

SOUTH CREEK, COBBITTY

VISUAL IMPACT ASSESSMENT

PREPARED FOR
BHL

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FOR SUBMISSION

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EXECUTIVE SUMMARY

This VIA report has been prepared by Urbis Pty Ltd to accompany a Planning Proposal on behalf of BHL Group who seeks to amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Parkland City SEPP) for the site Cobbitty Sub Precinct 5 (Precinct 5) located on The Northern Road, in the South Creek West Land Release Area.

Indicative massing models prepared by Urbis are intended to inform the planning proposal for the site and as such have been used for analysis to inform the determination and rating of potential visual impacts. Our analysis is based on accurate and certifiable photomontages, from a representative sample of views from within the site's visual catchment.

Minor updates have occurred to the ILP since the preparation of the current photomontages. Given the minor nature of these changes and limited visibility of much of the site from the public domain, updates to the ILP do not impact on the recommendations and findings of this report.

The extent and significance of the potential visual change has been assessed using a well-established and accepted VIA methodology which is outlined on page 8.

We determined the visual catchment using GIS mapping software (LiDAR data) to determine access to views of the tallest built form proposed from the surrounding area, and ground-truthed topographical high points and sensitive view places during fieldwork.

Photomontages are useful objective visual aids and were prepared in a manner that satisfies the guidance included in the practice direction established by the Land and Environment Court of NSW.

4 views were selected for modelling in photomontages and were used for further analysis to consider the extent of visual change, the effects of those changes on the existing visual environment and the importance of those changes, being the final rating of visual impacts. Of the 4 views analysed, 3 were rated as a low-medium, and 1 as medium.

The proposal predominantly blocks views of open sky from both near and distant locations and does not block any scenic or highly valued landscape elements.

In our opinion, this planning proposal can be supported on visual impacts grounds.

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Visual Impact Assessment (VIA) report supports a planning proposal that seeks to amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Parkland City SEPP) for the site located on The Northern Road. This planning proposal is seeking to rezone 172.74ha of land that forms 57% of Precinct 5.

1.2 PLANNING OBJECTIVES

The proposed amendments seek to transition the existing rural landscape into a new residential community, which importantly builds on the NSW Government's vision and aspirations under the Western Sydney Growth Areas program.

The proposal includes a master plan for the precinct via a draft ILP for Precinct 5 that aims to achieve the following objectives:

- To facilitate high quality urban development that meets environmental sustainability objectives.
- To protect and enhance riparian corridors, significant vegetation and natural features by thoughtfully incorporating them into the masterplan and creating a unique semi-rural character within the development.
- To preserve the potential Aboriginal heritage sites located within the creek lines.
- To ensure the new urban form promotes resilience to climate change and incorporates design measures to address the impacts of the urban heat island effect.
- To create a community that is connected to nature by maximising opportunities for residents to access and enjoy the outdoors.
- To ensure all development achieves a high standard of urban and architectural design quality which complements the unique setting of the development.
- To promote housing that provides a high standard of residential amenity.
- To create walkable neighbourhoods with good access to public transport.
- To maximise access to local employment and business within the adjoining Major Centres.
- To create a vibrant Neighbourhood Centre which serves as the heart of the community and fosters interactions.

1.3 THE SITE

The site broadly sits across parts of two suburbs, Cobbitty and Bringelly within the Camden LGA and Southwest Growth Area (SWGAs). It is located approximately 45km southwest of Parramatta CBD and 65km southwest of Sydney CBD. The site is in proximity to the Western Sydney Aerotropolis (Aerotropolis) approximately 5.5km north of the site and city shaping infrastructure, such as the Western Sydney Airport.

The site is an amalgamation of four lots owned by BHL land holding and is known as Cobbitty Sub Precinct 5 (Precinct 5). It is located on The Northern Road in Bringelly, forming part of Precinct 5 in the South Creek West Land Release Area. Cobbitty is predominately rural in character, with the surrounding visual landscape characterised by a mixture of rural and pastoral uses, established settlements and new, developing and approved but not yet constructed urban areas. The rural areas are characterised by pastoral landscapes, farming practices, remnant vegetation and woodland with limited building development that is generally spatially separated from one another.

The site is an irregular shape and bound by sites that are occupied by commercial uses to the north near the western edge of The Northern Road, vacant rural land to the west and south with the south being characterised by dense vegetation. The Northern Road to the east of the site gently undulates and curves around local landforms of dams and highpoints. At present the lots on site are vacant greenfield lots that sit just out of the Oran Park town centre.

The topography across most of the site is gently undulating. Surface levels generally fall to the north, dictated by the irregular shaped ridge line which bounds the southern part of the site.

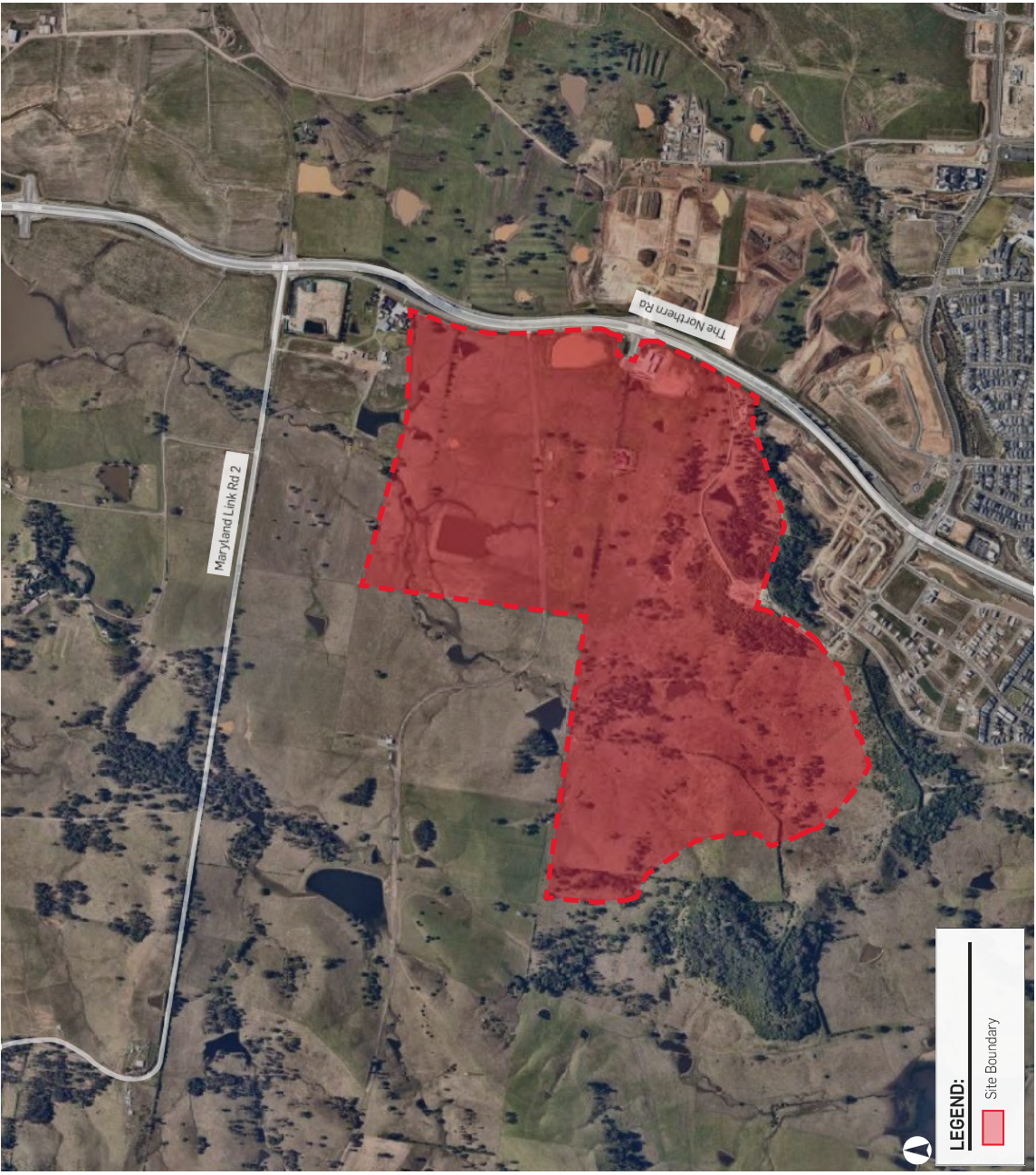


FIGURE 1 SITE LOCATION
South Creek, Cobbitty Visual Impact Assessment

2.0 METHODOLOGY

2.1 URBIS METHODOLOGY

OVERVIEW

There is no determinative or required VIA methodology adopted in NSW to assess the visual impacts of new built forms in urban settings. The methodology followed for this VIA is based on our analysis of a number of published methods including the Guidelines for Landscape and Visual Impacts Assessment 3rd edition, published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA) and on the experience gained by Urbis staff, specialising in VIA.

This report also draws on concepts of impact assessment including quantum of change (extent of visual effects) and importance of that change (Impacts), and the Guideline for landscape character and visual impact assessment, Environmental Impact Assessment practice note EIA - N04 prepared by the Roads and Maritime Services December 2018 (RMS LCIA).

Although the content and purpose of the RMS LCIA is to assess the impact on the aggregate of an area's built, natural and cultural character or sense of place rather than solely on views, it provides useful guidance as to the logic and process of Visual Impact Assessment (VIA).

2.2 KEY STEPS OF URBIS VIA METHODOLOGY

STAGE 1: PRELIMINARY RESEARCH AND ANALYSIS

- Establish baseline factors; identify and describe the existing visual landscape in terms of visual character, scenic quality, viewer sensitivity and view place sensitivity
- Identify and describe the visual effects of the proposed development on those baseline factors

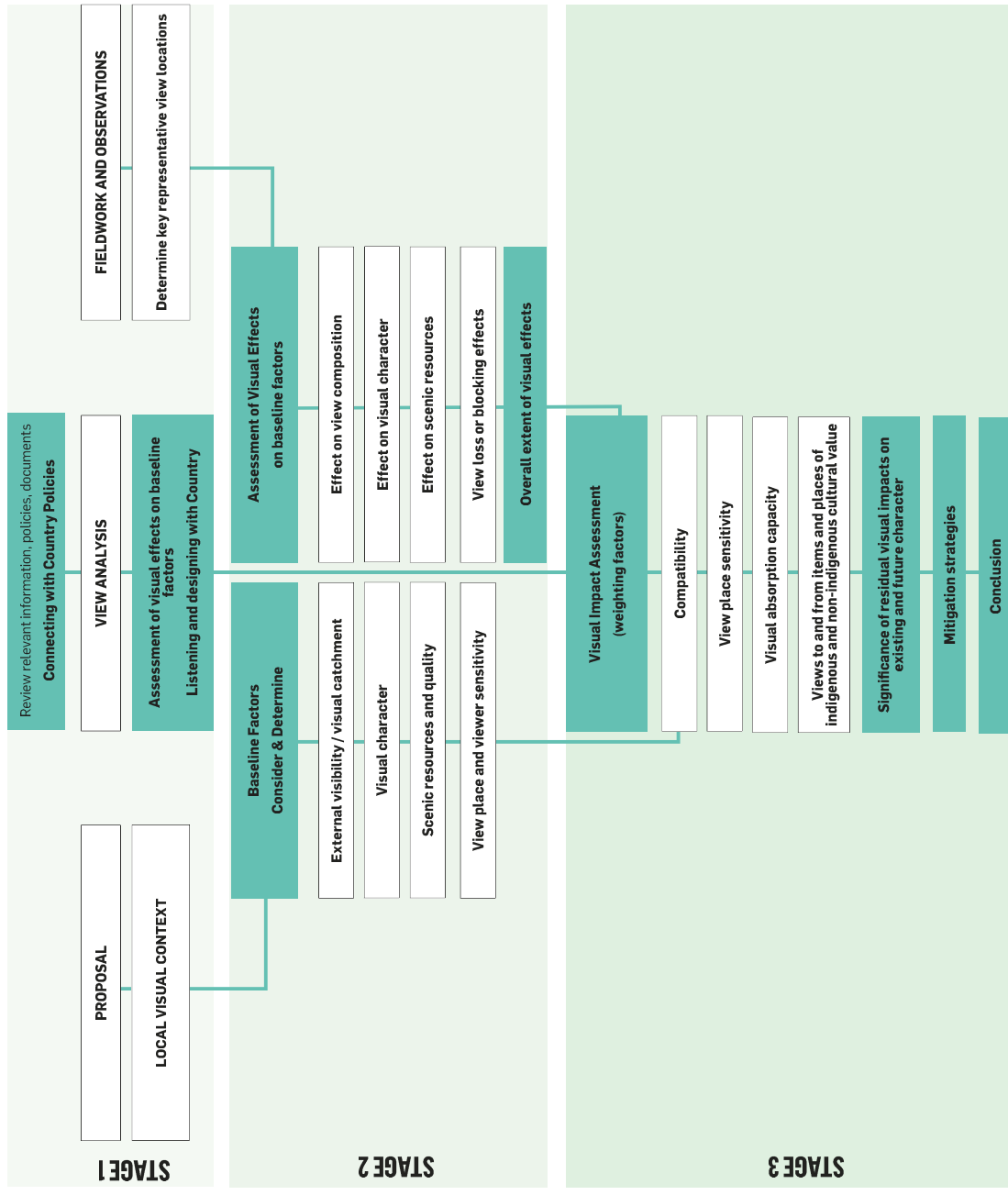
STAGE 2: ANALYSE THE VISUAL EFFECTS

On baseline factors and specifically in relation to all views that have been modelled.

STAGE 3: ASSESS THE VISUAL IMPACTS

In the context of relevant subjective 'weighting' factors:

- Consider additional factors that influence the level of visual effects by adding 'weight' to each to arrive at a level of visual impacts for example; consider visual effects in the context of Physical Absorption Capacity (PAC), compatibility with particular features for example with heritage items, desired future character, an existing concept approval or with maritime features.
- Consider the proposed development in the context of the relevant regulatory framework for example SEARs, SEPPs, LEPs and DCPs etc.
- Consider mitigation strategies if appropriate for example ameliorative planting, earthworks or alternate massing of a proposed development.
- Identify residual visual impacts.



3.0 EXISTING SITE AND VISUAL CONTEXT

3.1 VISUAL CHARACTER OF THE SUBJECT SITE

The subject site features four lots which are characterised by open pastoral lands and limited development. An internal site road runs east to west connecting to The Northern Rd. The site contains a single low-rise residential building, associated farm buildings adjacent the access road boundary. Dense mature vegetation also lines the east to west existing residential road accessway to the east of the site.

The site is characterised by a gently undulating landscape with dense vegetation surrounding highpoints. The site is lowest at the northeast, gently sloping upwards towards the south of the site. The site's highest point is located at the southeast approximately 40m higher above the rest of the site, with a secondary highpoint located at the west boundary of the site.

Heritage

The site is located nearby to two State Listed Heritage Items including Denbigh Curtilage Area to the south of the site, and Maryland to the north. Consideration of visual impacts on access to views of and between heritage items will be considered in the VIA.

Denbigh Curtilage Area - 421 The Northern Rd, Cobbitty

To the south of the site, the State Heritage Listed item, Denbigh Curtilage is a colonial farm complex and homestead that has operated as a farm since 1817. Its rarity is due to its Loudon model of homestead sitting within an intact rural landscape fundamental to its interpretation.

The original land grant has preserved substantial 19th century buildings on site including the homestead complex, and two cottages; Cluny and Roberts Cottage. A former quarry, accessway, and cottage gardens remain within the curtilage. The homestead is sited contrasting the surrounding open agricultural landscape. The house looks across fields to the north to a line of hills - the location of a small vineyard known as Plantation Hill. The house is built of weatherboard materiality, with a hipped roof that extends over the house and a brick paved veranda on timber square posts. A large forest red gum is the central landscape piece to the farm buildings, coach house, and stables.

Maryland - 773 The Northern Rd, Bringelly

Built in 1816, State Heritage Listed item Maryland retains significance due to its highly intact major mid-19th century rural estate which continues as a working estate today. Occupying a prominent hilltop location in the area to the north of the subject site, the homestead and its layout follows the characteristics of the Summit model of homestead.

Marylands is located immediate north of the site located on an elevated knoll where its associated landscape is visually prominent in views from

The Northern Road and subject site. The listing includes; the homestead group, garden and grounds including the hill slopes of former vineyards, winery and farm store buildings complex outbuildings, gatehouses, two early estate drives, home farm paddocks and one paddock dam complex, and a dairy complex including coach house, stables, sheds and home farm cottage accommodation. Other historically related rural elements include driveways, home farm, creek lines, fence lines, in a considered arrangement. It retains important traditional historic views to and from The Northern Road.

3.2 SURROUNDING VISUAL CONTEXT

North

North of the site, vacant rural land inclines downward towards the northeast. At the west, south, and east, land slopes up and away from the site. Mature trees are interspersed across the site, particularly located in a north-south stand. Built form to the immediate north of the site is located at the western edge of The Northern Rd, with land uses including residential and heavy industrial with low-rise built form. These can be seen at the Hi-Quality Group Recycling Centre, and 749 The Northern Rd.

South

The south of the site is bound by heavily vegetated rural lots and encompasses the south facing slope of the highpoint located within the subject site.

East

The site is bound to the east by The Northern Rd, and Marylands Link Rd 2 to the North. Across The Northern Rd, the adjoining site is pastoral land largely devoid of built form where land is characterised by a gradual fall to the east with mature vegetation interspersed across. A continual line of trees is located west to southeast adjacent to the southern highpoint on site. Dams are also present throughout. Some lots are dedicated to low rise residence, and farming. This can be seen for example at Noo-Noora located at 772 The Northern Rd. Low-rise residential land is zoned across from the southern portion of the site. While presently vacant, it is expected to grow in future along with its adjacent vacant neighbouring sites.

West

Immediately west of the site is the vacant land characterised by dense, irregularly interspersed mature trees, dams, and a well vegetated highpoint.

WIDER VISUAL CONTEXT

North

The wider visual context to the north of the site (Bringelly) includes a mixture of relatively vacant and undeveloped rural lands, spatially separated and isolated residential flat buildings, farm associated built form, and industrial earth works set amongst the heavy riparian vegetation. Buildings are located extending off The Northern Road, and Bringelly Rd in an irregular and spatially separated manner.

Bringelly is characterised by a variety of open space and low-rise built form including recreational open space at Bringelly Park, commercial uses such as the Bringelly childcare centre, Bringelly Family Medical Practice and Board my paws dog boarding, as well as industrial in PGH Bricks and Pavers Factory. Community facilities include Bringelly Public School and St Joseph Conference Centre. Residential land uses within the area are low and medium height detached buildings that are spatially separated due to the nature of large rural lots and situated amongst heavily vegetated pastoral land. Notable locations nearby include the University of Sydney Camden Farms.

East

The wider visual context to the east side of the Northern Road (Catherine Field and Leppington) is characterised by a variety of uses including rural land largely devoid of built form, and Primary Production small lots. The land features a broad crossfall eastwards towards Catherine Field which is met by a north-south riparian corridor of South Creek. Catherine Field is characterised by primary production small lots amongst heavily vegetated corridors. The north-southeast running of Rileys Creek and its associated riparian corridor denotes a suburb boundary between Oran Park and Leppington. Looking further east, Leppington is characterised by an irregular grid settlement pattern of primary production small lots. Buildings are spatially detached from one another as a result of being on large residential parcels of land and feature a large setback from the road.

Southeast

The wider visual context to the southeast (Oran Park, Harrington Park) includes a variety of land uses including low and medium residential buildings, environmental conservation land, and open space recreational land. Examples of this include residential development to Oran Park, Harrington Park, Open spaces to Grandstand Park and Harrington Park football fields.

The settlement patterns of Oran Park and Harrington Park are irregular shaped which can be attributed to the location of riparian corridors of Campbell River and Narellan Creek east of The Northern Rd. Building heights are low and medium rise with densely packed built form. This

is observed in more recent residential development at Oran Park for example; to both sides of Peter Brock Dr. Oran Park and Harrington Park are separated by Harrington Forest vegetation corridor running east to west between The Northern Rd and Oran Park Rd. In this corridor Harrington Forest Hiking Area and Crear Hill Lookout are located.

Southwest

The southwest (Cobbitty) features predominantly environmental conservation and residential land uses divided into large lot residential and low-rise residential buildings. The southwest captures the curve of the Nepean River at which adjacent landforms include agricultural land, and heavy areas of riparian vegetation. This occurs around Cobbitty Creek and along a southern portion of Cobbitty Rd, connecting to the riparian area of the Nepean River bend. Roads and low-rise built form are located off Cobbitty Rd with low rise residential and commercial uses concentrated along its central corridor. Notable areas in the southwest include educational institutions such as University of Sydney Camden Campus, Mater Dei School, Macarthur Anglican School, and commercial uses such as Cobbitty Village Markets, and Michelia Club Harrington Grove. Further south, Camden airport is located approximately seven kilometres from the subject site.

West

The wider west (Theresa Park and Werombi) context has a pastoral character which is characterised by heavy vegetation and zoned as primary production land. Heavy vegetation is particularly concentrated around Gulger Nature Reserve on the Nepean River, and its adjoining creeks such as Forest Hill Creek, Eagle Creek, and Bushrangers Creek. The Nepean River curves in a north-south direction dividing Theresa Park and Cobbitty. Lots are large and sit predominantly to the east or west of Coates Park Rd. Built form features residential and industrial buildings which are low-rise and of a spread-out nature and are nestled off roads amongst areas of heavy vegetation. Areas of interest here include livestock including livestock breeding, stables, and a racecourse.

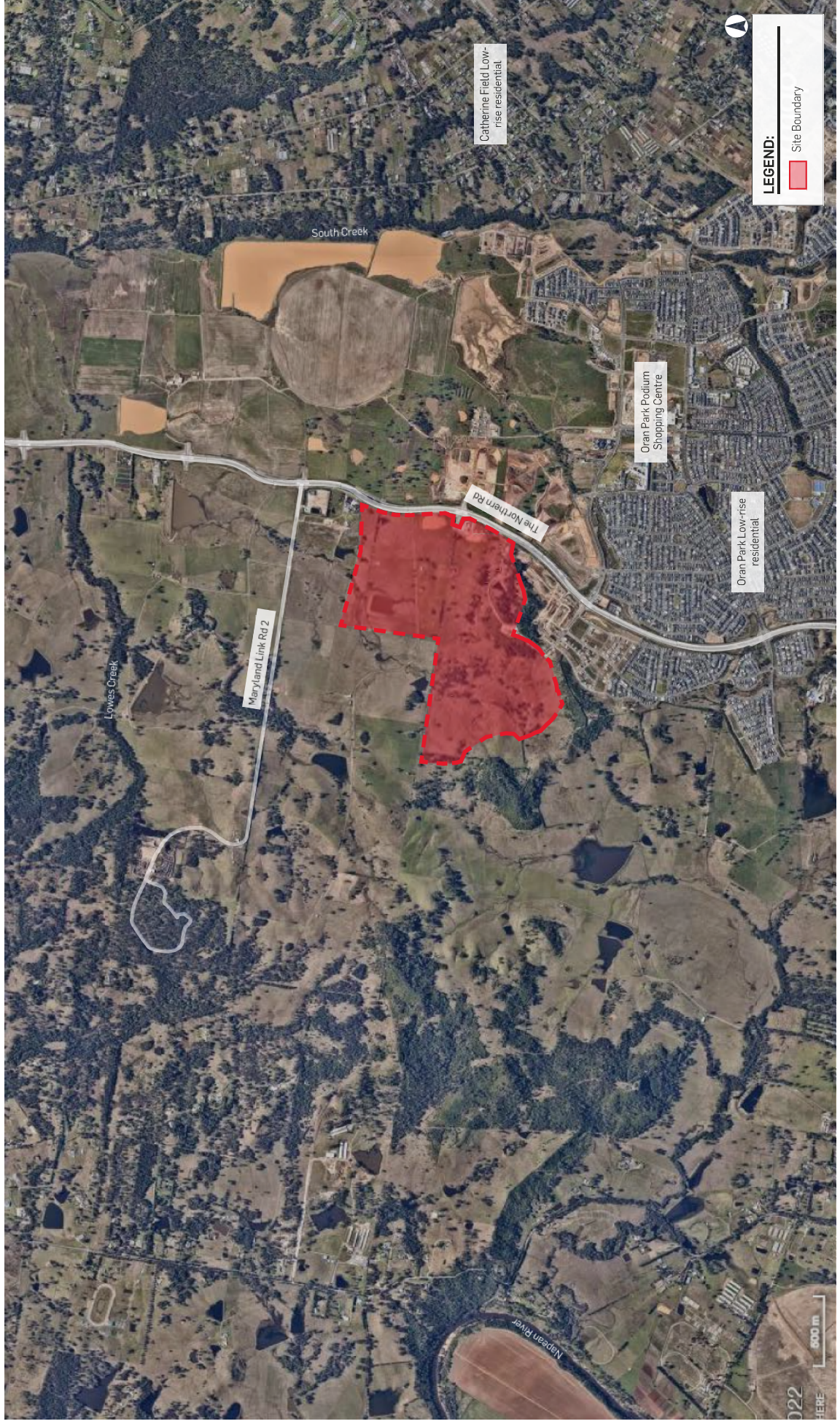


FIGURE 2 VISUAL CATCHMENT OF SITE BASED ON VISIBILITY FROM ALL HEIGHT RANGES WITHIN THE SITE (PRODUCED BY URBIS SEPTEMBER 2022)

REPRESENTATIVE VIEWS FROM THE VISUAL CONTEXT



Photo 1. View north from local highpoint adjacent to Gracilis Avenue.



Photo 2. View west from within the south east part of the site.



Photo 3. View north from east side of the Marylands Link Road 1.



Photo 4. Detail view of local vernacular residential built form at 875, The Northern Road.

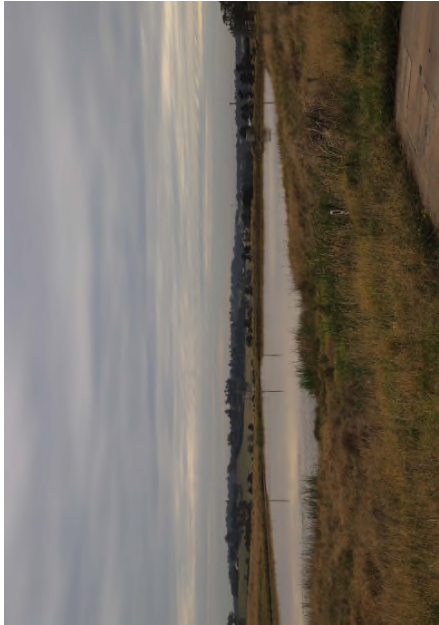


Photo 5. View north from western edge of the Marylands Link Road 1.



Photo 6. View west from western edge of the Marylands Link Road 1.

3.3 VISUAL CATCHMENT

What is a visual catchment?

The potential visual catchment is the theoretical area within which parts of the proposed development may be visible. The visibility of any proposed development varies depending on constraints such as the blocking effects of intervening built form, vegetation, infrastructure and topography.

Visibility refers to the extent to which the proposal would be physically visible, identifiable for example as a new, novel, contrasting feature or alternatively as a recognisable but compatible feature.

3.3.1 EXTENT OF VISUAL CATCHMENT

Fieldwork observations and LiDAR data across the potential visual catchment based on selected elevated high points have been used to determine the extent of external visibility of the existing and proposed built forms (indicative massing envelopes) proposed on the site.

Fieldwork observations were tested using LiDAR mapping where visibility or view sheds, were tested using the highest RL proposed in relation to all height limits of the built form including low-rise residential at 9m, mid-rise residential at 12m, and the Town Centre at 21m.

Indicative visibility shown in the Figure 3 map suggests limited visual catchment within the surrounding suburbs, with increased visibility from topographical high points near the site. Specifically, potential visibility is highest from local topographical highpoints to the north, northeast, and northwest around Lowes Creek. At the wider northeast, relatively vacant primary production lots such as from those to Carrington Rd, will likely have clear view access to site. This is privately owned land which will have limited to no public access. This is also true for vacant primary production lots to the northwest such as of those north and west of Maryland Link Rd 2. It should be noted that visibility to the proposal is dependent upon intervening built form and vegetation, as well the nature of public access to the site, further limiting view access.

Overall, the potential visual catchment of the site is expected to be minimal due to the nature of access to locations where highpoints are available, in combination with extensive vegetation.

3.4 VIEW PLACE SENSITIVITY

View place sensitivity refers to the importance of a view or view place in the public domain. View place sensitivity means a measure of the public interest in the view. Public interest is reflected in the relative number of viewers likely to experience the view from a publicly available location. Places from which there would be close or middle-distance views available to large numbers of viewers from public places such as roads, or to either large or smaller numbers of viewers over a sustained period of viewing time in places such as reserves, beaches and walking tracks, are considered sensitive viewing places.

The widest number of closest and potentially most affected views are from immediately surrounding vacant rural lots and The Northern Rd to the east resulting in limited to nil view place sensitivity impacts.

Medium and distant views looking west to site may be available from the adjacent The Northern Rd. The location of The Northern Road's north-south direction suggests temporary high visibility from a moving location when travelling between Oran Park and Bringelly.

3.5 VIEWER SENSITIVITY

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.

Private domain views to the subject site and the built form proposed are largely limited but may be available from a distance to limited isolated and intermittent locations of existing residential buildings. These can be observed from the south of the site from residential buildings located around Olive Hill Dr; however, views are likely to be obscured by heavily vegetated highpoints to the south of the site. It is also noted that land north of this is zoned for residential development. This land sits lower than adjacent knolls to the west and north resulting in limited if any visibility.

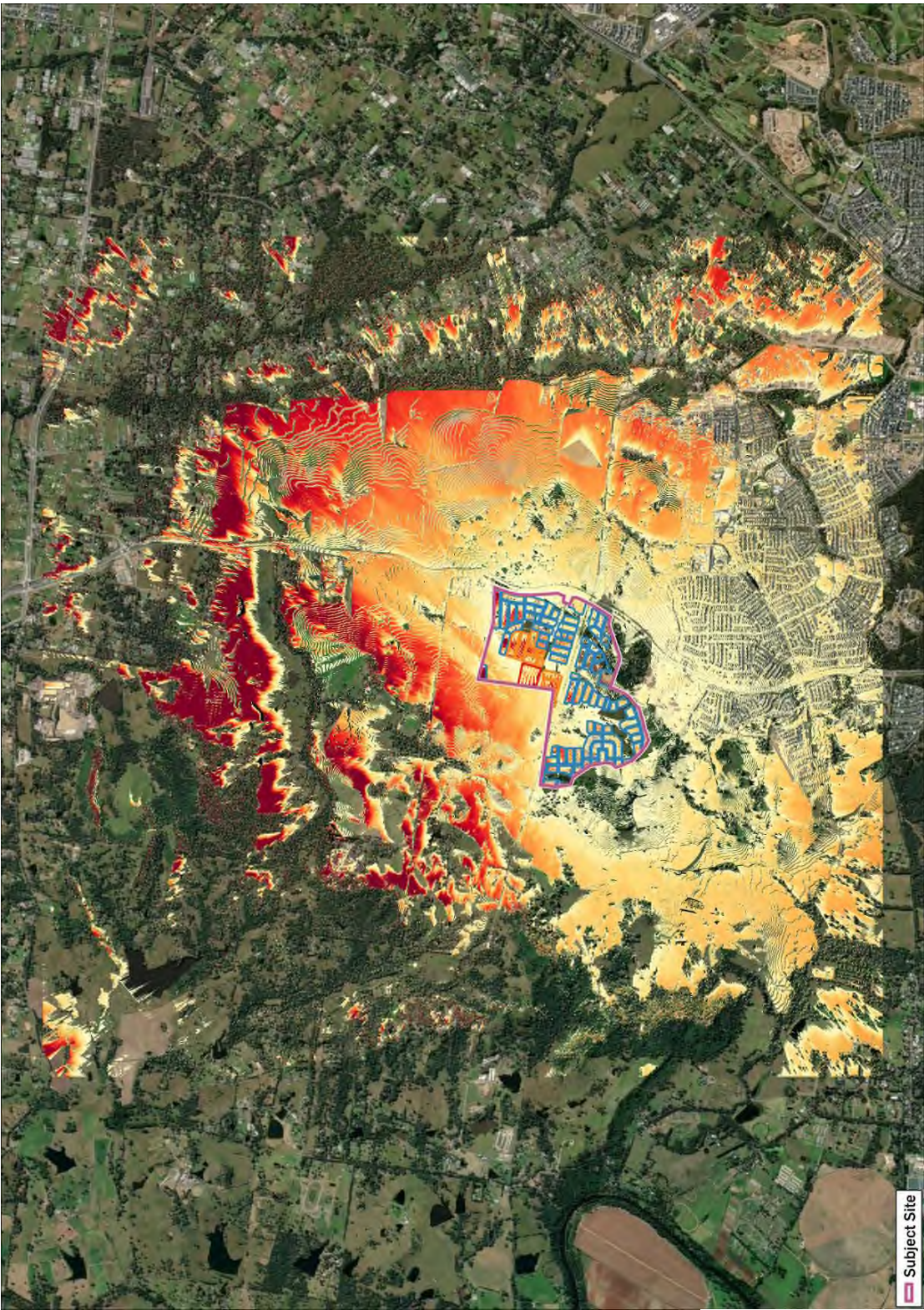


FIGURE 3 VISUAL CATCHMENT OF SITE BASED ON VISIBILITY FROM ALL HEIGHT RANGES WITHIN THE SITE (PRODUCED BY URBIS SEPTEMBER 2022)

4.0 PROPOSED DEVELOPMENT

4.1 PROPOSAL DESCRIPTION

The vision for Cobbitty Sub-Precinct 5 is to deliver a high-quality, sustainable, vibrant master planned community which has been intricately designed to intertwine the new urban environment with the picturesque semi-rural character for the Region. The intended outcome of this Planning Proposal is to amend the Parkland City SEPP as follows:

- Incorporate the site on the 'Land Application Map' for the Parkland City SEPP
- Rezone the land to part:
 - B1 Neighbourhood Centre
 - B4 Mixed Use
 - C2 Environmental Conservation
 - C4 Environmental Living
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - SP2 Infrastructure
- Introduce building heights as follows:
 - 9 metres for low-density residential uses, allowing for developments of up to two storeys in height.
 - 12 metres for medium-density residential uses, allowing for development of up to three storeys in height.
 - 21 metres for the village centre where mixed-use developments are proposed and will allow for development of up to 6-9 storeys in height.

The site could consist of approximately 3,800 dwellings and cater to a population of 12,000 people supported by:

- Easy access to jobs in the Western Sydney Aerotropolis
- Local shops, community uses and services, and proximity to the Oran Park Town Centre
- Over 78ha of open space, including 32 ha of sporting fields and local parks
- Open space typologies also include creeks, grasslands, playgrounds, and other nature-based recreation areas
- Pedestrian and cycling connections including a central green corridor
- Prominent creeks and riparian areas that retain water in the local environment
- A future local school
- Integrated stormwater and services infrastructure that improve local amenity

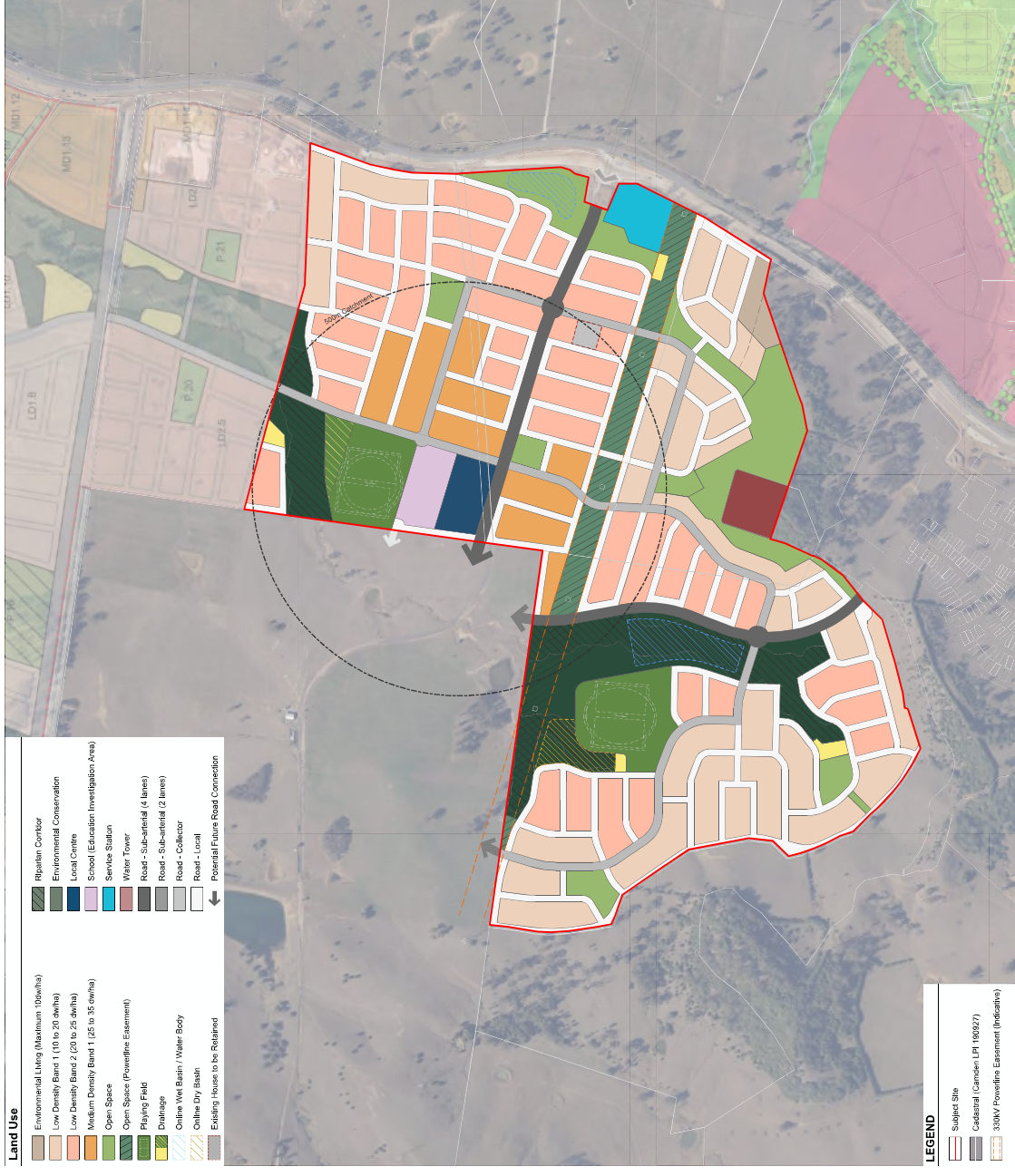


FIGURE 4 DRAFT ILP MAP (SOURCE: DESIGN + PLANNING)

5.0 VIEW SELECTION

5.1 VIEWPLACE SELECTION

In simple terms, the key purpose of a VIA for a planning proposal where simple massing envelopes will be assessed, is to determine the quantum of visual change (ie level of visual effects), external visibility, that is the extent of change that will be visible from external public domain locations, and to consider the importance or sensitivity of the view place (including its accessibility).

The range of views assessed should include close, medium and distant views so that a representative sample of the types of views that are likely to be experienced by the public are considered. In this way conclusions about visual impacts across the wider, 'theoretical' potential visual catchment can be considered.

Visibility is also considered in terms of its likely exposure period for example: the kind of viewing locations, private domain, public domain, parks and reserves and whether potential views will be available for a sustained period, for example from moving viewing situations e.g. from transport/rail/road corridors. Urbis have considered these factors as part of our desktop review and prior to undertaking or fieldwork.

Prior to undertaking fieldwork, Urbis staff undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and LIDAR data to establish the potential visual catchment and to inform fieldwork inspections. Following fieldwork undertaken by Urbis on the 11th of August 2022 to familiarise ourselves with the site and surrounding visual setting, and the documentation of a range of representative views from close, medium and distant locations surrounding the site, Urbis selected and recommended 4 view places for further analysis via the use of objective visual aids.

5.2 USE OF PHOTOMONTAGES

The following pages undertake a detailed analysis of 4 views. These 4 modelled views represent a range of viewpoints the proposed development.

Photomontages were prepared by Urbis (see Appendix 2) and are analysed against criteria which have been used to make judgements in relation to the effects and impacts of the proposed development on each of the modelled views. Please refer to Appendix 1 for details on the descriptions and their ratings.

The photomontages of the built forms proposed include only a simple massing model in the existing visual environment. The photomontages do not include any ameliorative planting, architectural detailing, materiality or colours all of which will serve to soften the appearance of the built form.

6.0 VIEW EFFECTS ANALYSIS

View No.	VIEWPOINT LOCATION
View 01	VIEW SOUTH TO SITE FROM EAST END OF MARYLAND LINK RD 2
View 02	VIEW WEST TO SITE FROM THE NORTHERN ROAD INTERSECTION ADJACENT 680 THE NORTHERN RD
View 03	VIEW NORTHWEST TO SITE FROM SOUTHWEST EDGE OF SITE HIGHPOINT
View 04	VIEW NORTHEAST TO SITE FROM EAST EDGE OF DENIBIGH CURTILAGE

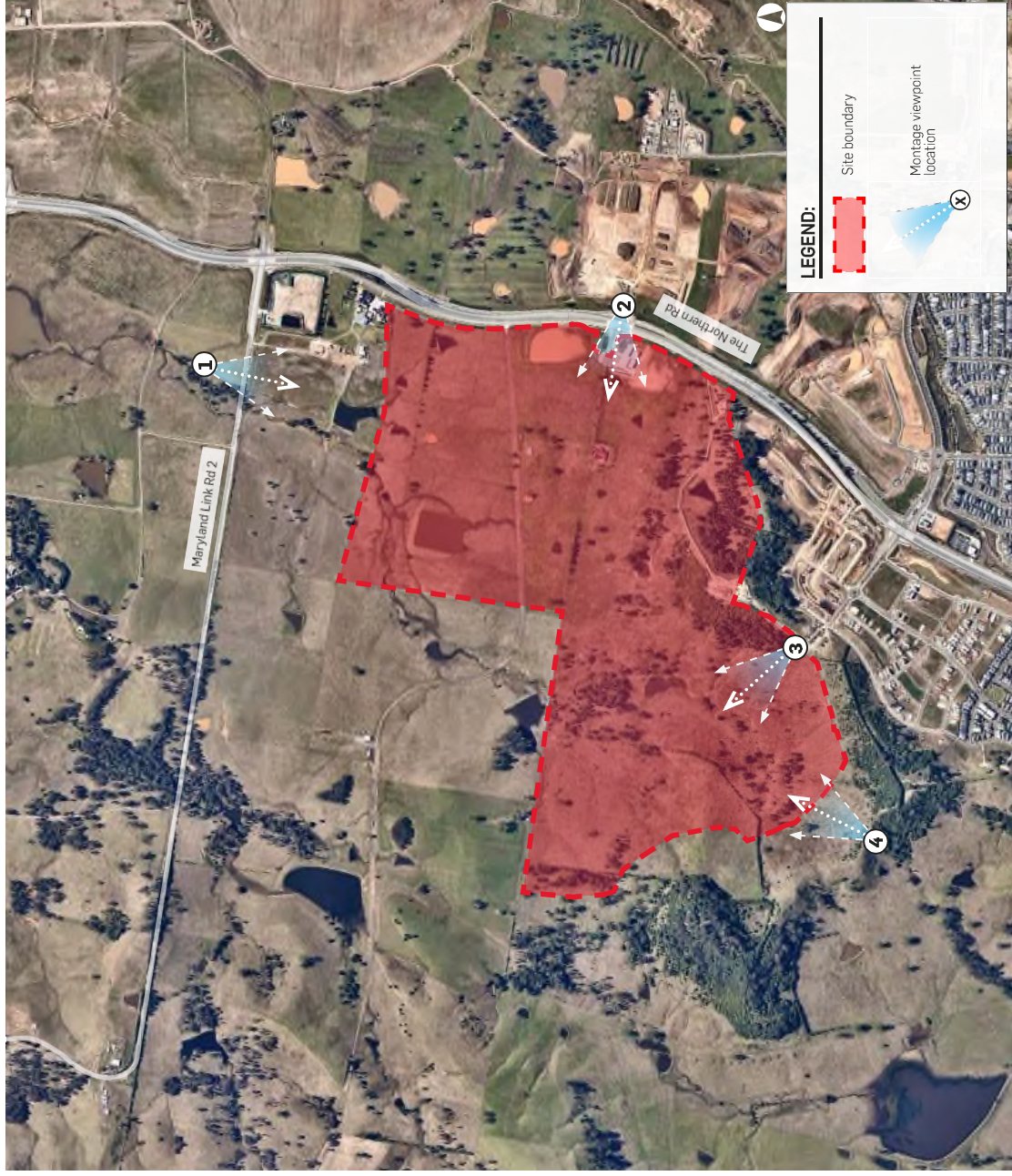


Figure 5 PHOTOMONTAGE LOCATION MAP

VIEW 01

VIEW SOUTH TO SITE FROM EAST END OF MARYLAND LINK RD 2

DISTANCE CLASS

- Medium
- 550m

EXISTING COMPOSITION OF THE VIEW

This is a south facing view toward the site and is predominantly characterised by open gently undulating pastoral land. Scattered areas of mature vegetation are visible in the mid-ground, with a wire fence in the foreground denoting the site boundary. The distant composition comprises dense mature vegetation and the grassed foothills of slopes to local vegetated highpoints, as well as views of distant livestock and further pastoral land elements. Such pastoral land could be described as typical or vernacular in relation to the local visual context. Powerlines and their associated structures are visible in the distance. The background is comprised of open sky.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces new built form into the mid and back-ground composition. The fore and mid-ground remain largely as unchanged pastoral views. The built form in view appears as low and mid-rise blocks of long linear form. Scattered areas of mature vegetation remain visible in the mid-ground. Views of the background vegetation and distant landscape are obscured by the built form proposed, with some remaining partially visible behind the massing. The background remains largely undisturbed. The proposed built forms do not block iconic or heritage views, views to individual icons or scenic or highly valued compositions.

Visual effects of proposed development

Visual Character	Low
Scenic Quality of View	Low-Medium
View Composition	Low
Viewing Level	Low
Viewing Period	Low
Viewing Distance	Low
View Loss & View Blocking Effects	Low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	Low
Physical Absorption Capacity	Low-Medium
Compatibility with Urban Context and Visual Character	Medium
Compatibility with desired future character	High
Overall rating of significance of visual impact	LOW-MEDIUM



FIGURE 3 EXISTING VIEW



FIGURE 4 VIEWPOINT LOCATION



Figure 6 VIEWPOINT 01 PHOTOMONTAGE

VIEW 02

VIEW WEST TO SITE FROM 680 THE NORTHERN ROAD

DISTANCE CLASS

- Medium
- <500m

EXISTING COMPOSITION OF THE VIEW

This is a west facing view towards the site from across The Northern Rd. The view is characterised by the road carriageway and streetscape seen in the foreground, with open pastoral land gently sloping upwards towards the west in the mid-ground. The foreground contains a fenced off section of road under construction. The mid-centre of the composition presents a mature row of vegetation flanking an existing site access road to a single storey residence surrounded by mature palm trees. The remaining site is vacant grassed land with intermittent mature vegetation located towards the northern site boundary. In the distance, mature vegetation is located on gently sloped adjacent rural lands. Powerlines and their associated structures are also located in the distance. The background consists of open sky.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces new built form into the mid-ground of the composition. In the mid-ground, built form appears as low-rise masses of rectilinear form replacing previously vacant grassed land. A stand of palm trees to the composition centre remains largely intact. The proposed form obstructs views to the existing single storey residence in view and its associated vegetation. Some vegetation tops within the site remain partially visible behind the proposed massing. The background of open sky remains largely undisturbed with the massing only obscuring minor lower sections. The proposed built forms do not block iconic or heritage views, views to individual icons or scenic or highly valued compositions.



FIGURE 3 EXISTING VIEW



FIGURE 4 VIEWPOINT LOCATION

Visual effects of proposed development	
Visual Character	Low
Scenic Quality of View	Low - Medium
View Composition	Low
Viewing Level	Low
Viewing Period	Low
Viewing Distance	Low
View Loss & View Blocking Effects	Low - Medium
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	Low
Physical Absorption Capacity	Medium
Compatibility with Urban Context and Visual Character	Medium
Compatibility with desired future character	
High	
Overall rating of significance of visual impact	
LOW - MEDIUM	



Figure 7 VIEWPOINT 02 PHOTOMONTAGE

VIEW 03

VIEW NORTHWEST TO SITE FROM SOUTHWEST EDGE OF SITE HIGHPOINT

DISTANCE CLASS

- Close
- <100m

EXISTING COMPOSITION OF THE VIEW

This is an expansive view facing northwest towards the site. It is predominantly characterised by open, undulating hills of pastoral grazing land, with lines of scattered mature vegetation on vacant land. The distant composition includes similar characteristics of further pastoral land elements devoid of built form. Such pastoral land which could be described as typical or vernacular in relation to the local visual context. Powerlines and their associated structures are visible in the distance against a background of open sky.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces new built form into the mid-ground of the composition. The built form in view appears as low-rise blocks of rectilinear form that slope down with the topography. The proposed massing obstructs views to scattered groups of mid-ground and distant vegetation, as well as views to background undulating hills. The foreground remains largely as an unchanged open grassed hillside. The background of open sky remains largely undisturbed with the massing only obscuring very minor sections of sky. The proposed built forms do not block iconic or heritage views, views to individual icons or scenic or highly valued compositions.

Visual effects of proposed development

Visual Character	Low
Scenic Quality of View	Low-Medium
View Composition	Low-Medium
Viewing Level	Low
Viewing Period	Low
Viewing Distance	Low-Medium
View Loss & View Blocking Effects	Low-Medium
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	Low
Physical Absorption Capacity	Medium
Compatibility with Urban Context and Visual Character	Medium
Compatibility with desired future character	High
Overall rating of significance of visual impact	LOW-MEDIUM



FIGURE 3 EXISTING VIEW

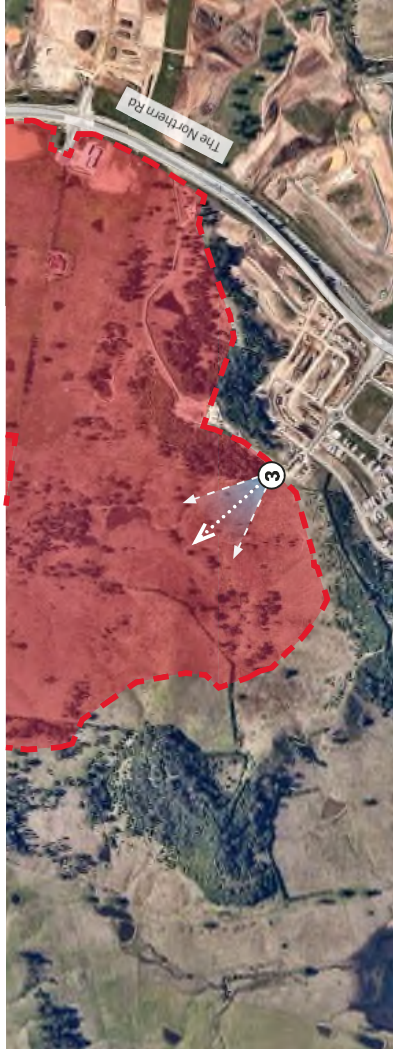


FIGURE 4 VIEWPOINT LOCATION



Figure 8 VIEWPOINT 03 PHOTOMONTAGE

VIEW 04

VIEW NORTHEAST TO SITE FROM EAST EDGE OF DENIBIGH CURTLAGE

DISTANCE CLASS

- Close
- <100m

EXISTING COMPOSITION OF THE VIEW

This is an expansive view facing northeast towards the site. It is taken from the eastern edge of heritage listed Denbigh Curtlage situated on a local highpoint. The view is predominantly characterised by open, lower hills of pastoral grazing land with clumps of scattered mature vegetation on vacant land. The mid-ground composition includes dams and similar characteristics of further pastoral land elements largely devoid of built form. There are distant partial views of agricultural buildings, as well as powerlines and their associated towers which run from west to east across the composition. Dense areas of mature vegetation line the background against a backdrop of open sky.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

In this view, new built form is introduced into the mid-ground of the composition. The foreground remains largely as an unchanged open grassed hillside. The built form appears as low and mid-rise blocks of rectilinear form that slope to follow gentle hill slopes previously vacant. The built form obstructs views to scattered groups of mid-ground vegetation however, the upper parts of some vegetation remain visible. Distant views of mature vegetation remain visible in the background to the horizon. The background of open sky remains largely undisturbed with the massing only obscuring very minor sections of sky. The proposed built forms do not block iconic or heritage views, views to individual icons or scenic or highly valued compositions.

Visual effects of proposed development

Visual Character	Medium
Scenic Quality of View	Medium
View Composition	Medium
Viewing Level	Low-Medium
Viewing Period	Low
Viewing Distance	Medium
View Loss & View Blocking Effects	Low

Rating of visual effects on variable weighting factors

Public Domain View Place Sensitivity	Low
Physical Absorption Capacity	Medium
Compatibility with Urban Context and Visual Character	Medium

Compatibility with desired future character

	High
--	------

Overall rating of significance of visual impact

	MEDIUM
--	--------



FIGURE 3 EXISTING VIEW



FIGURE 4 VIEWPOINT LOCATION



Figure 9 VIEWPOINT 04: PHOTOMONTAGE

7.0 VISUAL IMPACT ASSESSMENT

Having determined the level of extent of the visual change based on the 4 representative modelled views (photomontages) Urbis has applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. Descriptions of relevant factors to be considered are outlined below, reproduced with the permission of Dr Richard Lamb, who has developed these descriptions over the last 20 years as part of his research in visual perception and the assessment of visual impacts.

The weighting factors most relevant for consideration are sensitivity, visual absorption capacity and compatibility with urban features.

7.1 SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

This report addresses potential visual impacts on close and medium views given the limited extent of the potential visual catchment of the existing site and proposed development. Views from four locations were assessed, with the sensitivity of the locations rated as low. Notwithstanding these ratings in our opinion there are no other factors that would render these view places as being of moderate or high sensitivity for example its use as an important public reserve, elevated local knoll or visually prominent location or a place of high cultural value (both Indigenous and non-Indigenous).

7.2 PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of boats and buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.

Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.

Low to moderate prominence means:

Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.

Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

The visual environment has a generally low-medium capacity to absorb the visual changes proposed. This is due to the vacant rural landscape that is predominantly devoid of built form within the immediate and adjacent site. It is noted that the location of the surrounding south adjacent vacant lands for future residential development means that neighbouring south surrounding lots are expected to mirror the built form and scale of the growth within the proposed site. It is also noted that looking further south to Oran Park, the existing built form of low-rise residential development is not dissimilar to what is being proposed. 1 view was rated as low-medium and 3 as medium-high PAC, this suggests that the site has a relatively moderate capacity for PAC. It is noted that for all views PAC will increase over time as further development occurs within surrounding adjacent lots.

7.3 VISUAL COMPATIBILITY

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. It assumes that there is a moderate to high visibility of the project to some viewing places. It further assumes that novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

A comparative analysis of the compatibility of similar items to the proposal with other locations in the area which have similar visual character and scenic quality or likely changed future character can give a guide to the likely future compatibility of the proposal in its setting.

The proposed development has a moderate compatibility with the existing visual character of the site and the immediate visual context. Much of the surrounding built form is characterised by largely vacant rural land, primary production lots and associated industrial buildings,

as well as single or double storey residential dwellings. Residential built form is similar in scale, height and character and are located within surrounding areas including Oran Park and Harrington Park. Similarly, lots to the immediate site south are zoned as residential land which will extend upon the existing low-rise residential built form east of Olive Hill Dr, ultimately connecting development at the site to those already existing nearby.

All views were rated as having a medium-high compatibility; however, it is noted that future expected development in the area of similar land use, scale, style, and height will ultimately provide a 'down-weight' to the level of visual effects reducing their importance over time.

7.4 COMPATIBILITY WITH REGULATORY FRAMEWORK

The Planning Proposal is consistent with and supports a range of strategic planning outcomes established by Camden Council and the NSW Government.

Compatibility with desired future character and objectives of the area in all views were found to be high. A high compatibility rating is a 'down-weight' in relation to the overall rating of visual impacts.

7.5 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

Residual effects are defined by leaders in visual perception, as follows;

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces. These personal preferences are to or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing, approved or proposed form of urban development.

In our opinion visual impacts on the views modelled are anticipated by the planning controls and the effects are similar to the existing scale of residential development located nearby, height, form.

The retention of some vegetation throughout the site, such as dense vegetation to the site south and southwest around local highpoints will help to create filtering effects to the built form proposed and will serve

to reduce the initial level of visual impacts. In our opinion, this provides a down-weight to the overall level of visual impacts.

7.5.1 APPLYING THE 'WEIGHTING' FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects.

7.5.2 OVERALL VISUAL IMPACTS

The proposed development was found to be consistent with planning objectives that are included in the South Creek West Growth Area (SWGAs) including the Metropolis of Three Cities: Greater Sydney Region Plan (2018), the Western City District plan (2018) and Western Sydney Aerotropolis Plan.

In this regard the level of visual effects generated were found to be compatible with the planning objectives and provide a 'down-weight' to the level of visual impacts.

VIEW REFERENCE	LOCATION	RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS AS LOW, MEDIUM OR HIGH				OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT
		"(Refer to Table 4 in Appendix 1 for descriptions of ratings) NB: high ratings mean low impacts e.g. where there is high compatibility or absorption, this reduces the significance of the weighting factor"				
		Public Domain View Place Sensitivity	VISUAL ABSORPTION CAPACITY	COMPATIBILITY WITH URBAN CONTEXT AND VISUAL CHARACTER		
View 01	VIEW SOUTH TO SITE FROM EAST END OF MARYLAND LINK RD 2	LOW	LOW-MEDIUM	MEDIUM-HIGH		LOW-MEDIUM
View 02	VIEW WEST TO SITE FROM THE NORTHERN ROAD INTERSECTION ADJACENT 680 THE NORTHERN RD	LOW	MEDIUM	MEDIUM-HIGH		LOW-MEDIUM
View 03	VIEW NORTHWEST TO SITE FROM SOUTHWEST EDGE OF SITE HIGHPOINT	LOW	MEDIUM	MEDIUM-HIGH		LOW-MEDIUM
View 04	VIEW NORTHEAST TO SITE FROM EAST EDGE OF DENBIGH CURTLAGE	LOW	MEDIUM	MEDIUM-HIGH		MEDIUM

Table 2 SUMMARY TABLE OF VISUAL EFFECTS

8.0 CONCLUSION

- The proposal creates a generally low-medium visual effect on the base line factors such as visual character, scenic quality, and view place sensitivity from public domain views.
- Of the four views analysed, the overall visual impacts resulted in a low-medium to medium range on the rating scale.
- Visual catchment to the site was deemed limited to surrounding topographical elevated areas characterised by dense vegetation with limited public access.
- For all views, proposed built forms do not block iconic or heritage views, views to individual icons or scenic or highly valued compositions.
- The scale, height and character of the proposed residential built form is similar to existing examples in the surrounding landscape including Oran Park, Harrington Park, and lots surrounding the site at Olive Hill Dr.
- It is noted that the overall view ratings will further lessen with expected development to the surrounding areas zoned as residential land, and development to the site will ultimately be seen as extension of existing residential developments to Oran Park and Harrington Park.
- Considering the likely view impacts to the immediate and wider area based on the representative modelled views and the overall low-medium to medium view impact ratings, in our opinion the view impacts are considered acceptable.

APPENDIX

APPENDIX 1

DESCRIPTION OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective

Factors	Low Effect	Medium Effect	High Effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Relative viewing Level	Elevated position such as ridge top, building or structure with views over and beyond the site.	Slightly elevated with partial or extensive views over the site.	Adjoining development, public domain area or road with view blocked by proposal.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

Table 3 Description of Visual Effects.

Factors	Low Impact	Medium Impact	High Impact
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

Table 4 Indicative Ratings Table of Visual Impact Factors.

APPENDIX 2

VISUAL ASSESSMENT PHOTOMONTAGE METHOD

SOUTH CREEK, COBBITTY NSW

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
BHL
SEPTEMBER 2022



PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED:

21 September 2022

VISUALISATION ARTIST:

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

LOCATION PHOTOGRAPHER:

Nick Sissam, Urbis - Senior Consultant, National Design

under direction from Jane Maze-Riley, Urbis - Director, National Design

CAMERA:

Canon EOS 8D Mark II - 28 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE:

Canon EF 24-105mm f/4L IS USM

SOFTWARE USED:

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- GlobalMapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES:

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Penrith 2019-07 and Wollongong 2019-08
- Aerial photography from Near map - 2022-06-15
- Proposed masterplan CAD drawings received from Design+Planning - 2022-08-24
- Proposed 3D massing model prepared by Urbis based on supplied masterplan drawing

METHODOLOGY:

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 35mm or 50mm. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 48.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LIDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.

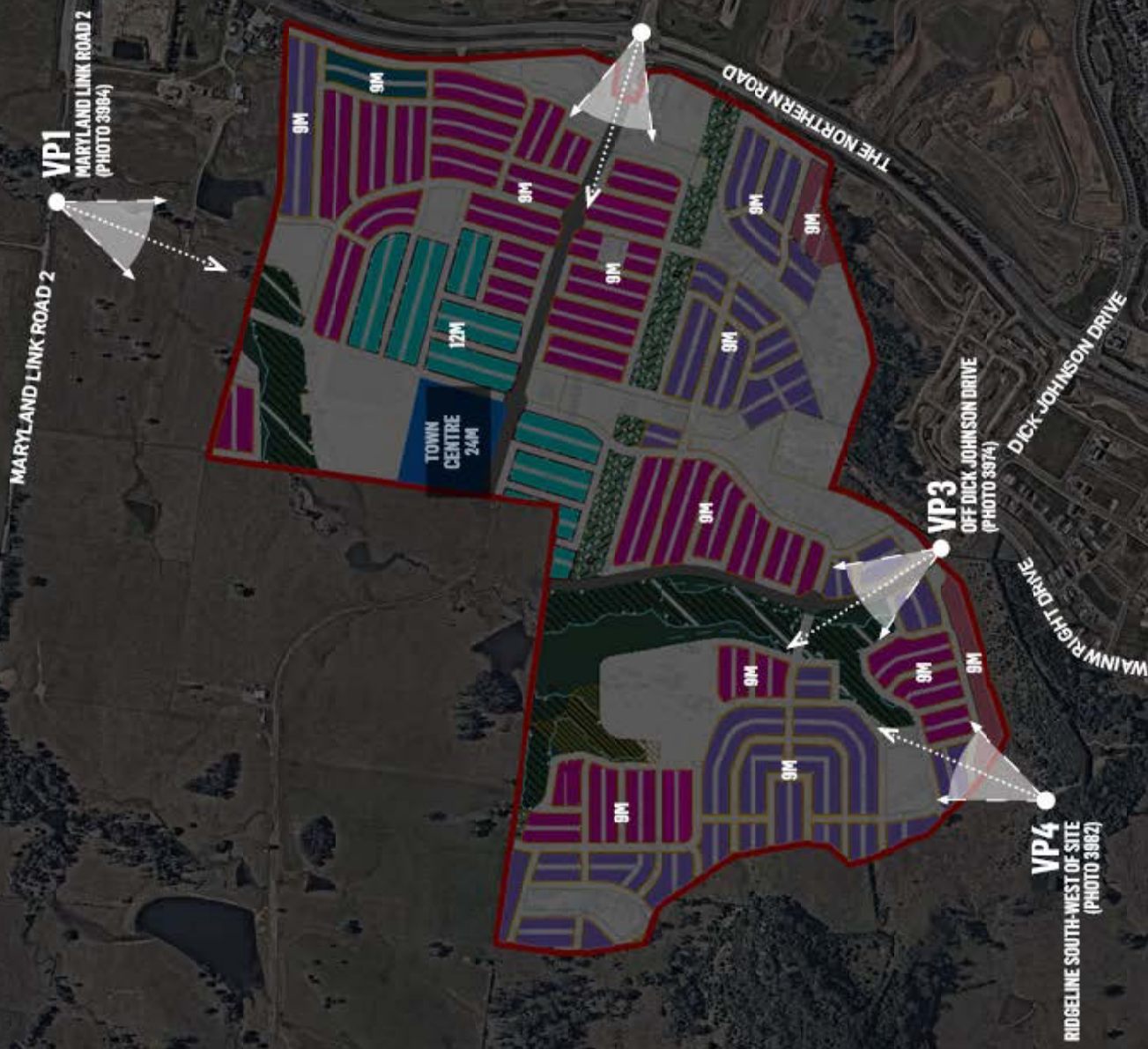
N

LEGEND

PHOTOMONTAGE
VIEWPOINT

LEGEND:

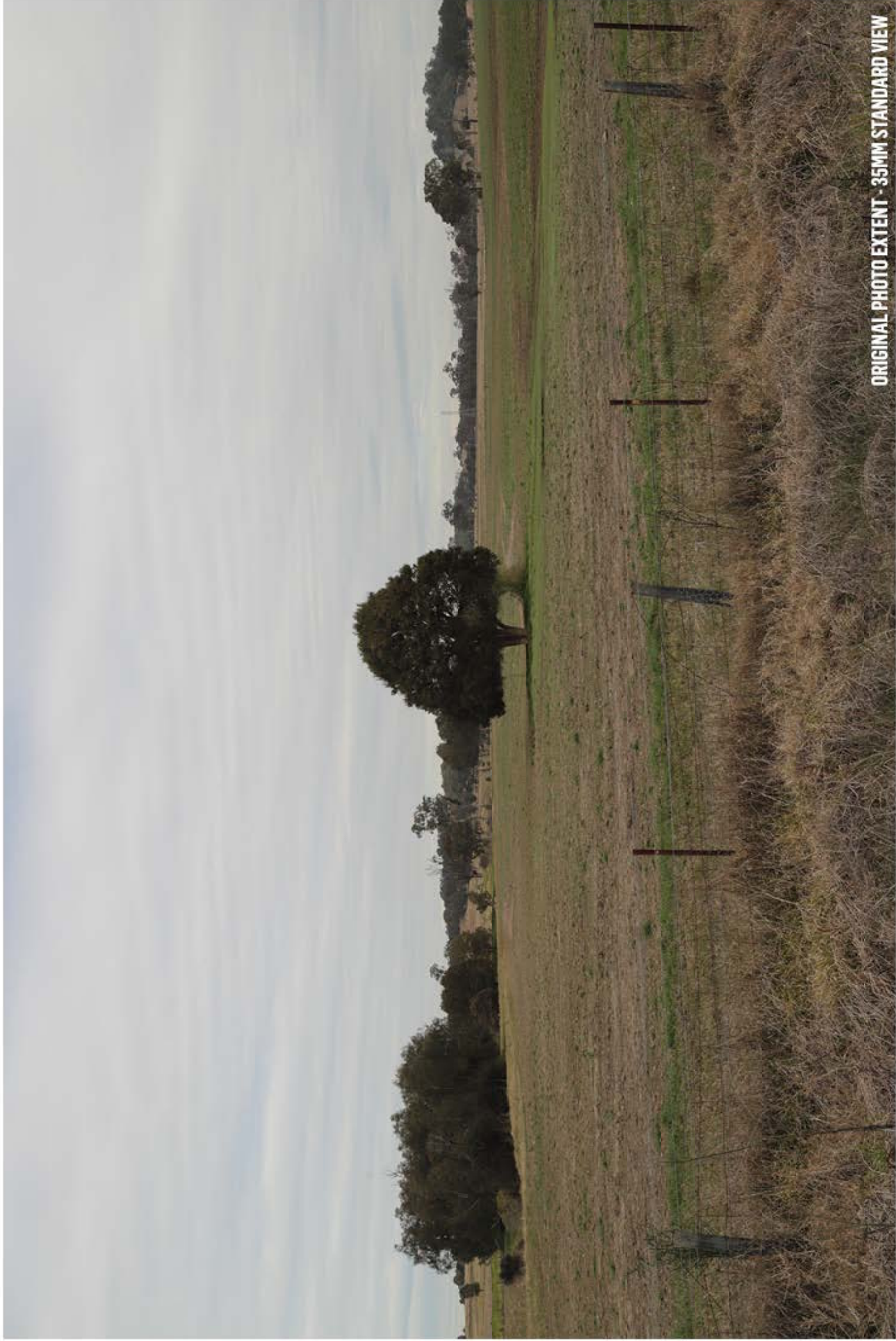
	TOWN CENTRE 24M
	LOW-RISE RESIDENTIAL 10-20 DW/HA 9M
	LOW-RISE RESIDENTIAL 20-25 DW/HA 9M
	ENVIRONMENTAL LIVING 10 DW/HA 9M
	LARGE LOT RESIDENTIAL 9M
	MID-RISE RESIDENTIAL 300M/HA 12M



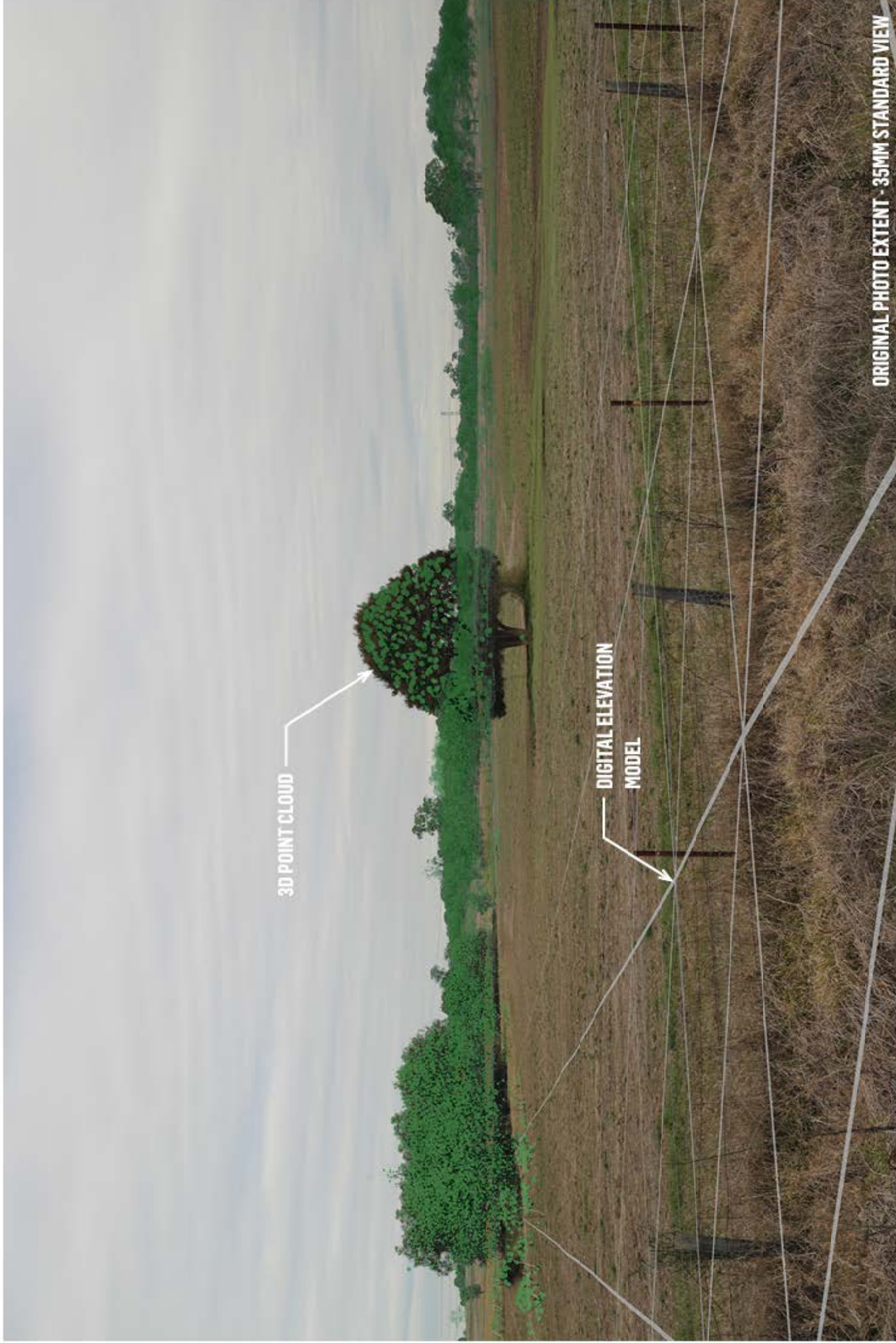
SOUTH CREEK, COBBITTY NSW - VISUAL ASSESSMENT
PHOTOMONTAGES - VIEW LOCATION MAP

DATE: 2022-09-21
JOB NO: P0038706
DWG NO: VP_MAP
REV:-





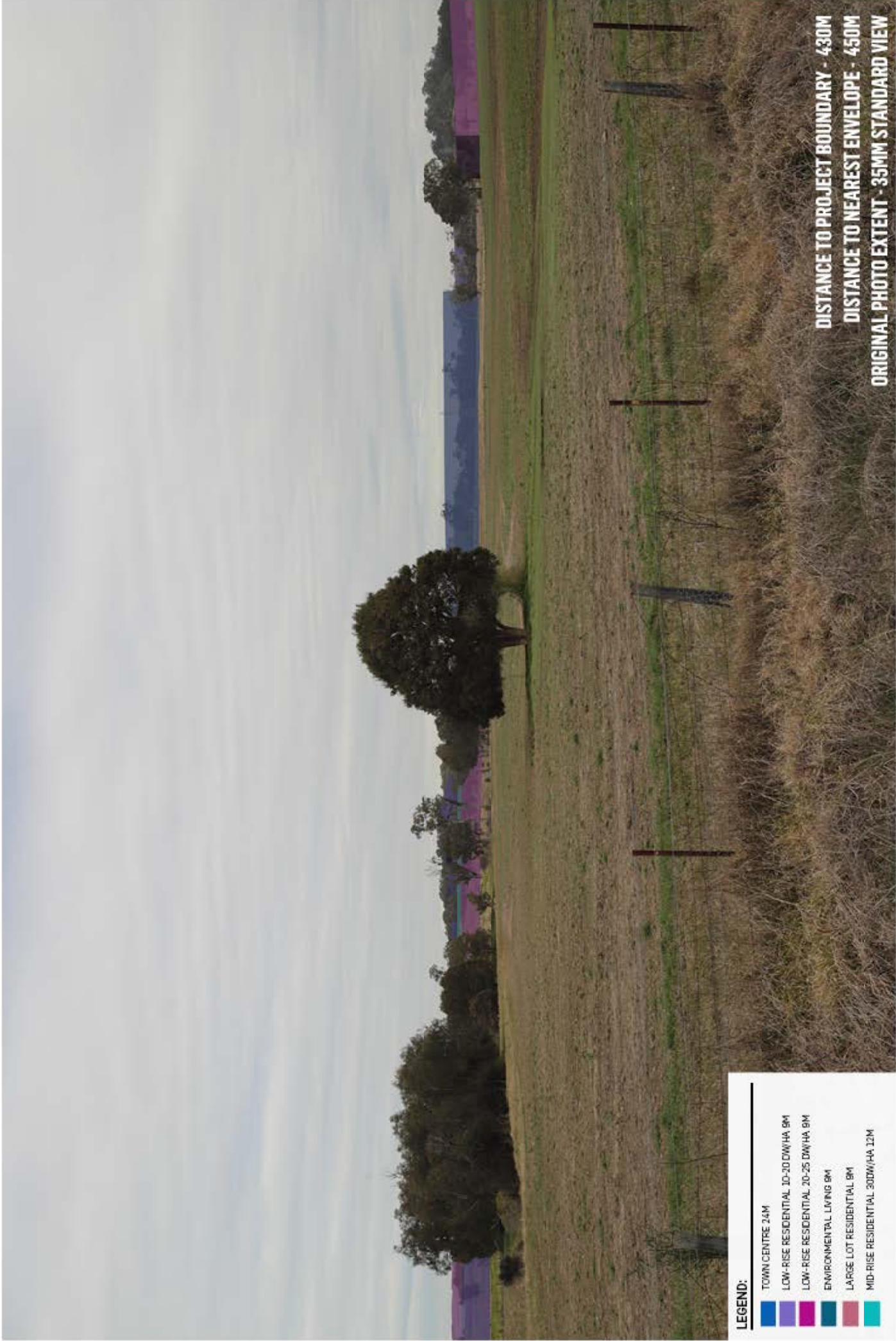
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



3D POINT CLOUD

DIGITAL ELEVATION
MODEL

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



LEGEND:

- TOWN CENTRE 24M
- LOW-RISE RESIDENTIAL 10-20 DW/HA 9M
- LOW-RISE RESIDENTIAL 20-25 DW/HA 9M
- ENVIRONMENTAL LIVING 9M
- LARGE LOT RESIDENTIAL 9M
- MID-RISE RESIDENTIAL 30DW/HA 12M

DISTANCE TO PROJECT BOUNDARY - 430M
DISTANCE TO NEAREST ENVELOPE - 450M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

SOUTH CREEK, COBBITTY NSW - VISUAL ASSESSMENT
VP1 (PHOTO 3984) LOOKING SSW, MARYLAND LINK ROAD 2 | PHOTOMONTAGE (PROPOSED MASSING)

DATE: 2022-09-21
JOB NO: P0018706
DWG NO: VP_1C
REV:-





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



LEGEND:

- TOWN CENTRE 24M
- LOW-RISE RESIDENTIAL 10-20 DW/HA 9M
- LOW-RISE RESIDENTIAL 20-25 DW/HA 9M
- ENVIRONMENTAL LIVING 10 DW/HA 9M
- LARGE LOT RESIDENTIAL 9M
- MID-RISE RESIDENTIAL 30DW/HA 12M

DISTANCE TO PROJECT BOUNDARY - 75M
DISTANCE TO NEAREST ENVELOPE - 220M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

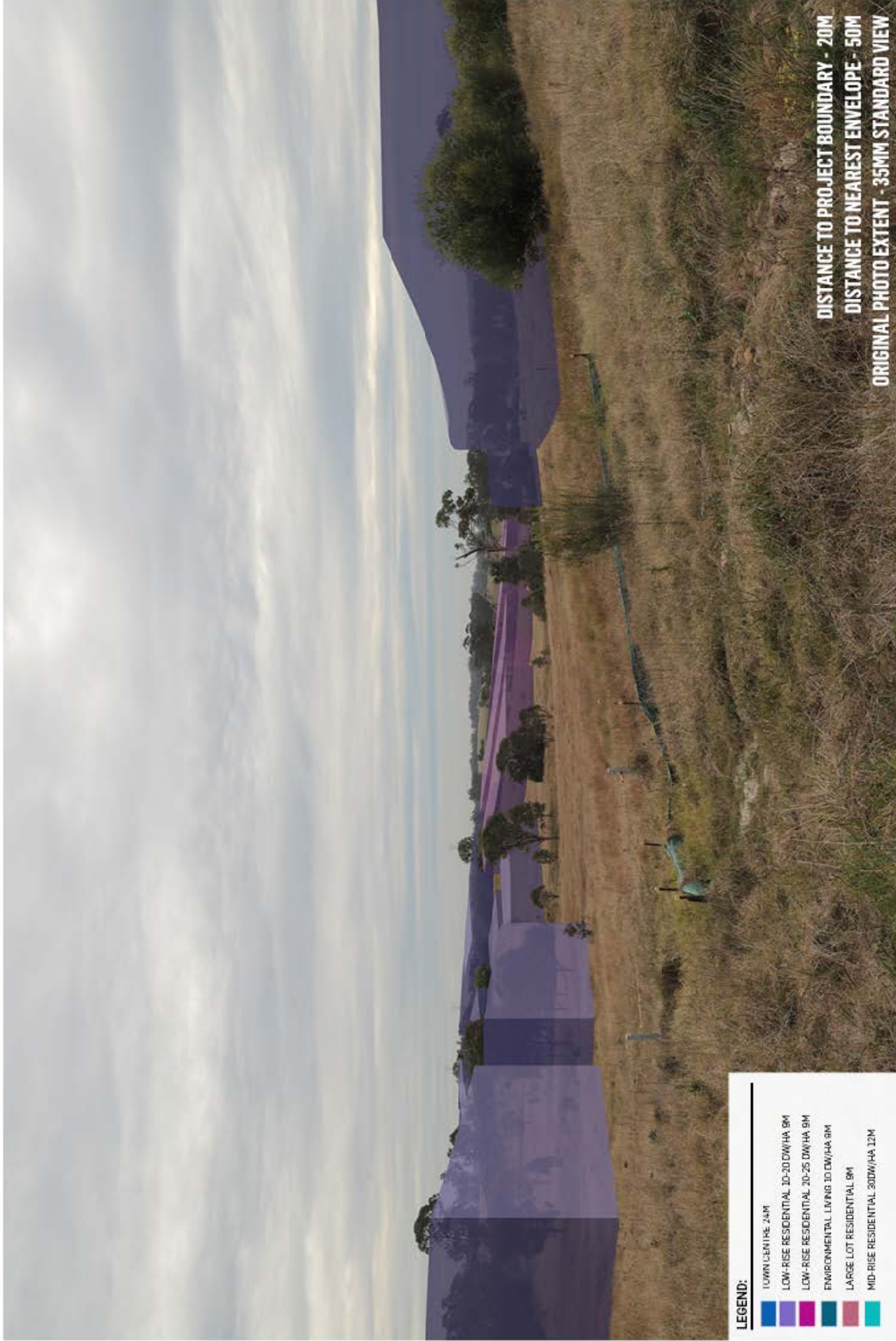
SOUTH CREEK, COBBITTY NSW - VISUAL ASSESSMENT

VP3 (PHOTO 3974) LOOKING NNW, OFF DICK JOHNSON DRIVE | EXISTING PHOTO : 2022-08-11 11:52 AEST

DATE: 2022-08-21
JOB NO: P0018708
DWG NO: VP_3A
REV:-



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



SOUTH CREEK, COBBITTY NSW - VISUAL ASSESSMENT
VP3 (PHOTO 3974) LOOKING NNW, OFF DICK JOHNSON DRIVE | PHOTOMONTAGE (PROPOSED MASSING)



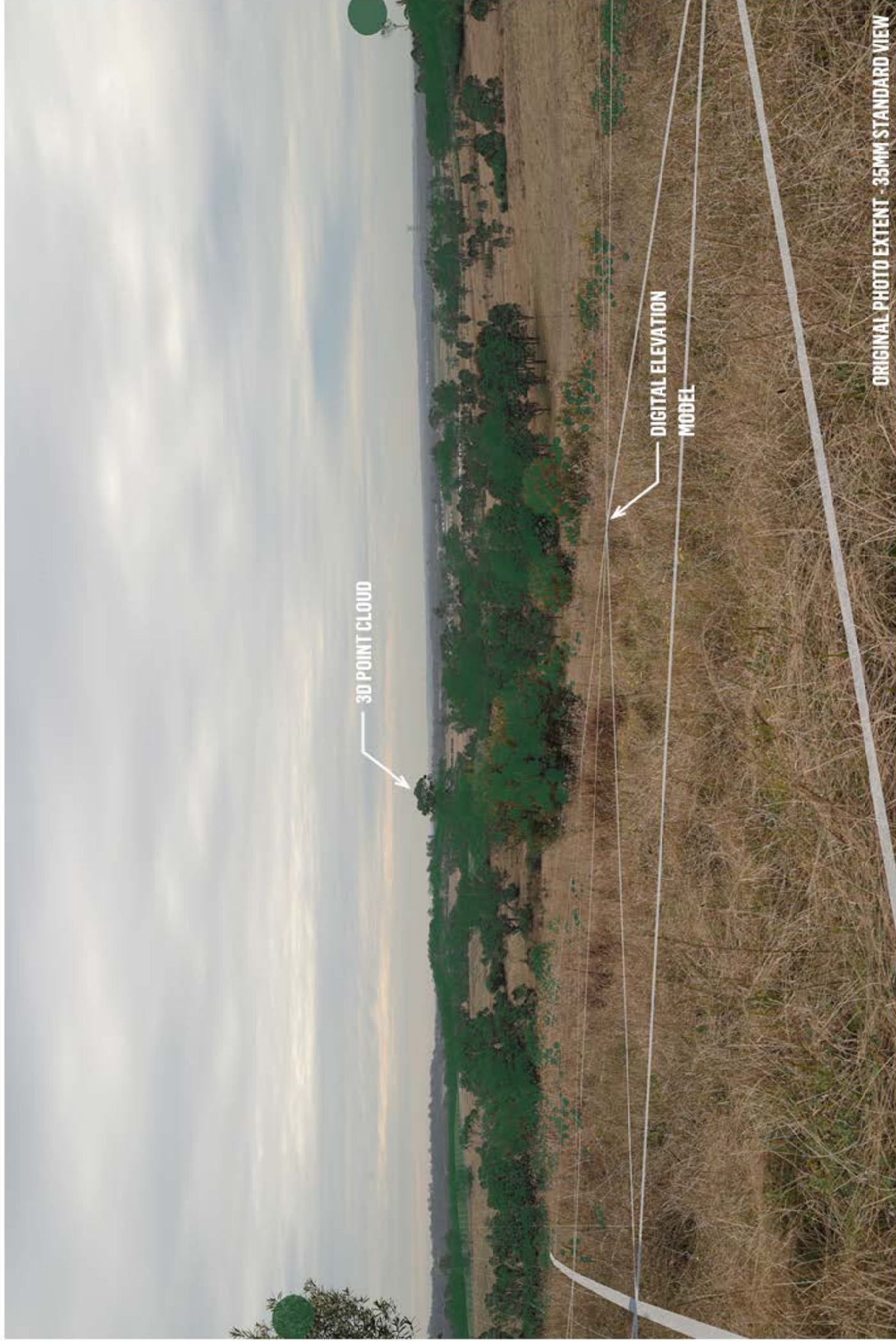
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

SOUTH CREEK, COBBITTY NSW - VISUAL ASSESSMENT

VP4 (PHOTO 3982) LOOKING NNE, RIDGELINE ALONG SOUTH-WEST CORNER OF SITE | EXISTING PHOTO : 2022-08-11 12:27 AEST

DATE: 2022-08-21
JOB NO: P0018708
DWG NO: VP_4A
REV:-





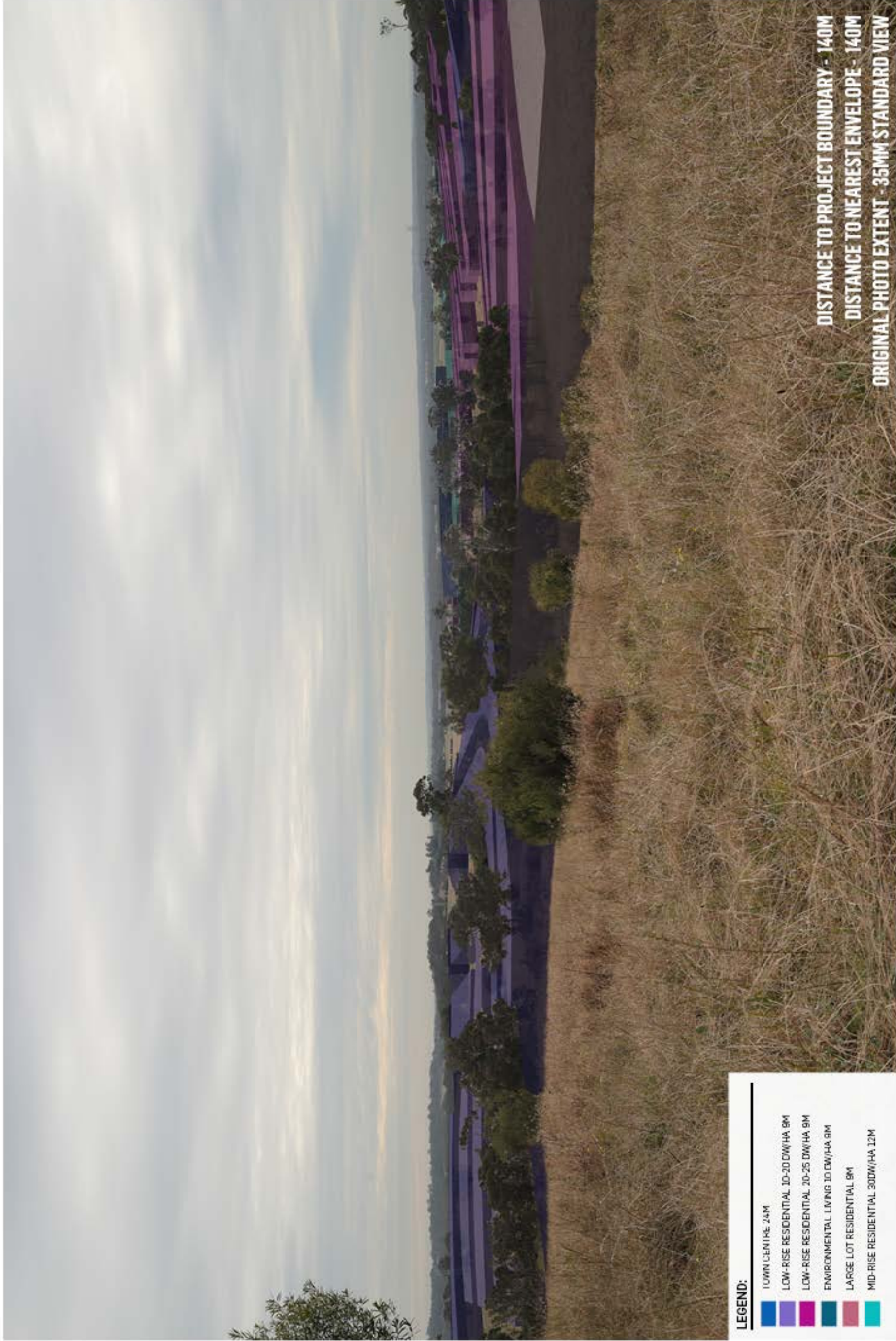
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



SOUTH CREEK, COBBITTY NSW - VISUAL ASSESSMENT

VP4 (PHOTO 3982) LOOKING NNE, RIDGELINE ALONG SOUTH-WEST CORNER OF SITE | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2022-09-21
JOB NO: P0018706
DWG NO: VP_48
REV:-



LEGEND:

- TOWN CENTRE 24M
- LOW-RISE RESIDENTIAL 10-20 DW/HA 9M
- LOW-RISE RESIDENTIAL 20-25 DW/HA 9M
- ENVIRONMENTAL LIVING 10 DW/HA 9M
- LARGE LOT RESIDENTIAL 9M
- MID-RISE RESIDENTIAL 30DW/HA 12M

DISTANCE TO PROJECT BOUNDARY - 140M
DISTANCE TO NEAREST ENVELOPE - 140M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



SOUTH CREEK, COBBITTY NSW - VISUAL ASSESSMENT
VP4 (PHOTO 3982) LOOKING NNE, RIDGELINE ALONG SOUTH-WEST CORNER OF SITE | PHOTOMONTAGE (PROPOSED MASSING)

DATE: 2022-09-21
JOB NO: P0018706
DWG NO: VP_4C
REV:-