campsie Town Centre within the City of Canterbury-Bankstown Local Government Area (LGA). It is surrounded by predominantly low to medium scale residential and mixed use buildings.

The site has an area of approximately 1,725.8 sqm. The site is regular in shape and is located within the Town Centre North character area, opposite the railway corridor. The site is currently occupied by 4 existing low scale residential buildings.



**Figure 1**  
Site location in the broader context of Campsie  
Source: Nearmaps

**2**



**View Selection**



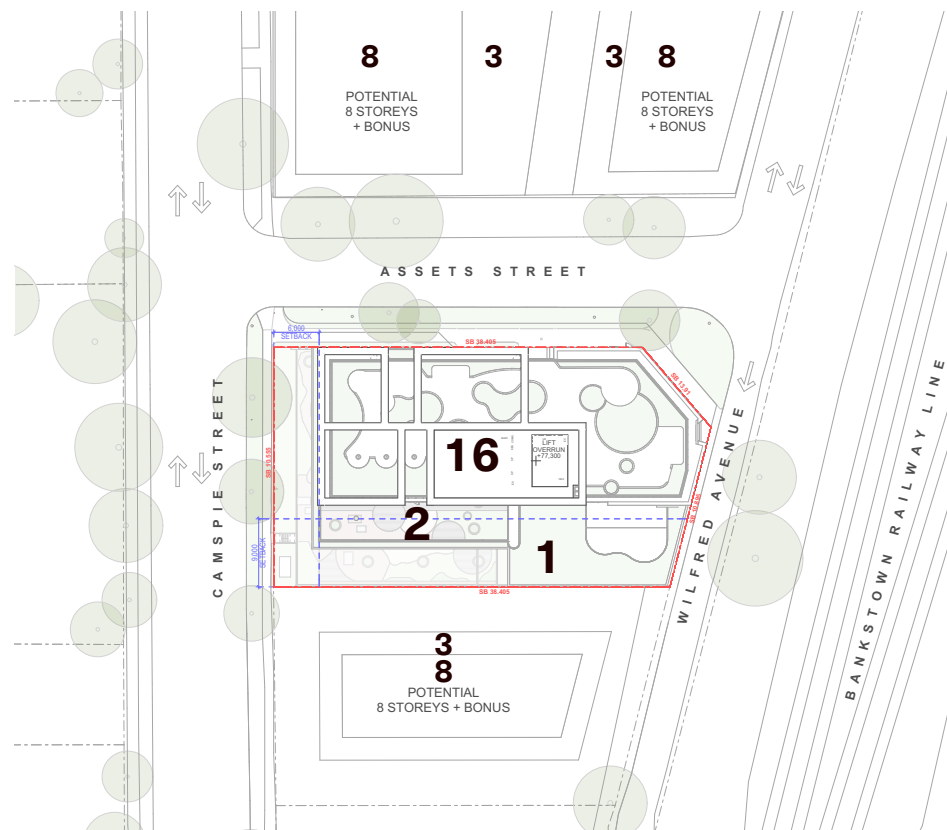
# OVERVIEW OF THE PROPOSAL

Campsie is undergoing significant transformation with recent high-density developments and planning initiatives that align with broader metropolitan planning objectives for more housing. It will continue to evolve with the development of Campsie Town Centre Masterplan.

The proposal is for a 16 storey building with 4 basement levels. The development proposes 116 housing dwellings with a neighbourhood shop at ground level and a childcare on Ground and level 1 providing space for 102 children.

The visual impact of the proposed development was determined by evaluating its visual effect in the context of the visual sensitivity of the surrounding land use areas from which the proposed development is visible.

The report provides an outline of the existing visual character of Campsie Town Centre and the anticipated changes following development. The comparison is provided in both a 'proposed' scenario based on the impact of proposal only and a 'proposed with future context' scenario based on the impact of the proposal within the planning controls that envisage greater intensification of the Centre and proposed developments within the surrounding context that are currently being developed under the HDA planning pathway.



26-30 CAMPSIE STREET + 1 ASSETS STREET, CAMPSIE

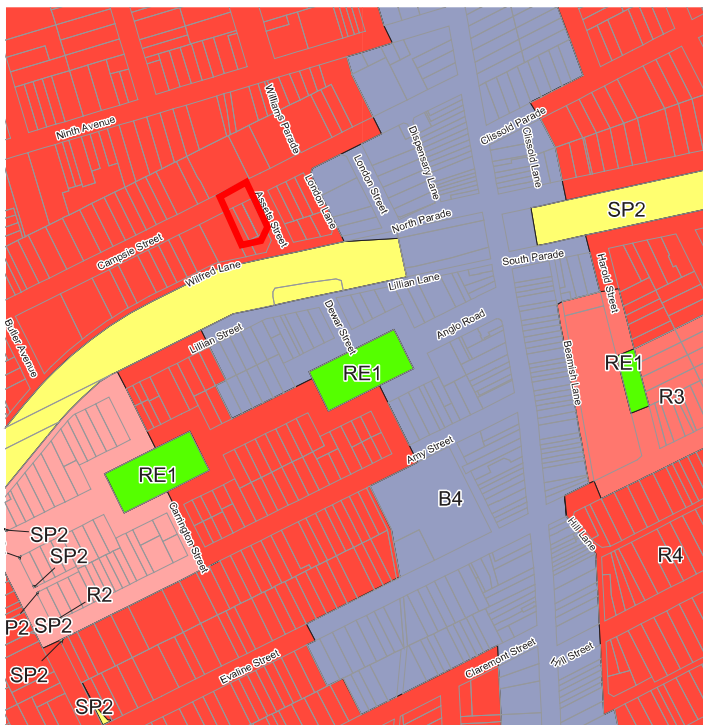


FUSE—ARCHITECTS



# PLANNING CONTEXT

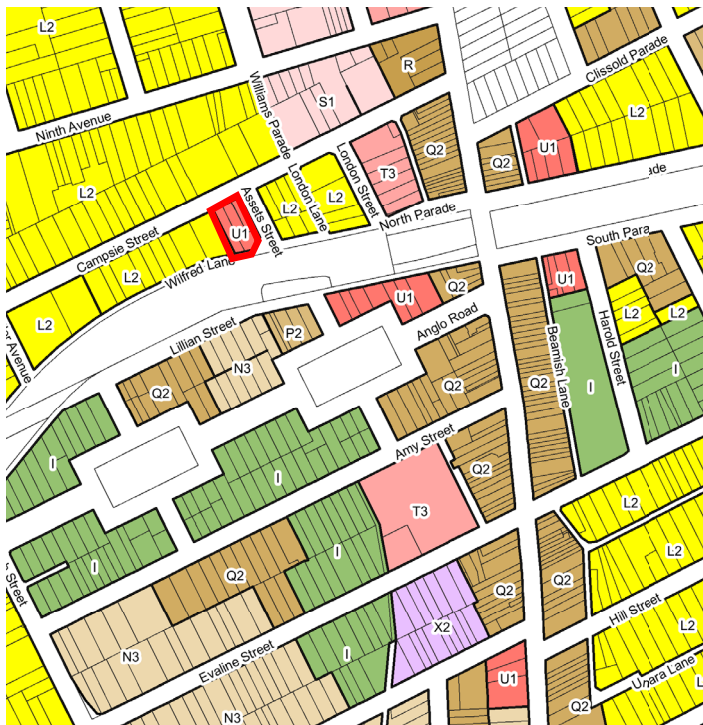
## Canterbury - Bankstown Local Environmental Plan 2021 (LEP 2021)



### LAND ZONING

Site is zoned R4 High Density Residential

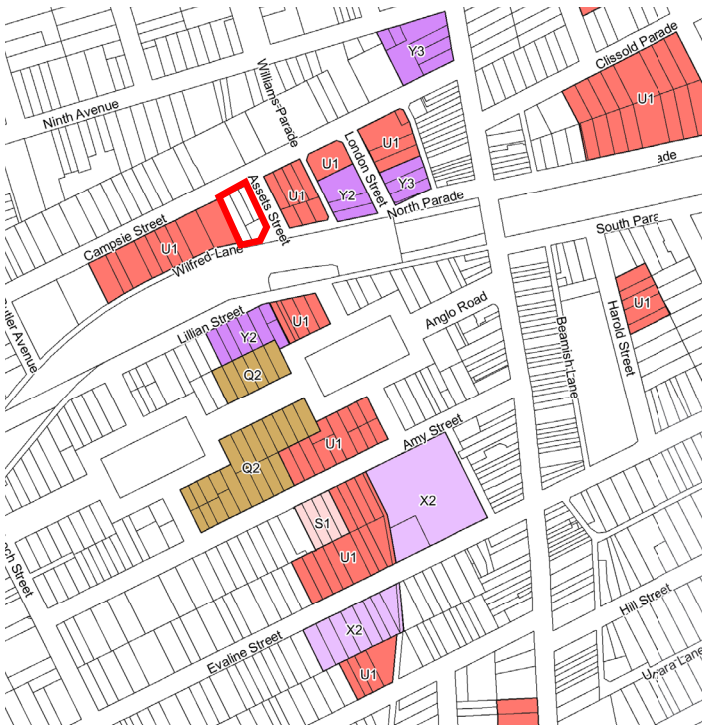
- The objectives of this zone are as follows:
- To provide for the housing needs of the community within a high density residential environment.
  - To provide a variety of housing types within a high density residential environment.
  - To enable other land uses that provide facilities or services to meet the day to day needs of residents.
  - To minimize conflict between land uses within this zone and land uses within adjoining zones.
  - To allow for increased residential density in accessible locations to maximize public transport patronage and encourage walking and cycling.
  - To promote a high standard of urban design and local amenity.



### HOB

Maximum building height - 30m

- The objectives of this clause are as follows:
- To establish a maximum height of buildings to enable appropriate development density,
  - To ensure that the height of buildings is compatible with the character of the locality,
  - To minimize the visual impact of development,
  - To ensure sufficient solar access and privacy for neighboring properties.



### INCENTIVE HOB

There is no incentive height on the site but the adjacent sites have incentive heights ranging from 30m to the west of the site and up to 67m to the east.

| Legend |                            |
|--------|----------------------------|
| B4     | Mixed Use                  |
| R2     | Low Density Residential    |
| R3     | Medium Density Residential |
| R4     | High Density Residential   |
| RE1    | Public Recreation          |
| SP2    | Infrastructure             |

| Legend |      |
|--------|------|
| I      | 8.5  |
| L2     | 11.5 |
| M      | 12   |
| N3     | 14   |
| Q2     | 15   |
| P1     | 17   |
| P2     | 18   |
| Q1     | 19   |
| Q2     | 20   |
| R      | 21   |
| S1     | 23   |
| T2     | 26   |
| T3     | 27   |
| U1     | 30   |
| V1A    | 36   |
| X2     | 51   |

| Legend |    |
|--------|----|
| Q2     | 20 |
| S1     | 23 |
| T2     | 26 |
| U1     | 30 |
| U3     | 33 |
| V1A    | 36 |
| W1     | 41 |
| W2     | 42 |
| X2     | 51 |
| Y2     | 54 |
| Y3     | 67 |

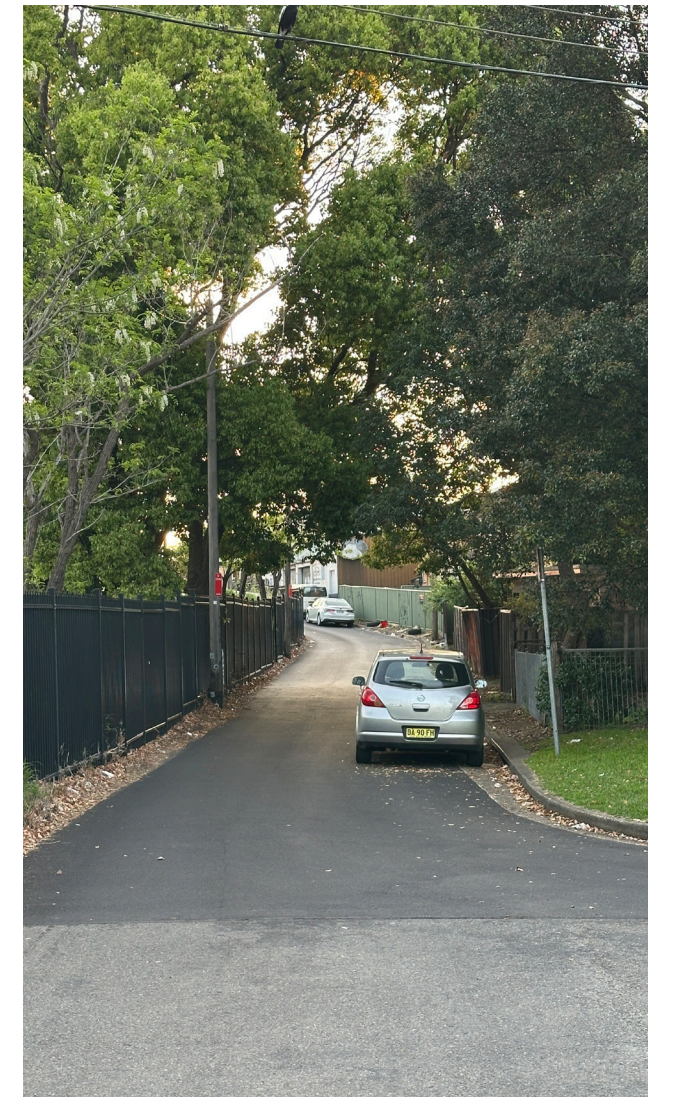


# EXISTING VISUAL CHARACTER

The site is located at 26-30 Campsie Street & 1 Assets Street - Campsie, within the Canterbury-Bankstown Local Government Area (LGA). The site is surrounded by predominantly low to medium scale residential buildings.

The site is regular in shape and is located within Campsie Town Centre, opposite the railway corridor. The site is currently occupied by low scale residential buildings.

Under Council's vision for the town centre, the area will evolve from low and medium rise buildings to high density residential and mixed use buildings.





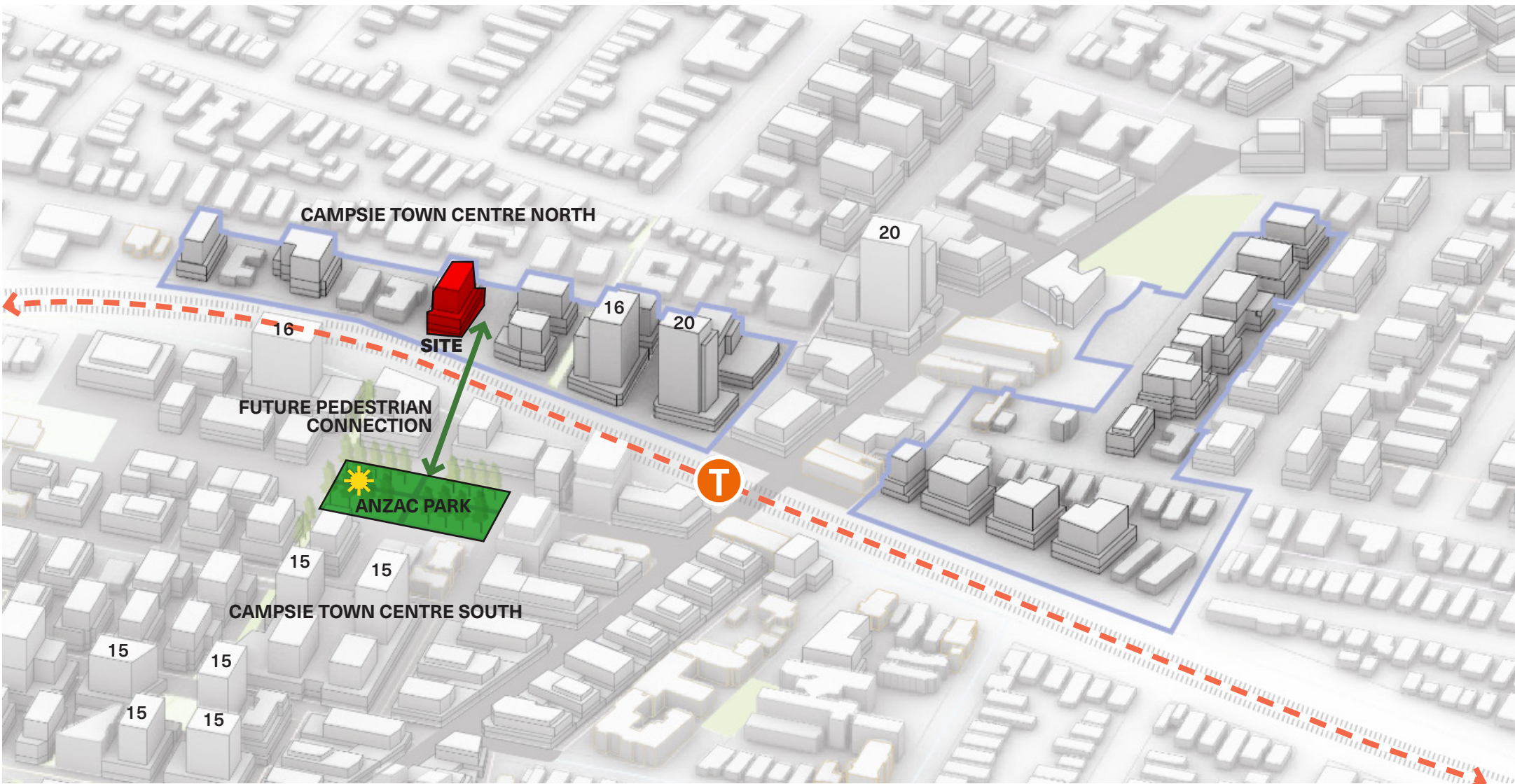
# POTENTIAL FUTURE VISUAL CHARACTER

## Campsie Town Centre Masterplan

The site is within the Campsie Town Centre (North) Character Area that is located north of the train line. The site is in a key corner location, with a future pedestrian connection providing direct access to Anzac Park and Campsie Town Centre South.

Under Council's Masterplan, the area will be transformed from the current low to medium density condition, to a high density urban fabric, supported by the existing network of streets and lanes.

The area will have increased connectivity to the train station by the introduction of new pedestrian/cycle lanes and new open spaces at key intersections.



### CAMPSIE TOWN CENTRE



Future Look and Feel envisioned under the Campsie Town Centre Masterplan (page 46)



# KEY VIEW POINTS SELECTION

## SITE VISIT AND CONTEXTUAL ANALYSIS

Fuse Architects inspected a number of locations to understand the key street views and visual prominence of the site and cross referenced these locations with aerial photography to identify areas from which the proposed development could potentially be seen.

The vantage points were chosen due to the significant use and exposure of the areas, as well as, the need to understand and document any potential changes to the view and/ or experience of these sites, from:

- Publicly accessible areas and public recreation spaces;
- Key public transport nodes with high pedestrian affluence; and
- Key streets and vistas
- The photos labeled 'existing' were captured during site visits by both Fuse Architects and ArchImage, taken in January 2026.

As part of the view verification, only the views marked were analysed as these were identified to be impacted (at least in the short term) to have relatively high visual impact due to the nature of the immediate area being relatively un-developed.

- Site
- 1 Key view assessed with low impact
- 1➔ Key view to be assessed further
- R4 High Density Residential
- Mixed Use
- Open Space
- Educational Uses
- Community Uses





# VISUAL IMPACT ANALYSIS

A qualitative assessment of the visual impacts and changes to landscape has been undertaken with reference on the RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (EIA-N04, version 2.3, dated 8 June 2023).

The determination of the impacts is based on the following criteria:

**Sensitivity**

Sensitivity is defined as “The sensitivity of a landscape character zone or view and its capacity to absorb change.” In the case of visual impact this also relates to the type and number of viewers.

**Magnitude**

Magnitude is defined as “The measurement of the scale, form and character of a development proposal when compared to the existing condition”. In the case of visual assessment this also relates to how far the proposal is from the viewer.

The combined assessment of the sensitivity and magnitude provides the rating for the visual impact and justification is provided for each visual assessment and a summary of the outcomes is provided upon completion of the impact analysis.

**CONCLUSIONS**

The conclusions of the report are based on the relationship between the visual impact assessment method, as per the EIA-N04, 2023 and how the design outcome reflects upon the future vision for the Precinct.

Although the existing context is largely low to medium density, there are planning controls in place for Campsie Town Centre North and the surrounding areas that allow the entire Mixed-Use zone to be built with high rise buildings.

The report compares the vantage points as ‘proposed’ and ‘proposed with future context’ photomontages. The ‘proposed’ photomontage depicts the proposal within the existing context. The ‘proposed with future context’ photomontage is the proposal in context with the massing from the Reference Masterplan for Campsie Town Centre and is what could be built in the future under current the planning controls for the Station Precinct. The future proposal for sites to the east that are currently under investigation as part of the HDA pathway have also been included.

The main aim of the Visual Impact Analysis is to study the visual impacts of the proposal to the planning controls on key view points. Our findings revealed that the proposal results in visual impacts considered to be in the moderate to low ranges in the long term

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|             |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
| SENSITIVITY | High             | High impact       | High Impact       | Moderate High     | Moderate High     | Moderate          | Negligible impact |
|             | High to Moderate | High Impact       | Moderate High     | Moderate High     | Moderate          | Moderate          | Negligible impact |
|             | Moderate         | Moderate High     | Moderate High     | Moderate          | Moderate          | Moderate-low      | Negligible impact |
|             | Moderate to Low  | Moderate          | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Negligible impact |
|             | Low              | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Low impact        | Negligible impact |
|             | Negligible       | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact |

The Visual Impacts Assessment table correlates Magnitude and Sensitivity.



Existing View 1

This view point is assessed to be High to Moderate sensitivity, High to Moderate magnitude.



|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|             |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
| SENSITIVITY | High             | High impact       | High Impact       | Moderate High     | Moderate High     | Moderate          | Negligible impact |
|             | High to Moderate | High Impact       | Moderate High     | Moderate High     | Moderate          | Moderate          | Negligible impact |
|             | Moderate         | Moderate High     | Moderate High     | Moderate          | Moderate          | Moderate-low      | Negligible impact |
|             | Moderate to Low  | Moderate          | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Negligible impact |
|             | Low              | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Low impact        | Negligible impact |
|             | Negligible       | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact |

Existing View 2

This view point is assessed to be High to Moderate sensitivity, High to Moderate magnitude.



|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|             |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
| SENSITIVITY | High             | High impact       | High Impact       | Moderate High     | Moderate High     | Moderate          | Negligible impact |
|             | High to Moderate | High Impact       | Moderate High     | Moderate High     | Moderate          | Moderate          | Negligible impact |
|             | Moderate         | Moderate High     | Moderate High     | Moderate          | Moderate          | Moderate-low      | Negligible impact |
|             | Moderate to Low  | Moderate          | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Negligible impact |
|             | Low              | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Low impact        | Negligible impact |
|             | Negligible       | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact |

Existing View 3

This view point is assessed to be High to Moderate sensitivity, High to Moderate magnitude.



|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|             |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
| SENSITIVITY | High             | High impact       | High Impact       | Moderate High     | Moderate High     | Moderate          | Negligible impact |
|             | High to Moderate | High Impact       | Moderate High     | Moderate High     | Moderate          | Moderate          | Negligible impact |
|             | Moderate         | Moderate High     | Moderate High     | Moderate          | Moderate          | Moderate-low      | Negligible impact |
|             | Moderate to Low  | Moderate          | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Negligible impact |
|             | Low              | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Low impact        | Negligible impact |
|             | Negligible       | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact |

Existing View 4

This view point is assessed to be High to Moderate sensitivity, Moderate magnitude.



|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|             |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
| SENSITIVITY | High             | High impact       | High Impact       | Moderate High     | Moderate High     | Moderate          | Negligible impact |
|             | High to Moderate | High Impact       | Moderate High     | Moderate High     | Moderate          | Moderate          | Negligible impact |
|             | Moderate         | Moderate High     | Moderate High     | Moderate          | Moderate          | Moderate-low      | Negligible impact |
|             | Moderate to Low  | Moderate          | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Negligible impact |
|             | Low              | Moderate          | Moderate          | Moderate-low      | Moderate-low      | Low impact        | Negligible impact |
|             | Negligible       | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact | Negligible impact |



**2**



## **Key View Analysis**



# VISUAL IMPACT ANALYSIS

## 26-30 Campsie Street, Campsie State Significant Development Application

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Prepared By  | <b>Daniel Hou</b><br>Director<br><b>Archimages 3D</b><br>60/ 49-51 Mitchell Road<br>Brookvale NSW 2100 |
| Project Team | <b>Architect   Fuse Architects</b><br>Studio 212-59<br>Great Buckingham Street<br>Redfern NSW 2016     |
|              | <b>Planner   Sutherland &amp; Associates Planning</b><br>PO Box 814<br>Bowral NSW 2576                 |
|              | <b>Surveyor   W. Buxton</b><br>76 Willison Road<br>Carlton NSW 2218                                    |



# METHODOLOGY

## 1.0 INTRODUCTION

The methodologies described in this document are based on current best practice and follow the Environmental Impact Assessment Practice No. 4 Guidelines, March 2013, RMS and the requirements of the Land and Environment Court and relied on as or as part of expert evidence in Class 1 appeals that apply for proceedings commenced on or after 1 October, 2013.

Archimages 3D have extensive experience in producing visual impact analysis for development proposals for local councils, government planning authorities, and the Land & Environmental court for the past 18 years.

## 2.0 VISUAL ASSESSMENT METHODOLOGY

The methodology used for the analysis is described below.

### 2.1 CRITERIA FOR ANALYSIS

The Visual Impact Analysis involves the visual assessment of the proposed from 5 different view points (below). These have been selected by the planner to provide a representative sample of key vantage points to the site, including nearby residential, commercial, and recreational areas.

- View 1: Campsie Street looking north east.
- View 2: Campsie Street looking south west.
- View 3: Wilfred Avenue looking west.
- View 4: Lilian Street looking north west.





# METHODOLOGY

## 3.0 VISUAL MATERIAL

The visual material provided in this report are based on current best practice and follow the requirements of the Land and Environment Court and relied on as or as part of expert evidence in Class 1 appeals that apply for proceedings commenced on or after 1 October, 2013. It was assumed that all the information including the architectural drawings, 3D CAD model, and survey data supplied by the relevant project team were correct and accurate.

### 3.1 SUPPORTING EVIDENCE

#### Photography

The background photography used for the photomontage images was derived from a digital Canon EOS 5D Mark II, 21.10 Megapixel resolution camera with a full size sensor / 1:1 lens conversion ratio. A Canon EF, L series 17-40mm lens was used. The methodology used in the production of the photographic images form the pictorial basis for the creation of the photomontage/ view impact analysis.

The photography has not been altered or corrected other than minimal exposure and colour correction for optimal viewing. All photography was taken with the lens height centred at 1500mm to simulate standard eye-height. The final camera positions/ view points (6) were nominated by the planner.

#### Survey

Site and surrounding area survey data and site plan provided represents the terrestrial, and building structures in a CAD format. All levels are located to relevant AHD. The survey works were undertaken using GPS equipment together with a long range reflector less electronic distance measuring equipment. An accuracy of + or – 45mm to Ordnance Survey grid/datum was achieved.

#### 3D Model

The three-dimensional computer model of the development was supplied by Fuse Architects and then adapted by Archimages 3D for the purposes of generating the Visual Impact Analysis.

#### Camera Matching

This process is used by setting up a wire frame CAD structure and superimposing into the existing photography using the software 3D Max. Relevant survey data is located in the digitalised photograph for each view is then calculated and imported into 3D Studio Max as a backdrop to the 3D model. The survey data and the specifications of the lens type relating to each existing view are also entered into 3D Studio Max. The survey points of the camera position and those relating to specified objects within each particular image are then highlighted on the digitised image. Once the process of camera matching is complete, the 3D model of the proposed development is accurately positioned within each of the existing photographs.

#### Camera Information

| Camera Information |              |                    |           |
|--------------------|--------------|--------------------|-----------|
| Name               | Focal Length | Camera Height (RL) | Date      |
| View 1             | 17 mm        | 20                 | 5/03/2026 |
| View 2             | 17 mm        | 20.2               | 5/03/2026 |
| View 3             | 17 mm        | 20.8               | 5/03/2026 |
| View 4             | 17 mm        | 20.2               | 5/03/2026 |

#### Software

The following software products were used to produce the photomontage images.

#### 3D Studio Max

Application: to camera match the wire frame CAD model into the existing photography.

#### VRAY Renderer

Application: to render out each photomontage image.

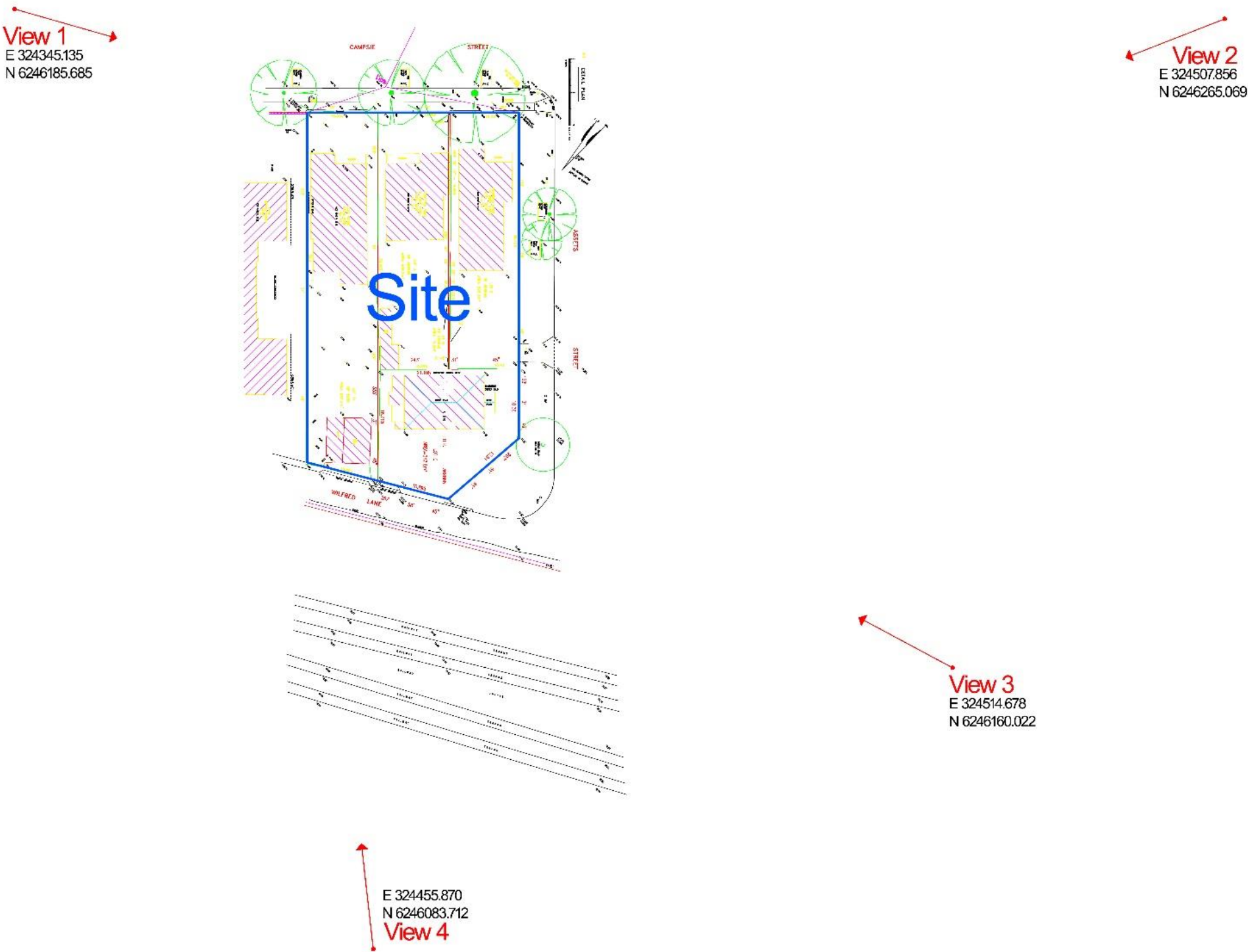
#### Adobe Photoshop

Application: to compose the final montage by placing the rendered image accurately into the background photography.



# METHODOLOGY

## 3.2 SURVEY OF CAMERA LOCATIONS





# KEY VIEW 1



View 1\_MG\_8412 - Existing



View 1\_MG\_8412 - Proposed



View 1\_MG\_8412 - Proposed with Future Context





# KEY VIEW 1

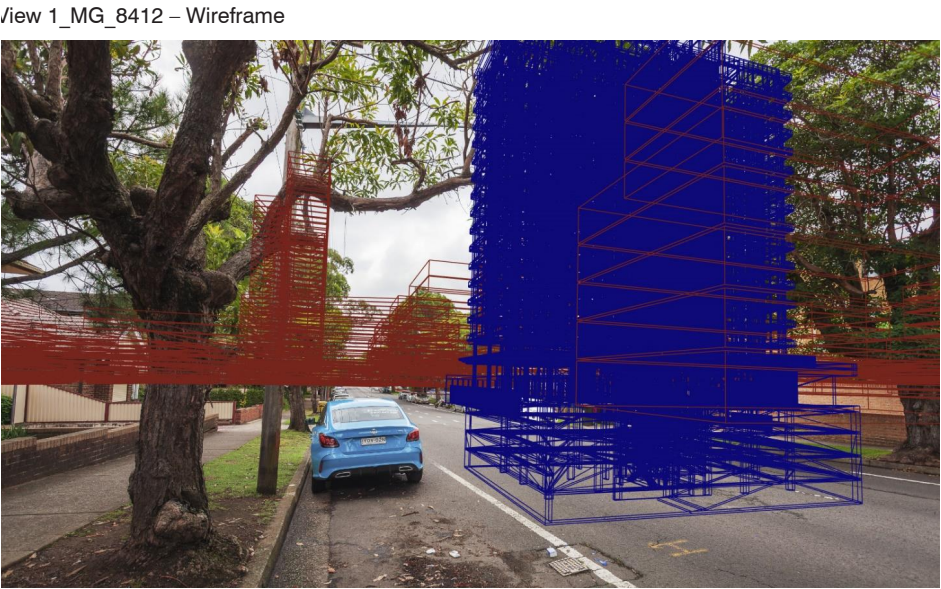
Key Plan



View 1\_MG\_8412 - Reference Points



View 1\_MG\_8412 - Proposed with Wireframe





# KEY VIEW 2

Key Plan



View 2\_MG\_8417 - Existing



View 2\_MG\_8417 - Proposed



View 2\_MG\_8417 - Proposed with Future Context





# KEY VIEW 2

Key Plan



View 2\_MG\_8417 - Reference Points



View 2\_MG\_8417 - Proposed with Wireframe





# KEY VIEW 3

Key Plan



View 3\_MG\_8420 - Existing



View 3\_MG\_8420 - Proposed



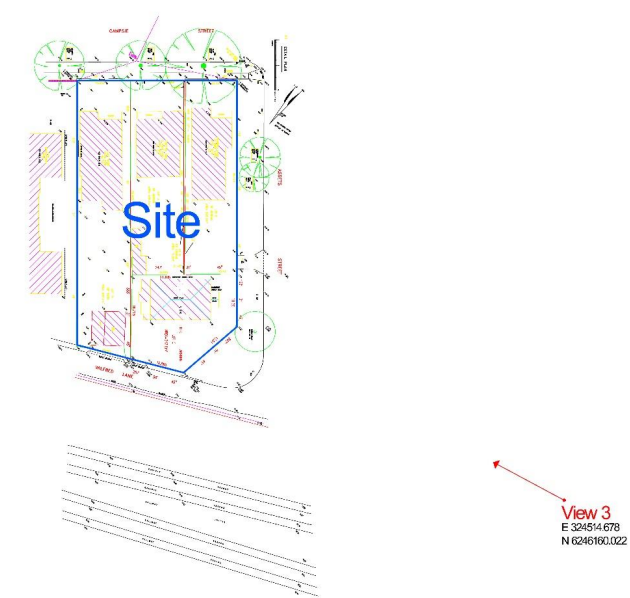
View 3\_MG\_8420 - Proposed with Future Context





# KEY VIEW 3

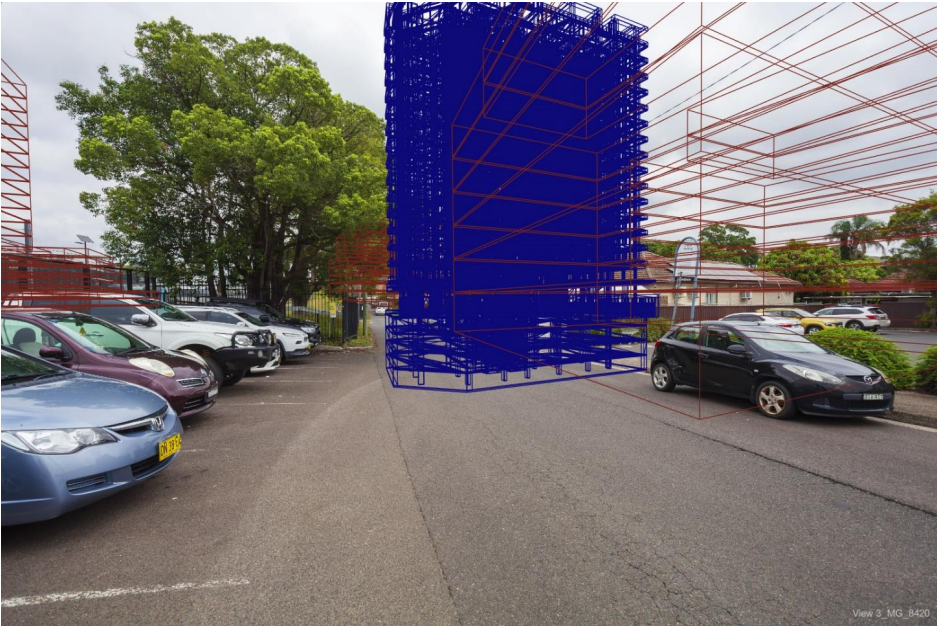
Key Plan



View 3\_MG\_8420 - Reference Points



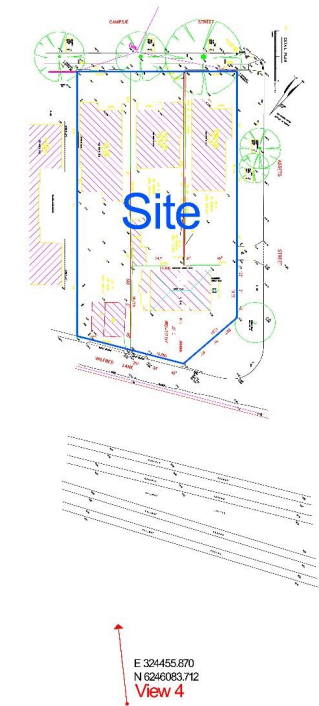
View 3\_MG\_8420 - Proposed with Wireframe





# KEY VIEW 4

Key Plan



View 4\_MG\_8424 - Existing



View 4\_MG\_8424 - Proposed



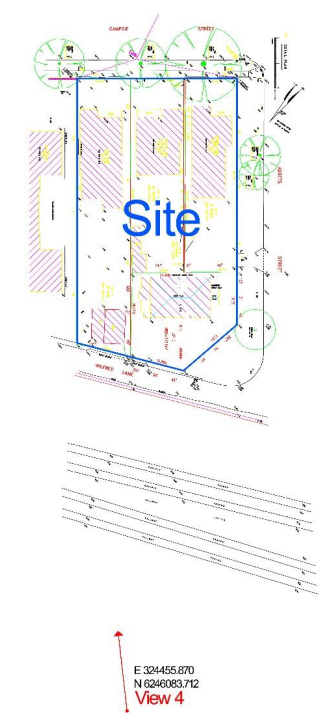
View 4\_MG\_8424 - Proposed with Future Context





# KEY VIEW 4

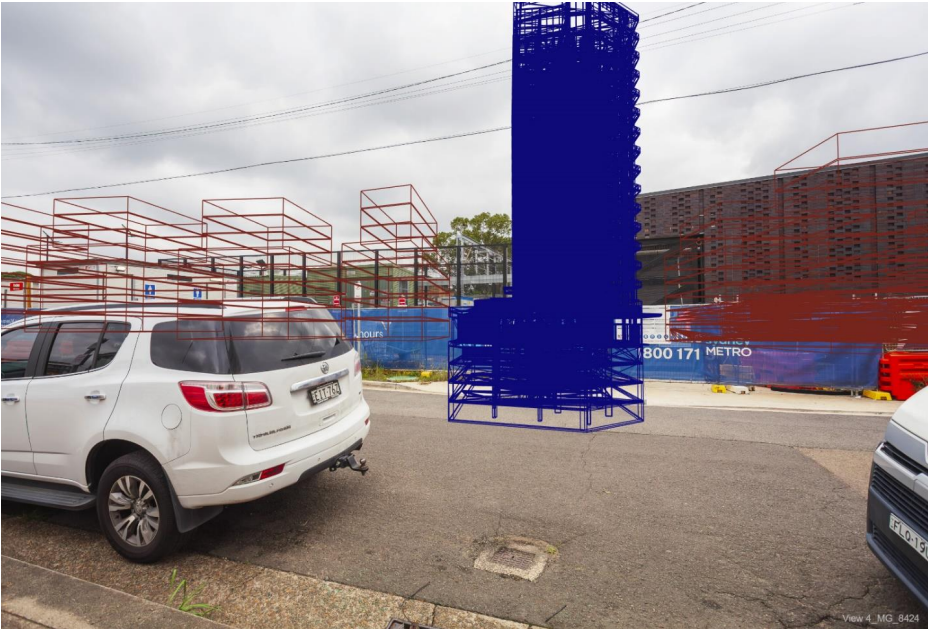
Key Plan



View 4\_MG\_8424 - Reference Points



View 4\_MG\_8424 - Proposed with Wireframe





**4**



**Conclusions**



# CONCLUSIONS

## View 1

**Extent of the impact:** Severe in the short term, Moderate to Low in the long term.

**Reasonableness of proposal:** Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of the future vision for the area

### Existing



### Proposed



### Proposed with Future Context



## View 2

**Extent of the impact:** Severe in the short term, Moderate to Low in the long term.

**Reasonableness of proposal:** Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of proposed future developments in the area.

### Existing



### Proposed



### Proposed with Future Context





# CONCLUSIONS

## View 3

**Extent of the impact:** Severe in the short term, Moderate to Low in the long term.

**Reasonableness of proposal:** Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of the future vision for the area.

### Existing



### Proposed



### Proposed with Future Context



## View 4

**Extent of the impact:** Severe in the short term, Moderate to Low in the long term.

**Reasonableness of proposal:** Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of the future vision for the area.

### Existing



### Proposed



### Proposed with Future Context





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