

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

8th October 2024

APPIN & NORTH APPIN PRECINCTS LANDSCAPE VISUAL IMPACT ASSESSMENT STATEMENT - ADDENDUM LETTER

This Addendum Letter has been prepared to provide additional information in relation to the **Appin (Part 2) Precinct** Planning Proposal.

The Proponent has prepared the subject submission to rezone 100.10 hectares of land (the **Site**) within the Appin Precinct from *RU2 Rural Landscape* to the following zones:

Urban Development Zone

Zone 1 Urban Development (UDZ)

Conservation Zone

Zone C2 Environmental Conservation (C2)

The Site is known as the Appin (Part 2) Precinct. The Site directly adjoins the Appin (Part 1) Precinct – refer to **Figure 1**.

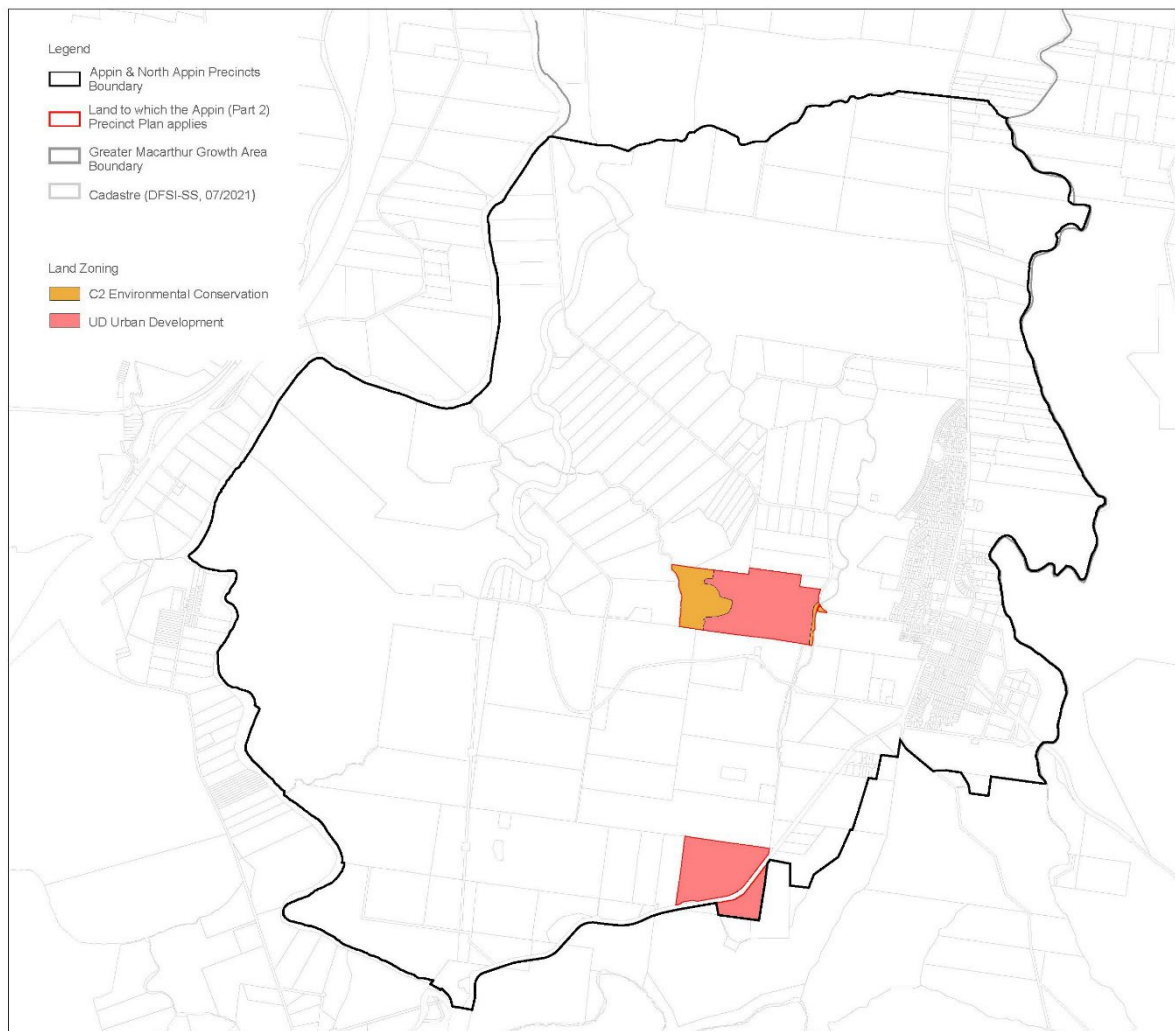
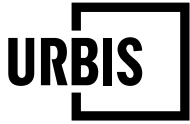


Figure 1: Boundary of the Appin (Part 2) Precinct.

The Appin (Part 2) Precinct Plan zones land for conservation and urban development. It establishes the statutory planning framework permitting the delivery of a range of residential typologies, retail, education, business premises, recreation areas, and infrastructure services and provides development standards that development must fulfil. Within the proposed urban development zone, 1,312 dwellings and more than 30,000 sqm of gross lettable floor area for retail and commercial space can be delivered.

FINDINGS OF APPIN & NORTH APPIN PRECINCTS VISUAL ASSESSMENT

Urbis were engaged by Walker Corporation in 2022 to undertake a baseline analysis of the visual environment and provide parameters and guidelines to inform the spatial arrangement of the future development across the Appin & North Appin Precincts (**Landscape Visual Impact Assessment Statement**).



The assessment concluded that the proposal to re-zone the precincts could be supported from a visual perspective as a result of:

- The highly modified nature of the site
- The limited level of unique visual features
- Maintaining significant vegetation groupings on site

ASSESSMENT OF APPIN (PART 2) PRECINCT PLANNING PROPOSAL VISUAL IMPACT

Urbis have reviewed the impact of the Appin (Part 2) Precinct Planning Proposal on the original visual assessment and found that it has no impact on the finding of the assessment. Minor updates to the original report are outlined below:

- **Assessment Introduction (Chapter 1)** apart from minor text updates to reflect the Appin (Part 2) Precinct Planning Proposal.
- The findings of the visual assessment process (**Chapter 2**) apart from minor graphic and text updates to reflect the Appin (Part 2) Precinct Planning Proposal.

Chapter 3 – Visual Analysis Key Findings has been updated to remove assessment of the ILP for Release Area 1 as this is outside of the Appin (Part 2) Precinct Planning Proposal and no ILP or landscape master plan has been prepared for the Part 2 Planning Proposal.

The key findings of the visual character and external visibility of the site are unchanged from the previous assessment. The Appin (Part 2) Precinct Planning Proposal can be supported from a visual perspective as the findings from the original assessment remain unchanged by the additional areas.

Kind regards,

A handwritten signature in black ink, appearing to read "Nicholas Sisam". The signature is stylized with a large, sweeping "N" and a cursive "Sisam".

Nicholas Sisam
Associate Director