320 DWYER ROAD

Landscape Character and Visual Impact Assessment

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TERMS AND ACRONYMS

Table 1: Terms

Term	Description
Amenity	"The pleasantness of a place as conveyed by desirable attributes including views, noise, odour etc." (Australian Institute of Landscape Architects, 2018)
Camden Council	Local Government Area (LGA) for the Proposal area.
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." (Australian Institute of Landscape Architects, 2018)
Effect	The landscape or visual outcome of a proposed change. the combined result of sensitivity together with the magnitude of the change. (Australian Institute of Landscape Architects, 2018)
Impact	The categorisation of effects. Legislative context is considered in defining 'impacts' and their significance. (Australian Institute of Landscape Architects, 2018)
Landscape	"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 bio-physical elements with the cultural overlay of human use and values." (Australian Institute of Landscape Architects, 2018)
Landscape Character	"The combined quality of built, natural and cultural aspects which make up an area and provide its unique sense of place." (Transport for NSW, 2020)
Landscape Character Zone	"An area of landscape with similar properties or strongly defined spatial qualities, distinct from areas immediately adjacent." (Transport for NSW, 2020)
Magnitude of change	The extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that in this report that are 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. (Australian Institute of Landscape Architects, 2018)
Proposal	Construction and operation of the new communication infrastructure.
Proposal area	The extent to which the communication infrastructure upgrade would occur, including demolition and work to the tower and other ancillary items.
Road reserve	Public roads that are controlled by a local authority/ government or other State authority.
RPS	The author of this Landscape Character and Visual Impact Assessment.
Scenic amenity	"A measure of the relative contribution of each place to the collective appreciation of the landscape." (Australian Institute of Landscape Architects, 2018)
Sensitivity	"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." (Australian Institute of Landscape Architects, 2018)
Values	"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." (Australian Institute of Landscape Architects, 2018)
View	"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." (Australian Institute of Landscape Architects, 2018)
Viewpoint	"The specific location of a view, typically used for assessment purposes." (Australian Institute of Landscape Architects, 2018)

Visual amenity	The attractiveness of a scene or view." (Australian Institute of Landscape Architects, 2018)
Visual catchment	The Australian Institute of Landscape Architects describes visual catchment as "Areas visible from a combination of locations within a defined setting (may be modelled or field-validated)." (Australian Institute of Landscape Architects, 2018)
Visual prominence	Is determined by the size, height and colour of proposed infrastructure elements and the degree to which the landscape within which they sit can assist in reducing their visual prominence (e.g., screening vegetation, landform, etc.).
Visual receptor	Individuals and/or defined groups of people who have the potential to be affected by a Proposal. These are sensitive visual receptors such as houses, roads and other infrastructure that is used frequently.

Table 2: Acronyms

Abbreviation	Title
AHD	Australian Height Datum
DDA	Commonwealth *Disability Discrimination Act 1992*
EP&A Act	*NSW Environmental Planning and Assessment Act 1979*
Infrastructure SEPP	*State Environmental Planning Policy (Infrastructure) 2007*
LCZ	Landscape Character Zone
LEP	Local Environment Plan
LGA	Local Government Area
REF	Review of Environmental Factors

1 INTRODUCTION

1.1 Purpose

RPS has been commissioned by Assyrian Schools Limited to undertake a Landscape Character and Visual Impact Assessment (LCVIA) for proposed upgrade of a new community facility, located at 320 Dwyer Road, Leppington, New South Wales.

This Landscape Character and Visual Amenity Impact Assessment delivers an objective assessment of the probable impacts on the visual environment resulting from the construction and operation of the *Proposal*. This report outlines results from site assessment and describes the present landscape character. It documents the assessment of *visual impact* resulting from the Proposal and provides, if required, recommendations for suitable mitigation measures.

1.2 Study Limitations

This assessment is intended to be an objective report, based on professional analysis of the provided design. This report seeks to establish the anticipated visual impacts of the *Proposal* on a range of *receivers*.

Landscape character and visual impact assessment requires qualitative (subjective) judgements to be made based on our professional background and expertise as Landscape Architects. The assessment process aims to be objective and describe any changes factually. Potential changes because of the *Proposal* have been defined, however the significance of these changes requires qualitative (subjective) judgements to be made. The conclusions of this assessment therefore combine objective measurement and subjective professional interpretation.

The opinions, conclusions and any recommendations in this report are based on assumptions made by RPS as described in this report.

1.3 Methodology

The methodology for this report is based on the *Guidance Note for Landscape and Visual Assessment* (Australian Institute of Landscape Architects, 2018). As well the methodology of this report is also guided by *Guideline for Landscape character and visual impact Environmental Impact Assessment Practice Note assessment EIA-N04* (Transport for NSW, 2020).

The methodology adopted is process-driven, consistent, and based on professional, value judgement of commonly accepted and adopted criteria in the industry.

The methodology for this visual impact assessment involves the following activities:

- Desktop study using aerial photography to identify the potential visual catchments and possible visual receptors.
- Ground-truthing of assumptions reached through initial desktop studies by visiting the *Proposal area* and surrounding vantage points (from publicly accessible areas) on 17th March 2021.
- Describing and evaluating the existing landscape character and visual environment to establish a baseline for the visual assessment.
- Identifying sensitive visual receptors. Sensitive visual receptors are people who could experience a visual impact.
- Undertaking a visual impact assessment using the grading matrix, considering visual sensitivity (of the visual amenity or viewpoints) and the magnitude of the visual change, to arrive at an overall level of visual impact.

In the preparation of undertaking the visual impact assessment views from habitable room windows and private outdoor areas of residences are treated as sensitive receptors. Views from residual land beyond the primary outdoor area (such as driveways, roadways, easements) are treated as less sensitive receptors.

This assessment adopts the standard methodology of sensitivity relating to proximity - the greater the distance between the visual receptor and the Proposal, the lesser the visual sensitivity of that visual receptor.

Key information reviewed as part of this report included:

- *Architectural Plans – Prepared by PMDL - dated 1 March 2021.*
- *Landscape Architectural Plans – Prepared by Umbaco – dated March 2021.*
- *Civil Engineering Plans – Prepared by Henry & Hymas - dated 1 March 2021.*
- *Addendum Planning Report- Prepared by The Planning Hub – dated 2 March 2021.*
- *Camden Development Control Plan – 2011 (amended 8 May 2018)*
- *Camden Local Environmental Plan – 2010 (amended 26 February 2021)*

2 PROPOSAL OUTLINE

2.1 Site Description

The Proposal site is located at 320 Dwyer Road, Leppington. The site is located on a closed loop road accessible from:

- Camden Valley Way.
- Hulls Road via George Road.

The site currently contains a single-story dwelling, a garage structure, fencing of various types and an existing storage shed. There are a number of established exotic and native shrubs and trees onsite. The site is otherwise introduced grassland. The site is located within a rolling landscape – The south west corner of the site is 84m AHD with the site rising to the north east corner at 100m AHD.

Table 3: Proposal area particulars

Aspect	Details
Address	320 Dwyer Road, Leppington
LGA	Camden Council
Coordinates (approx.)	Lat: -33.984336 Long: 150.777504
Site total area (approx.)	2.37ha
Lot and Plan	Lot 76, DP28057
Land zoning (site)	RU4 – Rural Small Holdings
Adjacent land zoning	RU4 – Rural Small Holdings RU1 – Primary Production R5 – Large Lot Residential

Figure 1: Site Locality Map

Figure 2: Context - Topography

2.2 Legislative and Planning Context

The Proposal is subject to the planning requirements of Camden Council. Relevant planning and legislative documents include:

- *Camden Development Control Plan – 2011 (amended 8 May 2018).*
- *Camden Local Environmental Plan – 2010 (amended 26 February 2021).*

Table 4 outlines objectives for development RU4 – Rural Small Holdings (refer **Figure 3**).

Table 4: Local Planning Objectives

Reference	Applicable Principals/Objectives
Camden Development Control Plan – 2011 (amended 8 May 2018)	D1 Rural Land Uses Objectives 1. Ensure that development does not detract from the rural landscape, scenic quality, heritage value, nature conservation significance or agricultural productivity of rural areas. 2. Provide separation between residential uses and noise generating sources. 3. Provide buffers between residential buildings and land uses to minimise the potential for land use conflict and additional pressure on agriculture or other rural activities. 4. Ensure that external finishes used have minimal detrimental impact on the visual amenity of an area. 5. Encourage consideration of all the rural components of development such as fencing, outbuildings, driveways and landscaping in the design of the proposed development. D1.5.2 Rural Fences Objectives 6. Preserve and enhance the rural qualities and the overall amenity of rural areas whilst recognising the desires, needs and rights of residents to have private open space area. 7. Balance the need to preserve and enhance the rural qualities and the overall amenity of rural areas and safety to the public by achieving acceptable standards of fence construction.
Camden Local Environmental Plan – 2010 (amended 26 February 2021)	Objectives of zone (RU4 – Rural Small Holding) • Enable sustainable primary industry and other compatible land uses. • To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. • To minimise conflict between land uses within this zone and land uses within adjoining zones.

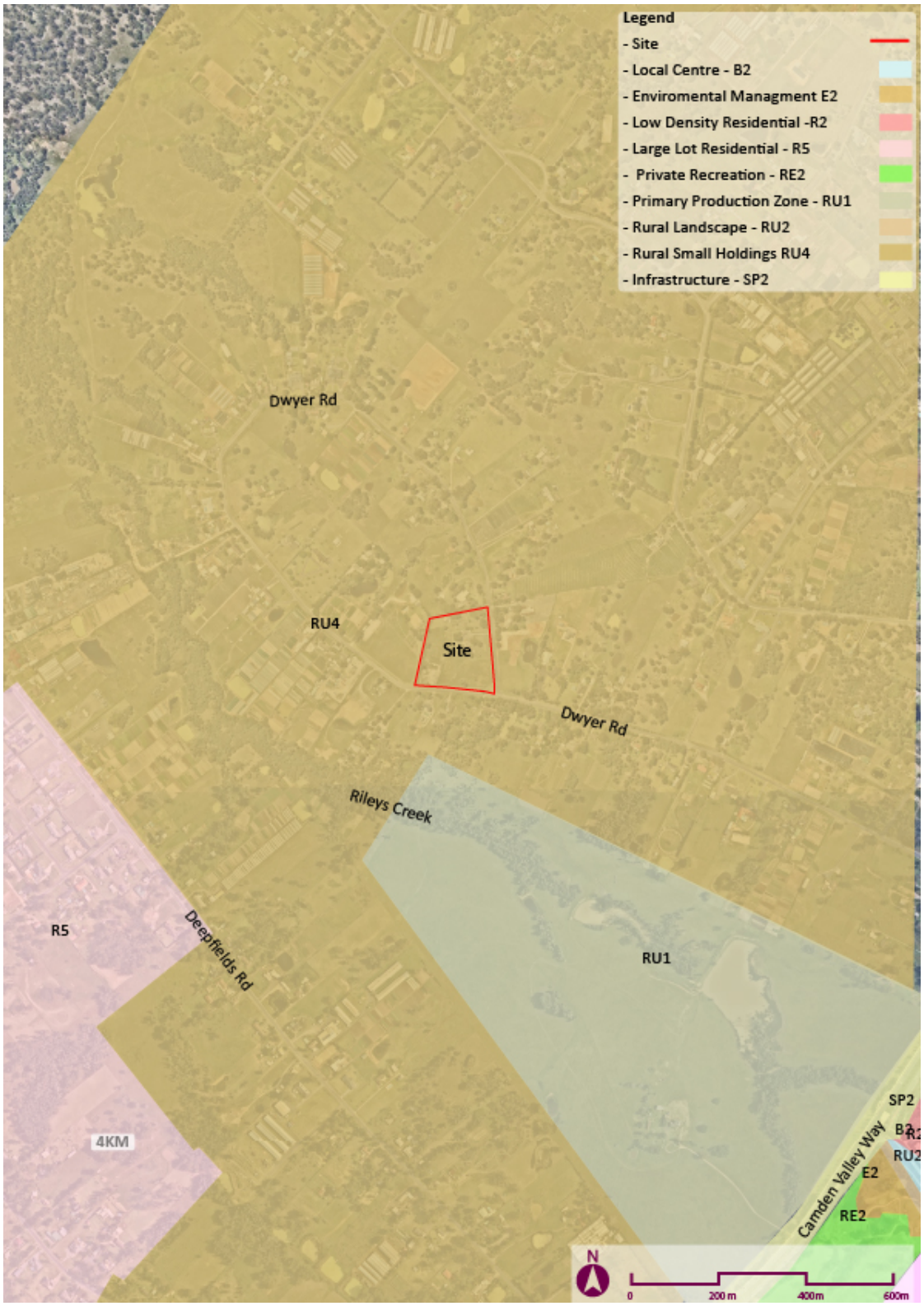

Figure 3: Land Use Zoning (Adjacent to Site)

2.3 Proposal Overview

Generally, the Proposal includes the following:

a. Demolition of existing structures onsite.

b. Construction of church.

c. Construction of hall.

d. Construction of associated landscaping, fencing and carpark facilities.

The key features of the Proposal are summarised as follows and shown in **Figure 4**.

Figure 4: Key Elements of the Proposal

2.3.1 Consideration of Visual Amenity in Development of the Concept Design

A number of initiatives have been incorporated as part of the design process to minimise visual impacts in response to the issues raised by council regarding the development. A summary of these is provided below:

- Removal of the childcare facility from the proposal.
- Reduction of height of the church building.
- Introduction of pitched roof form.
- Introduction varied materials and finishes to complement the existing character of the locality.
- Additional landscaping works throughout.
- 4-5m width Landscape batter proposed to boundary in lieu of retaining walls as site boundary.
- Revised acoustic fencing to maximum height of 1.8m
- Removal of retaining wall.

2.3.2 Materials and Finishes

Subject to final design, the Proposal would include the following materials and finishes:

- Upper-level building - church - textured mid tone masonry, glazing.
- Ground level building - church - mid tone masonry, glazing.
- Lower-level building - church – off form concrete, glazing.
- Upper level - multipurpose hall – mid-tone expressed rib metal cladding, timber battens.
- Ground level building - multipurpose hall - mid tone masonry, glazing.
- Soffits – timber look.
- Chain-wire fencing at shared property boundary.
- Black palisade fencing on Dwyer Road property boundary.
- Timber lapped fencing within property.
- Paved surfaces – a variety of materials.
- Roof materials – metal mid-tone grey colour.

3 LANDSCAPE CHARACTER ASSESSMENT

3.1 Methodology

This chapter outlines the urban landscape character within a localised context to obtain an appreciation of the existing visual environment of the area in which the Proposal is located, and to subsequently develop a visual baseline. This visual baseline will be used as a measurement to gauge the level of visual impact the Proposal has on its surrounding area.

The methodology used to appraise landscape character in this report is based on an objective assessment of the landscape attributes of a place where:

> "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." (AILA - Australian Institute of Landscape Architects, 2018)

The Proposal area is viewed as a whole site within a broader context for the specific purpose of evaluation. The assessment outcomes are used to assist with developing guidelines to manage and plan for the landscape character type and its relationship with the site and Proposal.

3.2 Defining Landscape Character Zones

For the purposes of this assessment a Landscape Character Zone (LCZ) is defined as "An area of landscape with similar properties or strongly defined spatial qualities, distinct from areas immediately adjacent." (Transport for NSW, 2020). An appreciation of the visual character of the present landscape assists in the development of a baseline and means for evaluation in visual impact assessment, and subsequently how the Proposal will influence:

- The present visual environment.
- The aesthetic and perceptual aspects of the landscape.
- The unique character of the landscape.

An LCZ can be defined when there are apparent patterns of elements occurring consistently in a specific type of landscape. The LCZs, and prominent landscape features identified and described below collectively define the overall character for the part of the local area. Five LCZs have been identified within the local area of the Proposal (refer **Figure 5**). The following sections provide a description of each LCZ to convey the landscape character of the locale.

Figure 5: Landscape Character Zones

3.3 Landscape Character Zones

3.3.1 LCZ 1 – Roadways

Table 5: LCZ1 - Roadways

LCZ1 - Roadways	
General description:	The major roadway corridor nearby the Proposal is Camden Valley Way, approximately 1.3km west south east of the Proposal.
Defining Landscape Characteristics:	• Dual Carriageway (2 lanes in each direction) • Divided medium; Width varies. Some area turf only, other areas have shrubs and trees in the median. • Vegetated with a range of Australian native planting and turfs. • Screen planting to sides of carriageway • Pedestrian/Cycleway on at least one side of the road corridor. • Limited driveway accesses. • Traffic dominated landscape.
General commentary on the capacity of this LCZ to absorb change:	The LCZ is a traffic dominated landscape which is highly disturbed from a natural state. This LCZ has the capacity for change and still retain its defining character attributes.

Figure 6: LCZ 1 – Roadways – Typical character image - Camden Valley Highway looking south-west along the northbound carriageway (south of the George Road intersection) – (Photo: RPS)

3.3.2 LCZ 2 – Vegetated Creek

Table 6: LCZ2 – Vegetated Creek

LCZ2 – Vegetated Creek	
General description:	Riley's Creek and tributaries are located approximately 250m to the south and west of the Proposal.
Defining Landscape Characteristics:	• Dense native vegetation including Casuarina cunninghamiana with canopies to 20m. • Upright trunk structure distinctive within vegetation • Nil views through the vegetation structure • No views of creek from outside the vegetation structure.
General commentary on the capacity of this LCZ to absorb change:	The LCZ is a mainly naturalised state with some edge effect impacts. This LCZ would have little capacity for change if the intent is to retain its valued attributes.

Figure 7: LCZ 2 – Vegetated Creek – Typical character image – View from Anthony Road @ Alma Road (Photo: RPS)

3.3.4 LCZ 3 – Raby Estate

Table 7: LCZ 3 – Raby Estate

LCZ 3 – Raby Estate	
General description:	Raby Estate is located approximately 250m to the south of the Proposal. The main house on the property is located 1km south, south west of the Proposal. The Raby Estate property includes parts of LCZ2 – Vegetated Creek.
Defining Landscape Characteristics:	• Open grazing lands with cattle • Dams/Waterways with little surrounding vegetation • Isolated vegetation stands. • Rolling topography • Screened from Camden Valley Way by vegetation buffer. • Two Storey mid-Victorian era painted brick house (NSW Office of Enviroment & Heritage, 2021) • Other historic outbuildings. (NSW Office of Enviroment & Heritage, 2021) • The estate is listed on state Heritage register (5052613).
General commentary on the capacity of this LCZ to absorb change:	The LCZ is a registered historic place. This LCZ has negligible capacity for change if the intent is to retain its valued attributes.

Figure 8: LCZ 3 – Raby Estate at rear of view– Typical character image looking across LCZ type 5 – View from 47 Dwyer Road (Photo: RPS)

3.3.5 LCZ 4 – Open Estates

Table 8: LCZ 4 – Open Estates

LCZ 4 – Open estates	
General description:	Open Estates are a series of grassland paddocks locality within the vicinity of the Proposal occurring around parts of LCZ2.
Defining Landscape Characteristics:	• Open grazing lands • Isolated vegetation stands (predominantly native endemic species) • Lightly rolling topography.
General commentary on the capacity of this LCZ to absorb change:	The LCZ is a landscape which is highly modified from its natural state. This LCZ has the capacity for change and still retain its defining character attributes.

Figure 9: LCZ 4 – Open estates– Typical character image – Eastwood Road (Photo: RPS)

3.3.6 LCZ 5 – Rural Residential

Table 9: LCZ 5 – Rural Residential

LCZ 5 – Rural Residential	
General description:	Rural residential is the LCZ which encompasses the Proposal site and is the dominant LCZ surrounding the Proposal.
Defining Landscape Characteristics:	• Rural type living – Site nominally 1-2 hectares in site • Rolling topography • Eclectic building typology and age. Buildings range from manor type housing to farm shack type buildings. • Horticultural production is noted throughout this LCZ. • Light industrial uses on some lots • Native and introduced vegetation stands throughout limit expansive views. • Eclectic range of fencing types. • Power infrastructure evident in the landscape.
General commentary on the capacity of this LCZ to absorb change:	The LCZ is a landscape which is highly modified from its natural state. This LCZ has some capacity for change and still retain its desired character attributes as defined in the *Camden Development Control Plan – 2011 (amended 8 May 2018)*.

Figure 10: LCZ 5 – Rural Residential– Typical character image – 181 Dwyer Road looking north west (Photo: RPS)

4 VISUAL IMPACT ASSESSMENT

4.1 Methodology

The methodology adopted in this assessment has been adapted from the Guidance Note for Landscape and Visual Assessment (Australian Institute of Landscape Architects, 2018). This methodology has been used as a guide to assess the features and impacts of the Proposal.

This report considers groups or clusters of visual receptors which are used to demonstrate the influence of the Proposal in a broader context. There are two primary measurements used to determine impacts to the landscape character are sensitivity and magnitude of change. These terms are defined as follows:

Sensitivity:

For the purposes of this report and the analysis undertaken, sensitivity is defined as "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." (Australian Institute of Landscape Architects, 2018)

The higher the visual quality of the landscape surrounding the viewpoint, the greater the significance of introducing new development and therefore the impact on the existing landscape. For example, the sensitivity of a roadway in an urban environment would be ranked lower than a national parkland. A place with a more consistent character would be more visually sensitive to new development than a place with less consistency. As well, the number and type of receivers is considered. Static Receivers are rated as more sensitive, i.e., residents are more sensitive than travellers or passers-by due to the prolonged nature of their exposure.

Four categories are used in ranking the sensitivity of a viewpoint, ranging from negligible to high.

Magnitude of change

This report and the analysis undertaken utilises the Australian Institute of Landscape Architects definition of magnitude of change. That is “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”.

(Australian Institute of Landscape Architects, 2018)

The magnitude is the degree of visual change on the view due to the proposed development. It is the measurement of the overall scale, form and character of a proposed development when compared to the existing condition. (Centre for Urban Design - Roads and Maritime Services, 2018)

The location of the proposed development in relation to the region in question also influences magnitude.

Five categories are used in ranking the magnitude of a proposal, ranging from nil to high.

4.1.1 Assessment of Visual Impacts

Impact on the visual character of the landscape is determined using the matrix shown in **Table 10: Impact Ranking Matrix**. Rankings for sensitivity and magnitude are combined to generate the impact in the body of the table.

Table 10: Impact Ranking Matrix

	Magnitude of change				
Sensitivity	**High magnitude of change**	**Moderate magnitude of change**	**Low magnitude of change**	**Negligible magnitude of change**	**Nil magnitude of change**
High sensitivity	High visual impact	High-moderate visual impact	Moderate visual impact	Negligible visual impact	Nil visual impact
Moderate sensitivity	High-moderate visual impact	Moderate visual impact	Moderate-low visual impact	Negligible visual impact	Nil visual impact
Low sensitivity	Moderate visual impact	Moderate-low visual impact	Low visual impact	Negligible visual impact	Nil visual impact
Negligible sensitivity	Negligible visual impact	Negligible visual impact	Negligible visual impact	Negligible visual impact	Nil visual impact

4.2 Viewpoints and Assessment

To assess the sensitivity and the magnitude of the Proposal a desktop study was undertaken of potential viewing locations of the Proposal. These viewpoints were ground-truthed and analysis was undertaken from each of the viewpoints during site inspection. **Figure 11** outlines the position of the viewpoints analysed for the Proposal where the impacts on the view are assessed facing towards the Proposal.

Figure 11: Viewpoint Locations

4.2.1 Viewpoint 1: View from 107 Dwyer Road

4.2.1.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'7.64"S
Longitude:	150°46'47.46"E
Existing viewpoint description:	• The foreground is dominated by the roadway. • Power infrastructure, fencing and vegetation throughout the Midview, blocking large parts of the background. • Traffic signage and other road infrastructure present. Note: views from habitable spaces on this and adjacent properties are further screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• New fencing to south-east corner of project will be present in the background of view behind the existing vegetation. • Heavily filtered views will be offered to the new vegetation proposed on the eastern side of the new on church and multipurpose buildings. • No views to driveways, carparking etc. • No views to timber fencing on west and north of property.

Figure 12: Viewpoint 1 – View from 107 Dwyer Road (Photo: RPS)

4.2.1.2 Assessment of Potential Visual Impacts

For Viewpoint 1 refer to **Table 11** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 11: Viewpoint 1 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Negligible magnitude of change**	**Negligible visual impact**
• The view is from habitable spaces of a static receptor. • The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Vegetation is noted throughout; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Negligible – on the basis of vegetation screening on the receptor's properties, and other vegetation within the view line there would be negligible magnitude of change in this view from the receptor's habitable spaces.	

4.2.2 Viewpoint 2: View from 117 Dwyer Road

4.2.2.1 Viewpoint Description

Viewpoint Description	
Latitude:	33°59'7.21"S
Longitude:	150°46'44.80"E
Existing viewpoint description:	• The foreground is dominated by the roadway. • Power infrastructure, fencing and vegetation throughout the Midview, blocking some parts of the background. • Traffic signage and other road infrastructure present. • View to skyline in distance. Note: views from habitable spaces on this property is further screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• New fencing to south-east corner of project will be present in the background of view behind the existing vegetation. • Some filtered views will be offered to the new vegetation proposed on the eastern side of the new on church and multipurpose buildings. • The church building and multipurpose hall may be evident through the vegetation on the proposal site. • No views to driveways, carparking etc. • No views to timber fencing on west and north of property.

Figure 13: Viewpoint 2 – View from 117 Dwyer Road (Photo: RPS)

Figure 14: Viewpoint 2 – Photomontage from 117 Dwyer Road (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.2.2 Assessment of Potential Visual Impacts

For Viewpoint 2 refer to **Table 12** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 12: Viewpoint 2 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of Change	Overall Potential Visual Impact Rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate Sensitivity	**Low Magnitude of Change**	**Low-Moderate Visual Impact**
• The view is from habitable spaces of a static receptor. • The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Vegetation is noted throughout; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Low – on the basis of vegetation screening on the receptor's properties, other vegetation within the view line, and the fact the change will be mostly views to the new vegetation of the Proposal, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.3 Viewpoint 3: View from 127 Dwyer Road

4.2.3.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'6.54"S
Longitude:	150°46'41.28"E
Existing viewpoint description:	• Roadway is at the foreground of the view. • The mid-ground of the view is dominated by the grassland of the Proposal site. • Existing building evident as the horizon of the view. • Power infrastructure and fencing are evident in the view. • Native and introduced trees are present at the back of the midground where the horizon terminates. • View to skyline in distance. Note: views from habitable spaces on this property are screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• New fencing to property boundary will be evident. • New vegetation proposed on the eastern side of the new on church and multipurpose buildings will be evident in the view. • The church building and multipurpose hall would be evident but screened by the vegetation on the Proposal site. • To the left of this view the driveway access on Dwyer Road south will be evident. • No views to other driveways, carparking etc. • No views to timber fencing on west and north of property.

Figure 15: Viewpoint 3 – View from 127 Dwyer Road (Photo: RPS)

Figure 16: Viewpoint 3 – Photomontage from 127 Dwyer Road (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.3.2 Assessment of Potential Visual Impacts

For Viewpoint 3 refer to **Table 13** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 13: Viewpoint 3 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is noted in the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Low – on the basis of vegetation screening on the receptor's properties, and the fact the change will be mostly views to the new vegetation of the Proposal, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.4 Viewpoint 4: View from 135 Dwyer Road

4.2.4.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'6.35"S
Longitude:	150°46'38.67"E
Existing viewpoint description:	• Road verge is at the foreground of the view. • The mid-ground of the view is dominated by the grassland of the Proposal site. • Existing building evident as the horizon of the view. • Power infrastructure and fencing are evident in the view. • Native and introduced trees are present at the front and the at the back of the midground where the horizon terminates. • View to skyline in distance.
Viewpoint impacts:	• New fencing to property boundary will be evident. • New vegetation proposed on the southern side of the new on church and multipurpose buildings will be evident in the view. • The church building and multipurpose hall would be evident but screened by the vegetation on the Proposal site. • Driveway access on Dwyer Road south will be evident. • No views to other driveways, carparking etc. • No views to timber fencing on west and north of property.

Figure 17: Viewpoint 4 – View from 135 Dwyer Road at comparable focal length to human eye (Photo: RPS)

Figure 18: Viewpoint 4 – View from 135 Dwyer Road – combined panoramic (Photo: RPS)

Figure 19: Viewpoint 4 – Photomontage from 135 Dwyer Road (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.4.2 Assessment of potential visual impacts

For Viewpoint 4 refer to **Table 14** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 14: Viewpoint 4 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is noted in the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• The change will be mostly views to the new fencing and vegetation of the south of the Proposal site. • On the basis that the trees proposed for this part of the site are large stock type trees at installation the view would change from an open type of grassland to screened vegetation with limited views to the buildings, carparking and alike. • The vegetation screening of the Proposal would, in the opinion of RPS, is still be considered a rural type of outcome as per visual objectives of the LEP for this land use type. • Based on the above, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.5 Viewpoint 5: View from 141 Dwyer Road

4.2.5.1 Viewpoint description

Viewpoint description	
Latitude:	33°59'6.23"S
Longitude:	150°46'36.81"E
Existing viewpoint description:	• Roadway is at the foreground of the view. • The mid-ground of the view is dominated by the grassland of the Proposal site. • Existing building evident as the horizon of the view. • Fencing is evident in the view. • Native and introduced trees are present at the back of the midground where the horizon terminates. • View to skyline in distance. Note: views from habitable spaces on this property are partially screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• New fencing to property boundary will be evident. • New vegetation proposed on the southern side of the new on church and multipurpose buildings will be evident in the view. • The church building and multipurpose hall would be evident but screened by the vegetation on the Proposal site. • Driveway access on Dwyer Road south will be evident. • No views to other driveways, carparking etc. • No views to timber fencing on west and north of property.

Figure 20: Viewpoint 5 – View from 141 Dwyer Road (Photo: RPS)

4.2.5.2 Assessment of Potential Visual Impacts

For Viewpoint 5 refer to **Table 15** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 15: Viewpoint 5 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is noted in the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• The change will be mostly views to the new fencing and vegetation of the south of the Proposal site. • On the basis that the trees proposed for this part of the site are large stock type trees at installation the view would change from an open type of grassland to screened vegetation with limited views to the buildings, carparking and alike. • The vegetation screening of the Proposal combined with the trees on the receptor's property would, in the opinion of RPS, still offer a rural type of outcome as per visual objectives of the LEP for this land use type. • Based on the above, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.6 Viewpoint 6: View from 147 Dwyer Road

4.2.6.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'6.10"S
Longitude:	150°46'34.95"E
Existing viewpoint description:	• Roadway is at the foreground of the view. • The mid-ground of the view is dominated existing Colourbond fence. • Existing building evident just as the horizon of the view • Native and introduced trees are present at the back of the midground where the horizon terminates. • Power infrastructure evident in view • View to skyline in distance. Note: views from habitable spaces on this property are set back 120m from the roadway shoulder. The view from the receptor would be screened by vegetation between the receptors and neighbour's property line and receptor's dwelling.
Viewpoint impacts:	• New driveway access from south Dwyer Road and fencing to property boundary will be evident. • New vegetation proposed on the southern side of the new on church and multipurpose buildings will be evident in the view. • The church building and multipurpose hall would be evident but screened by the vegetation on the Proposal site. • No views to other driveways, carparking etc. • No views to timber fencing on west and north of property.

Figure 21: Viewpoint 6 – View from 147 Dwyer Road (Photo: RPS)

4.2.6.2 Assessment of Potential Visual Impacts

For Viewpoint 6 refer to **Table 16** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 16: Viewpoint 6 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Low sensitivity	**Low magnitude of change**	**Low visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is noted in the view; the plantings are exotic/introduced species. • The view at the property line is currently dominated by the existing Colourbond fence. • Those natural elements in the view are contrived. • Based on the rural type character, and the increased disturbed/contrived nature of the view compared to other adjacent view, the view has capacity for change without impacting its valued attributes.	• The change will be mostly views to the new fencing and vegetation of the south of the Proposal site. • The change in fencing will decrease the bulk of the built elements in this view. • On the basis that the trees proposed for this part of the site are large stock type trees at installation the view would change from views of the Colourbond fence to screening vegetation with limited views to the buildings, carparking and alike. • The vegetation screening of the Proposal combined with the trees on the receptor's property would, in the opinion of RPS, still offer a rural type of outcome as per visual objectives of the LEP for this land use type. • Based on the above, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.7 Viewpoint 7: View from 153 Dwyer Road

4.2.7.1 Viewpoint description

Viewpoint description	
Latitude:	33°59'5.39"S
Longitude:	150°46'32.55"E
Existing viewpoint description:	• Roadway is at the foreground of the view. • The mid-ground of the view is dominated existing chain wire fence and power infrastructure. • Native and introduced trees are present at the back of the midground where the horizon terminates. • View to skyline in distance. Note: views from habitable spaces on this property are screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• Chainwire fence along the western side of the Proposal will be evident in this view. • Proposed vegetation buffer along western side of Proposal will be evident in this view. • Proposed timber fencing on the western side of the Proposal will be highly screened by the above vegetation buffer along western side of property. • Some parts of the western elevation of the church and multipurpose halls may be evident through the vegetation screening. • Other elements of the proposal will not be seen from this view.

Figure 22: Viewpoint 7 – View from 153 Dwyer Road (Photo: RPS)

4.2.7.2 Assessment of potential visual impacts

For Viewpoint 7 refer to **Table 17** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 17: Viewpoint 7 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-moderate visual impact**
• the view is considered a rural type setting consistent with the LEP. • some buildings and structures are present in the view. • some vegetation is noted in the view; the plantings are exotic/introduced species. • there are a range of natural and built elements within the view. • those natural elements in the view are contrived. • based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• the change from this receptor would be mostly views to the new fencing and vegetation of the west of the Proposal site. • On the basis that the trees proposed for this part of the site are large stock type trees at installation the view would change from an open type of grassland to screened vegetation with limited views to the two buildings • The vegetation screening of the Proposal would, in the opinion of RPS, is still be considered a rural type of outcome as per visual objectives of the LEP for this land use type. • Based on the above, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.8 Viewpoint 8: View from 159 Dwyer Road

4.2.8.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'3.14"S
Longitude:	150°46'29.24"
Existing viewpoint description:	• Roadway is at the foreground of the view. • The mid-ground of the view is dominated existing chain wire fence and power infrastructure. • Native and introduced trees are present at the back of the midground where the horizon terminates. • View to skyline in distance. Note: views from habitable spaces on this property are screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• Chainwire fence along the western side of the Proposal will be evident in this view. • Proposed vegetation buffer along western side of Proposal will be evident in this view. • Proposed timber fencing on the western side of the Proposal will be highly screened by the above vegetation buffer along western side of property. • Some parts of the western elevation of the church and multipurpose halls may be evident through the vegetation screening. • Other elements of the proposal will not be seen from this view.

Figure 23: Viewpoint 8– View from 159 Dwyer Road (Photo: RPS)

4.2.8.2 Assessment of Potential Visual Impacts

For Viewpoint 8 refer to **Table 18** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 18: Viewpoint 8 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • The view is mainly open grasslands with some vegetation is noted in the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• The change from this receptor would be mostly views to the new fencing and vegetation of the west of the Proposal site from a distance of 160m. • The vegetation screening of the Proposal would, in the opinion of RPS, is still be considered a rural type of outcome as per visual objectives of the LEP for this land use type. • Based on the above, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.9 Viewpoint 9: View from 173 Dwyer Road

4.2.9.1 Viewpoint description

Viewpoint description	
Latitude:	33°59'1.20"S
Longitude:	150°46'26.25"
Existing viewpoint description:	• Roadway verge and fencing is at the foreground of the view. • The mid-ground of the view is a mix of native and exotic trees with horticultural use at the ground plane. • Native and introduced trees are present at the back of the midground where the horizon terminates.
Viewpoint impacts:	• Chainwire fence and landscape buffer along the western side of the Proposal would be evident back mid ground in this view. • Proposed timber fencing on the western side of the Proposal will be highly screened by the above vegetation buffer along western side of property. • Other elements of the proposal will not be seen from this view due to the distance, topography and vegetation between the receptor and Proposal.

Figure 24: Viewpoint 9– View from 173 Dwyer Road (Photo: RPS)

4.2.9.2 Assessment of Potential Visual Impacts

For Viewpoint 9 refer to **Table 19** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 19: Viewpoint 9 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Negligible magnitude of change**	**Negligible visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • The view is a variety of rural land uses with vegetation; the vegetation is exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• The magnitude of change would be negligible from this viewpoint due to the vegetation between the receptor and the Proposal in combination with the distance from the Proposal.	

4.2.10 Viewpoint 10: View from 181 Dwyer Road

4.2.10.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'58.38"S
Longitude:	150°46'23.41"
Existing viewpoint description:	• Roadway verge, power infrastructure and fencing are at the foreground of the view. • Native and introduced trees are present in the midground where the horizon terminates
Viewpoint impacts:	• Nil – vegetation between the receptor and the Proposal block views of the Proposal.

Figure 25: Viewpoint 10– View from 181 Dwyer Road (Photo: RPS)

4.2.10.2 Assessment of Potential Visual Impacts

For Viewpoint 10 refer to **Table 20** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 20: Viewpoint 10 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived but are well maintained. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Nil – vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.11 Viewpoint 11: View from 207 Dwyer Road

4.2.11.1 Viewpoint description

Viewpoint description	
Latitude:	33°58'49.79"S
Longitude:	150°46'17.58"
Existing viewpoint description:	• Roadway verge, power infrastructure and fencing are at the foreground of the view. • Introduced trees are present in the midground where the horizon terminates. • A building structure (180 Dwyer) is evident amongst the trees.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 26: Viewpoint 11 – View from 207 Dwyer Road (Photo: RPS)

4.2.11.2 Assessment of Potential Visual Impacts

For Viewpoint 11 refer to **Table 21** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 21: Viewpoint 11 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.12 Viewpoint 12: View from 233 Dwyer Road

4.2.12.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'44.99"S
Longitude:	150°46'21.83"E
Existing viewpoint description:	• Foreground is open grassland. • Large native and introduced trees are present in the midground and backgrounds. • A building structure (180 Dwyer) is evident amongst the trees.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 27: Viewpoint 12 – View from 233 Dwyer Road (Photo: RPS)

4.2.12.2 Assessment of Potential Visual Impacts

For Viewpoint 12 refer to **Table 22** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 22: Viewpoint 12 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.13 Viewpoint 13: View from 247 Dwyer Road

4.2.13.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'44.52"S
Longitude:	150°46'27.71"E
Existing viewpoint description:	• Foreground is rural land use. • Large native and introduced trees are present in the midground. • Fencing and other built structures are evident amongst the trees. • The topography rolls away from view after the midground.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 28: Viewpoint 13 – View from 247 Dwyer Road (Photo: RPS)

4.2.13.2 Assessment of Potential Visual Impacts

For Viewpoint 13 refer to **Table 23** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 23: Viewpoint 13 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.14 Viewpoint 14: View from 261 Dwyer Road

4.2.14.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'47.75"S
Longitude:	150°46'33.32"
Existing viewpoint description:	• Foreground is roadway with vegetation flanking either side of the road. • Large native and introduced trees are present in the midground blocking views over the ridge. • A fencing, power and other built structures are evident in the view.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 29: Viewpoint 14 – View from 261 Dwyer Road (Photo: RPS)

4.2.14.2 Assessment of Potential Visual Impacts

For Viewpoint 14 refer to **Table 24** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 24: Viewpoint 14 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.15 Viewpoint 15: View from 279 Dwyer Road

4.2.15.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'51.39"S
Longitude:	150°46'38.03"E
Existing viewpoint description:	• Foreground is roadway curving up and over the next rise. • Power infrastructure is evident in the view along with shipping containers and fencing. • Rural uses are evident on the ground plane. • Large native and introduced trees are present in the midground blocking views over the ridge.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 30: Viewpoint 15 – View from 279 Dwyer Road (Photo: RPS)

4.2.15.2 Assessment of Potential Visual Impacts

For Viewpoint 15 refer to **Table 25** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 25: Viewpoint 15 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.16 Viewpoint 16: View from 284 Dwyer Road

4.2.16.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'50.89"S
Longitude:	150°46'36.52"E
Existing viewpoint description:	• Foreground is yard including derelict fencing, shipping contained and shrubbery. • Grassland glimpses beyond the larger vegetation in midground. • Large native and introduced trees are present in the midground screening views over the ridge. • Vegetation on adjacent properties can be seen in glimpses of the background. Note: site photography taken from behind adjacent alignment to habitable dwelling.
Viewpoint impacts:	• Glimpses of the Screening on the Northern property boundary may be possible on certain alignments from the receptor. • Other elements of the proposal will not be seen from this view.

Figure 31: Viewpoint 16 – View from 284 Dwyer Road (Photo: RPS)

4.2.16.2 Assessment of potential visual impacts

For Viewpoint 16 refer to **Table 26** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 26: Viewpoint 16 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Low sensitivity	**Negligible magnitude of change**	**Negligible visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and low visual quality structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has capacity for change without impacting its valued attributes.	• negligible – on the basis of vegetation screening on the receptor's properties, other vegetation within the view line, and the topography of the area, there would be negligible magnitude of change in this view from the receptor's habitable spaces.	

4.2.17 Viewpoint 17: View from 299 Dwyer Road

4.2.17.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'57.77"S
Longitude:	150°46'41.29"E
Existing viewpoint description:	• Foreground is roadway including power infrastructure. • Large native and introduced trees on adjacent properties are present in the midground screening views over the ridge on the right of the view. • The road view terminates in the midground on the right of the view. • Vegetation on adjacent properties can be seen in glimpses of the background. Note: views from habitable spaces on this property are partially screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• Glimpses of the screening on the Northern property boundary may be possible on certain alignments from the receptor. • Removal of some of the higher vegetation may be noted from this viewpoint. • Other elements of the proposal will not be seen from this view.

Figure 32: Viewpoint 17 – View from 299 Dwyer Road (Photo: RPS)

4.2.17.2 Assessment of Potential Visual Impacts

For Viewpoint 17 refer to **Table 27** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 27: Viewpoint 17 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Negligible magnitude of change**	**Negligible visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• negligible – on the basis of vegetation screening on the receptor's properties, other vegetation within the view line, and the topography of the area, there would be negligible magnitude of change in this view from the receptor's habitable spaces.	

4.2.18 Viewpoint 18: View from 300 Dwyer Road

4.2.18.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'59.59"S
Longitude:	150°46'39.22"E
Existing viewpoint description (interpolated):	• Foreground is driveway. • Garage to the right of the view blocks view in that direction. • Shrubs and vegetation along fence line with Proposal. • Large native and introduced trees on Proposal site will be present in the view. • Existing building would be present in the view. • Small glimpses over Proposal site onto Riley's Creek and Raby Estate Note: views from habitable spaces on this property are partially screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• The screened views on the northern property boundary of the Proposal (chain-wire fence closest to receptor, vegetation buffer with low ground covers, then timber fence) will be possible through existing vegetation on the receptor's site. • Removal of the some of the higher vegetation may be noted from this viewpoint. • Heavily screened glimpse of the multipurpose hall may be possible from this receptor over the fencing. • Other elements of the proposal will not be seen from this view because of the combination of the vegetation screen and timber fencing.

Figure 33: Viewpoint 18 – Model generated view from 300 Dwyer Road (Source: RPS)

4.2.18.2 Assessment of Potential Visual Impacts

For Viewpoint 18 refer to **Table 28** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 28: Viewpoint 18 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Moderate magnitude of change**	**Moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• The change in this view will be mostly views to the new fencing and vegetation of the north boundary of the Proposal site. • On the basis that the trees proposed for this part of the site are large stock type trees at installation, the view would allow limited glimpses to the buildings, carparking and alike. • At this close proximity, and with the use of ground covers and large trees only within the landscape buffer, the plain timber fencing proposed facing the receptor is a departure from the character of other fencing in and around this landscape type. Most fencing in this rural zone is open type fencing which allows ongoing views with the LCZ. • The above noted, the combination of chain wire, vegetation buffer and timber fencing outcome is more preferable than a significantly sized retaining structure at the property boundary. • The vegetation screening of the Proposal would, in the opinion of RPS, still be considered a rural type of outcome as per visual objectives of the LEP for this land use type and as per the LCZ baseline recorded onsite. • Based on the above and current design, there would be moderate magnitude of change in this view from the receptor's habitable spaces.	

4.2.19 Viewpoint 19: View from 303 Dwyer Road

4.2.19.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'58.71"S
Longitude:	150°46'41.63"E
Existing viewpoint description:	• Roadway is at the foreground of the view. • The mid-ground of the view is dominated by the vegetation of the Proposal site and 300 Dwyer Road. • Power infrastructure and fencing are evident in the view. • Native and introduced trees are present at the back of the midground where the horizon terminates. • View to skyline in distance. Note: views from habitable spaces on this property are screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• New driveway New fencing to property boundary will be evident. • New vegetation proposed on the northern side of the new on church and multipurpose buildings will be evident in the view. • The church building and multipurpose hall would be screened by the vegetation on the Proposal site. • No views to other driveways, carparking etc.

Figure 34: Viewpoint 19 – View from 303 Dwyer Road (Photo: RPS)

Figure 35: Viewpoint 19 – Photomontage from 303 Dwyer Road (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.19.2 Assessment of Potential Visual Impacts

For Viewpoint 19 refer to **Table 29** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 29: Viewpoint 19 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is noted in the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Low – on the basis of vegetation screening on the receptor's properties, and the fact the change will be mostly views to the new vegetation of the Proposal, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.20 Viewpoint 20: View from 307 Dwyer Road

4.2.20.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'59.58"S
Longitude:	150°46'41.66"E
Existing viewpoint description:	• Roadway is at the foreground of the view. • The mid-ground of the view is dominated by the existing vegetation of the Proposal site. • Power infrastructure and fencing are evident in the view. Note: views from habitable spaces on this property are screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• New driveway New fencing to property boundary will be evident. • New vegetation proposed on the eastern side of the new on church and multipurpose buildings will be evident in the view. • The church building and multipurpose hall would be sparsely screened by the vegetation on the Proposal site. • No views driveways and carparking on the northern boundary will be evident.

Figure 36: Viewpoint 20 – View from 307 Dwyer Road (Photo: RPS)

Figure 37: Viewpoint 20 – Photomontage from 307 Dwyer Road (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.20.2 Assessment of Potential Visual Impacts

For Viewpoint 20 refer to **Table 30** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 30: Viewpoint 20 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-Moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is a dominant part of the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• At this proximity, the scale of the building would be in keeping with the rural scale in the surrounding landscape based on the prevailing topography. • The fencing materials proposed would fit into the eclectic range of fencing materials already found in the LCZ. • The vegetation nominated for the Proposal would be in keeping with those species found in and around the LCZ. • The building materials proposed would fit into the eclectic range of building materials already found in the LCZ. • In the opinion of RPS, the outcome from this viewpoint would still be considered a rural type of outcome as per visual objectives of the LEP for this land use type. • Based on the above, there would be moderate magnitude of change in this view from the receptor's habitable spaces. • Low – on the basis of vegetation screening on the receptor's properties, and the items, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.21 Viewpoint 21: View from 325 Dwyer Road

4.2.21.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'59.58"S
Longitude:	150°46'41.66"E
Existing viewpoint description:	• Roadway is at the foreground of the view with chain wire fence. • The mid-ground is hidden by the topography of the area. • Power infrastructure evident in the view. • Riley's Creek Vegetation can be seen at the horizon in this view. Note: views from habitable spaces on this property are screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• New fencing evident along the property boundary. • New vegetation proposed on the eastern side of the new church and multipurpose buildings will be evident in the view. • The church building and multipurpose hall would be sparsely screened by the vegetation on the Proposal site. • No views driveways and carparking on the northern boundary will be evident.

Figure 38: Viewpoint 21 – View from 325 Dwyer Road (Photo: RPS)

Figure 39: Viewpoint 21 – Photomontage from 325 Dwyer Road (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.21.2 Assessment of Potential Visual Impacts

For Viewpoint 21 refer to **Table 31** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 31: Viewpoint 21 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Low magnitude of change**	**Low-Moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is a dominant part of the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• At this proximity, the scale of the building would be in keeping with the rural scale in the surrounding landscape based on the prevailing topography. • The fencing materials proposed would fit into the eclectic range of fencing materials already found in the LCZ. • The vegetation nominated for the Proposal would be in keeping with those species found in and around the LCZ. • The building materials proposed would fit into the eclectic range of building materials already found in the LCZ. • In the opinion of RPS, the outcome from this viewpoint would still be considered a rural type of outcome as per visual objectives of the LEP for this land use type. • Based on the above, there would be moderate magnitude of change in this view from the receptor's habitable spaces. • Low – on the basis of vegetation screening on the receptor's properties, and the items, there would be low magnitude of change in this view from the receptor's habitable spaces.	

4.2.22 Viewpoint 22: View from 125 George Road

4.2.22.1 Viewpoint Description

Viewpoint description	
Latitude:	33°58'55.68"S
Longitude:	150°46'55.48"E
Existing viewpoint description:	• The view is elevated over the site. • Foreground is the Fig farm operation of the receptor. • The mid-ground is the rural type of landscape synonymous with the LCZ around the site. • Power and infrastructure evident in the view. • Raby estate and Riley's Creek Vegetation can be seen at the horizon in this view.
Viewpoint impacts:	• The eastern elevation is slightly evident in the distance from this view.

Figure 40: Viewpoint 22 – View from 125 George Road (Photo: RPS)

Figure 41: Viewpoint 22 – Photomontage from 125 George Road (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.22.2 Assessment of Potential Visual Impacts

For Viewpoint 22 refer to **Table 32** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 32: Viewpoint 22 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Negligible magnitude of change**	**Negligible visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • Some vegetation is a dominant part of the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• The receptor is 400m away from the Proposal. • At this distance the scale of the proposal is insignificant in the landscape. • Based on the above, there would be negligible magnitude of change in this view from the receptor.	

4.2.23 Viewpoint 23: View from Raby Estate

4.2.23.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'36.96"S
Longitude:	150°46'56.95"
Existing viewpoint description (interpolated from the Raby Estate Buildings):	• Open grazing lands in foreground • Riley's Creek Vegetation in midground (refer LCZ 2) • Isolated vegetation stands of vegetation within grazing lands. • Glimpses to rural residential areas above the estate at a distance in the background.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation along Riley's Creek block views of the Proposal from Raby Estate buildings.

Figure 42: Viewpoint 23 – View from highest point of the Proposal site towards heading of Raby Estate main building (Photo: RPS)

4.2.23.2 Assessment of potential visual impacts

For Viewpoint 23 refer to **Table 33** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 33: Viewpoint 23 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
High sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The landscapes in the views in the Raby estate are protected under the State Heritage Register (NSW Office of Enviroment & Heritage, 2021) • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived but of a high historical quality. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has very little capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.24 Viewpoint 24: View from 146 Dwyer Road

4.2.24.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'1.10"S
Longitude:	150°46'34.83"E
Existing viewpoint description (interpolated):	• Foreground is driveway. • Garden before a turf area ahead of the fence line. • Shrubs and vegetation along fence line with Proposal. • Large native and introduced trees on receptor site will be present in the view. • Existing building on the Proposal site would be present in the view. Note: views from habitable spaces on this property are partially screened by vegetation between the receptor's property line and dwelling.
Viewpoint impacts:	• The screened views on the western property boundary of the Proposal (chain-wire fence, timber fence and vegetation buffer) will be possible through existing vegetation on the receptor's site. • Removal of the some of the higher vegetation may be noted from this viewpoint. • Screened glimpse of the multipurpose hall may be possible from this receptor over the fencing. • Other elements of the proposal will not be seen from this view because of the vegetation screen and timber fencing.

Figure 43: Viewpoint 24 – Model generated view from 142 Dwyer Road (Source: RPS)

4.2.24.2 Assessment of Potential Visual Impacts

For Viewpoint 24 refer to **Table 34** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 34: Viewpoint 24 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Moderate magnitude of change**	**Moderate visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• The change in this view will be mostly views to the new fencing and vegetation of the north boundary of the Proposal site. • On the basis that the trees proposed for this part of the site are large stock type trees at installation, the view would allow limited glimpses to the buildings, carparking and alike. • At this close proximity, and with the use of ground covers and large trees only within the landscape buffer, the plain timber fencing proposed facing the receptor is a departure from the character of other fencing in and around this landscape type. Most fencing in this rural zone is open type fencing which allows ongoing views with the LCZ. • There would be an increased amount of shade in the mornings from the vegetation east of the receptor. • The removal of the Colourbond fence would offer a small improvement in the baseline visual amenity adjacent to the receptor's property. • The above noted, the combination of chain wire, vegetation buffer and timber fencing outcome is more preferable than a significantly sized retaining structure at the property boundary. • The vegetation screening of the Proposal would, in the opinion of RPS, still be considered a rural type of outcome as per visual objectives of the LEP for this land use type and as per the LCZ baseline recorded onsite. • Based on the above and current design, there would be moderate magnitude of change in this view from the receptor's habitable spaces.	

4.2.25 Viewpoint 25: View from Yorkshire Close

4.2.25.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'12.98"S
Longitude:	150°45'58.62"E
Existing viewpoint description:	• The view is elevated over the site. • Foreground is the Fig farm operation of the receptor. • The mid-ground is the rural type of landscape synonymous with the LCZ around the site. • Power and infrastructure evident in the view. • Raby estate and Riley's Creek Vegetation can be seen at the horizon in this view.
Viewpoint impacts:	• The eastern elevation is slightly evident in the distance from this view.

Figure 44: Viewpoint 25 – View from Yorkshire Close (Photo: RPS)

Figure 45: Viewpoint 25 – Photomontage from Yorkshire Close (Photo: RPS)

Note: Photomontages provide an indication of what a Proposal may look like from key representative viewpoints once complete and help to demonstrate the bulk and scale of the Proposal. Photomontage points are chosen to highlight different aspects of the Proposal and demonstrate potential future views from the most impacted viewpoints. The photomontages are shown against the existing environment noting that materials and finishes are indicative and would be further investigated during detailed design.

4.2.25.2 Assessment of Potential Visual Impacts

For Viewpoint 25 refer to **Table 35** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 35: Viewpoint 25 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Low sensitivity	**Negligible magnitude of change**	**Negligible visual impact**
• The view is considered a large lot residential setting consistent with the LEP. • Multiple buildings and structures are present in the view. • Some vegetation within the view; the plantings are exotic/introduced species. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has capacity for change without impacting its valued attributes.	• The receptor is 1km away from the Proposal. • At this distance the scale of the proposal is insignificant in the landscape. • Based on the above, there would be negligible magnitude of change in this view from the receptor.	

4.2.26 Viewpoint 26: View from Camden Valley Way 1

4.2.26.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'58.69"S
Longitude:	150°46'51.11"E
Existing viewpoint description:	• Foreground is roadside planting. • Large native and introduced trees are present in the background. • Fencing and other built structures are evident amongst the trees. • The topography rolls away from view after the foreground.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 46: Viewpoint 26 – View from Camden Valley Way at Deepfields Road (Photo: RPS)

4.2.26.2 Assessment of Potential Visual Impacts

For Viewpoint 26 refer to **Table 36** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 36: Viewpoint 26 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Low sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a traffic dominated landscape. • Roadway is the dominant presence in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.27 Viewpoint 27: View from Camden Valley Way 2

4.2.27.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'37.27"S
Longitude:	150°47'14.60"E
Existing viewpoint description:	• Foreground is open grassland. • The view terminated in the midground with large stand of native vegetation.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 47: Viewpoint 27 – View from Camden Valley Way at Raby Road (Photo: RPS)

4.2.27.2 Assessment of Potential Visual Impacts

For Viewpoint 27 refer to **Table 37** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 37: Viewpoint 27 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Moderate sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Vegetation is noted in the view; the plantings are native species. • Based on the character the view has some capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.2.28 Viewpoint 28: View from Eastwood Road

4.2.28.1 Viewpoint Description

Viewpoint description	
Latitude:	33°59'58.69"S
Longitude:	150°46'51.11"E
Existing viewpoint description:	• Foreground is roadside verge, fencing and planting. • Large native and introduced trees are present in the midground right. • Fencing and other built structures are evident throughout the midground. • Vegetation present in the background.
Viewpoint impacts:	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.

Figure 48: Viewpoint 28 – View from Eastwood Road (Photo: RPS)

4.2.28.2 Assessment of Potential Visual Impacts

For Viewpoint 28 refer to **Table 38** for an assessment of sensitivity, magnitude of change and potential visual impacts based on the current Proposal.

Table 38: Viewpoint 28 - Assessment of Potential Visual Impacts

Sensitivity	Magnitude of change	Overall potential visual impact rating
"Capacity of a landscape or view to accommodate change without losing valued attributes." (Australian Institute of Landscape Architects, 2018)	"The extent of change that will be experienced by receptors. This change may be adverse or beneficial." (Australian Institute of Landscape Architects, 2018)	Rankings for sensitivity and magnitude of change are combined to generate the overall potential visual impact.
Low sensitivity	**Nil magnitude of change**	**Nil visual impact**
• The view is considered a rural type setting consistent with the LEP. • Some buildings and structures are present in the view. • There are a range of natural and built elements within the view. • Those natural elements in the view are contrived. • Based on the rural type character, and the disturbed/contrived nature of the view, as compared to its natural state, the view has some capacity for change without impacting its valued attributes.	• Nil – the topography of the landscape combined with vegetation between the receptor and the Proposal block views of the Proposal.	

4.3 Summary of Visual Impact Assessment

Refer to **Table 39** for a summary of the visual impacts across all 28 viewpoints.

Table 39: Summary of Visual Impact Assessment

Viewpoint	Location	Sensitivity	Magnitude of change	Overall potential visual Impact
1	107 Dwyer Road	Moderate sensitivity	Negligible magnitude of change	Negligible visual impact
2	117 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
3	127 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
4	135 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
5	141 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
6	147 Dwyer Road	Low sensitivity	Low magnitude of change	Low visual impact
7	153 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
8	157 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
9	173 Dwyer Road	Moderate sensitivity	Negligible magnitude of change	Negligible visual impact
10	181 Dwyer Road	Moderate sensitivity	Nil magnitude of change	Nil visual impact
11	207 Dwyer Road	Moderate sensitivity	Nil magnitude of change	Nil visual impact
12	233 Dwyer Road	Moderate sensitivity	Nil magnitude of change	Nil visual impact
13	247 Dwyer Road	Moderate sensitivity	Nil magnitude of change	Nil visual impact
14	261 Dwyer Road	Moderate sensitivity	Nil magnitude of change	Nil visual impact
15	279 Dwyer Road	Moderate sensitivity	Nil magnitude of change	Nil visual impact
16	284 Dwyer Road	Low sensitivity	Negligible magnitude of change	Negligible visual impact
17	299 Dwyer Road	Low sensitivity	Negligible magnitude of change	Negligible visual impact
18	300 Dwyer Road	Moderate sensitivity	Moderate magnitude of change	Moderate visual impact
19	303 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
20	307 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact

21	325 Dwyer Road	Moderate sensitivity	Low magnitude of change	Low-moderate visual impact
22	125 George Road	Moderate sensitivity	Negligible magnitude of change	Negligible visual impact
23	Raby Estate	High sensitivity	Nil magnitude of change	Nil visual impact
24	146 Dwyer Road	Moderate sensitivity	Moderate magnitude of change	Moderate visual impact
25	Yorkshire Close	Low sensitivity	Negligible magnitude of change	Negligible visual impact
26	Camden Valley Way 1	Low sensitivity	Nil magnitude of change	Nil visual impact
27	Camden Valley Way 2	Moderate sensitivity	Nil magnitude of change	Nil visual impact
28	Eastwood Road	Moderate sensitivity	Nil magnitude of change	Nil visual impact

5 CONCLUSION AND SAFEGUARDS

5.1 Conclusion

A key consideration in the visual impact assessment of the Proposal will be the sensitivity of residents, passengers and other stakeholders to specific elements, which may result in a variety of responses, both positive and negative. Whilst the degree to which the scale of the Proposal is visible from certain vantage points can be quantified, ultimately, the residents and users of the landscape surrounding the site would reflect a range of sensitivities. The degree to which the changes to the landscape are perceived would depend on the values of the actual users / residents.

In the preparation of undertaking the visual impact assessment views from habitable room windows and private outdoor areas of residences are treated as sensitive receptors. Views from residual land beyond the primary outdoor area (such as driveways, roadways, easements) are treated as less sensitive receptors.

This report also adopts the standard methodology of sensitivity relating to proximity, in that the greater the distance between the visual receptor and the Proposal, the lesser the visual sensitivity.

Based on the visual baseline data collected through the landscape character zones process, and the landscape values extrapolated from the Camden Local Environmental Plan – 2010 (amended 26 February 2021), the Proposal would result in negligible, low or low-moderate impacts for all of the selected viewpoints except:

- Viewpoint 18 – 300 Dwyer Road.
- Viewpoint 24 – 145 Dwyer Road.

Section 5.2 proposes mitigation measures to assist with maintaining the desired visual quality of the landscape as extrapolated from the Camden Local Environmental Plan – 2010 (amended 26 February 2021).

5.2 Mitigation Measures

Mitigation measures to manage and minimise the potential visual impacts have been identified based on the findings in this report. Mitigation measures, where not already provisioned by the concept design, are proposed in response to impact assessment ratings of Moderate or above, to help further reduce the visual impacts of the Proposal during the construction and operational stages.

Design recommendations have been made with the aim of meeting the key urban design and landscape objectives as outlined in **Section** Error! Reference source not found. and maintaining the current design considerations relating to mitigating visual amenity.

5.2.1 Design Amendments

To mitigate further against potential impacts to viewpoint 18 and 24 the following measures are proposed for exploration by the design team:

- The current design only proposed large trees and low ground covers in the landscape buffer. The design should consider implementation of some shrubbery planting in the zone between the chain-wire and timber fence. This additional shrubbery planting will break up the linear lengths of timber fencing as they are seen from both viewpoints 18 and 24.
- Consider alternative materials and finishes to the proposed single finish lapped and capped timber fencing. The plain type of timber fence is not prolific in this rural setting LCZ. Consideration to providing visual variety in this fence (recognising the need for acoustic mitigation) to break up the visual barrier. The fencing type and finish should recognise the rural and open nature of the landscape and be in keeping with the character of the LCZ the site sits within. The following examples provides an intent for elements which might provide visual variety, complimenting the rural character of the landscape, as well as meet acoustic requirements of the Proposal:

Figure 49: Example fence detail – Battens, stained in different tone break up the monotony of the fencing providing visual stimulus. Source: RPS

Figure 50: Example fence detail – Fence palings are rotated through different panels providing visual stimulus. Source: RPS

Figure 51: Example fence detail – variety of wood species breaks up linear fence and compliment rural character. Source: RPS

Figure 52: Example fence detail – fencing with horizontal elements compliment the character found in fencing in the rural landscape. Source: RPS

5.2.2 Design Safeguards

- The proposed materials and finishes should be implemented as they are complimentary to the existing rural landscape character of the local area.
- Review and limit the impacts of the construction laydown areas on the site.
- The scope and extent of the landscaping proposed for the site should be implemented in accordance with the schematic planting design.

5.2.3 Construction Safeguards

- Avoid unnecessary loss or damage to other vegetation adjacent to the Proposal by protecting trees not proposed for removal prior to construction. This includes vegetation that makes a substantial and positive contribution to landscape character such as the mature native and exotic trees and vegetation adjacent to the Proposal boundary.
- Minimise light spill from the development areas into adjacent visually sensitive residential properties surrounding the development by directing construction lighting into the construction areas and ensuring the site is not over-lit. This includes the sensitive placement and specification of lighting to minimise any potential increase in light pollution.
- Temporary hoardings, barriers, traffic management and signage would be removed immediately when no longer required. This is particularly critical to the Proposal's location within a highly rural location.
- The site is to be kept tidy and well maintained, including removal of all rubbish at regular intervals. There should be no storage of materials beyond the construction boundaries. Storage should occur off-site considering the location of sensitive receptors.
- Graffiti (other than sanctioned art), posters and other visual nuisance should be removed during construction in accordance with standard requirements.

5.2.4 Operational Safeguards

- Undertake regular landscape maintenance work to vegetation and planting in and around the Proposal. This would maximise the health and effectiveness of new / existing planting and help buffer the removal of any existing landscape items.
- For safety and crime prevention- retain any critical views through to the site through regular pruning maintenance
- Graffiti (other than sanctioned art), posters and other visual nuisance should be removed during construction in accordance with standard requirements.

6 REFERENCES

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