Stimson & Baker PLANNING

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230-242 ALDINGTON ROAD KEMPS CREEK
LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

S17-0087
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06/12/2017

CLOUSTON associates

Cover: View east towards the site from Aldington Road
This Page: Bus travelling on Aldington Road

230-242 ALDINGTON ROAD KEMPS CREEK
LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

Prepared by

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S17-0087	B	06/12/17	FINAL	EZ	CL	CL

Note: this document is preliminary unless validated.

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Looking north east towards the site from Aldington Road

1.0
Introduction

1.0 INTRODUCTION

1.0 INTRODUCTION

Bochasanwasi Shri Akshar Purushottam Swaminarayan Sanstha (BAPS) is a socio-spiritual Hindu organisation with centres in all major cities in Australia and throughout the world.

As a driving force of promoting practical spirituality, BAPS proposes to build a second facility in Penrith to ensure continued accessibility for the patrons from western Sydney and to assist with reducing commute to the centre.

BAPS Penrith will host a congregation every Sunday with an expected 600 patrons to attend. The proposed centre will also be open for individual prayer and meditation, with approximately 50 individuals expected to be there throughout the day on weekdays and Saturdays.

1.1 PURPOSE OF REPORT

CLOUSTON Associates has been commissioned by Stimson & Baker Planning to prepare a Landscape Character and Visual Impact Assessment (LCVIA) for the proposed development at 230-242 Aldington Road (hereafter, referred to as 'the Project').

The purpose of the LCVIA is to support the Development Application for the Project and is one of a number of technical reports for the Project.

Figure 1A - Project location Source: Google Earth

1.2 STUDY CONTEXT

An LCVIA aims to ensure effects of change and development in the landscape, views and visual amenity are taken into account. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the landscape, both quantitatively and qualitatively.

Judgement as to the significance of the effects is arrived at by a process of reasoning, based upon analysis of the baseline conditions, identification of receptors and assessment of their sensitivity, as well as the magnitude and nature of the changes that may result from any development.

This assessment is an independent report and is based on a professional analysis of the landscape and the Project at the time of writing. The current and potential future viewers (visual receptors) have not been consulted about their perceptions. The analysis and conclusions are therefore based solely on a professional assessment of the anticipated impacts, based on a best practice methodology.

An LCVIA is by its nature not an exact science and consequently is subject to varied methodologies both in Australia and overseas. Potentially subjective assessment material and differences of opinion about how to best assess visual characteristics, qualities, degrees of alteration and viewer sensitivity often arise.

As a consequence, and as identified by the NSW Land and Environment Court, the key to a robust process is to explain clearly the criteria upon which an assessment is made.

Further details on the methodology employed can be found in section 1.4 Methodology.

1.3 LEGISLATIVE POLICY AND CONTEXT

The key legislative and planning instruments that have a bearing on the visual and amenity assessment and implications for the proposed development include;

A. Environmental Planning and Assessment Act, 1979 (NSW)

B. The Land and Environment Court's Planning Principles (for assessing views)

C. Penrith Local Environmental Plan, 2010

D. Western Sydney Priority Growth Area and Western Sydney Employment Area, 2015

E. Draft Western City District Plan, 2017

A. Environmental Planning and Assessment Act, 1979 (NSW)

The EP&A Act provides the statutory basis for planning and environmental assessment in NSW. Assessment and approvals may be carried out under various parts of the Act, depending on the requirements of environmental planning instruments, and the scale and nature of impacts of the upgrade work. The 230-242 Aldington Street - Hindu Temple LCVIA Project is to be assessed under a Development Application.

B. The Land and Environment Court Planning Principles

The Land and Environment Court of New South Wales was established in 1980 by the Land and Environment Court Act 1979. Relevant principles have been developed in visual assessment case judgments to guide future decision-making in development appeals. These include separate but related principles for private and public domain views.

The principles set out a process for assessing the acceptability of impact. The two relevant cases are:

- Private views - Tenacity Consulting v Warringah Council (2004)
- Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013)

Planning Principle for Private views - Tenacity Consulting v Warringah Council (2004)

The key points from this principle include:

Assessment of views to be affected

- Water views are valued more highly than land views.
- Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons.
- Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

What part of the property the views are obtained

- The protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries.
- Sitting views are more difficult to protect than standing views.

Extent of the impact

- The impact on views from living areas is more significant than from bedrooms or service areas.
- It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

Reasonableness of the proposal

- With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

Planning Principle for Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013)

The assessment process from this principle includes:

Identification Stage

Identify the nature and scope of the existing views from the public domain:

- the nature and extent of any existing obstruction of the view
- relevant compositional elements of the view
- what might not be in the view - such as the absence of human structures in the outlook across a natural area
- is the change permanent or temporary.

This is followed by identifying the locations in the public domain from which the potentially interrupted view is enjoyed and the extent of obstruction at each relevant location. The intensity of use of this locations is also to be recorded. Finally, the existence of any documents that identifies the importance of the view - ie. international, national, state or local heritage recognition is ascertained.

Analysis of impacts

- The analysis required of a particular development proposal's public domain view impact is both quantitative as well as qualitative.
- A quantitative evaluation of a view requires an assessment of the extent of the present view, the compositional elements within it and the extent to which the view will be obstructed by or have new elements inserted into it by the proposed development.
- In the absence of any planning document objective/aim, the fundamental quantitative question is whether the view that will remain after the development (if permitted) is still sufficient to understand and appreciate the nature of and attractive or significant elements within the presently unobstructed or partially obstructed view. If the view remaining (if the development were to be approved) will be sufficient to understand and appreciate the nature of the existing view, the fundamental quantitative question is likely to be satisfied.
- The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated. Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.
- As with Tenacity, a high value is to be placed on what may be regarded as iconic views (major landmarks or physical features such as land/water interfaces).

Other factors to be considered in undertaking a qualitative assessment of a public domain view impact include:

- Is any significance attached to the view likely to be altered?
- If so, who or what organisation has attributed that significance and why have they done so?
- Is the present view regarded as desirable and would the change make it less so (and why)?
- Should any change to whether the view is a static or dynamic one be regarded as positive or negative and why?
- If the present view attracts the public to specific locations, why and how will that attraction be impacted?
- Is any present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?
- However, on the other hand, if the present obstruction of the view is extensive, does that which remains nonetheless warrant preservation (it may retain all or part of an iconic feature, for example)?
- If the change to the view is its alteration by the insertion of some new element(s), how does that alter the nature of the present view?

The principles established by the Court from both cases have been integrated into the approach adopted for this evaluation.

C. Penrith Local Environmental Plan 2010

Figure 1B illustrates the land use zones adjoining the Project site. As may be seen the principal zones is:

- RU2 - Rural Landscape

The existing development is defined as Place of Worship and is permissible with consent.

Furthermore, the site is located within an area which identified as having special landscape value - "Scenic and Landscape Values". (Refer to Figure 1C)

Clause 7.5 of the LEP 2010 identifies the following objective for this additional local provision:

- To identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,
- To ensure development in these areas is located and designed to minimise its visual impact.

D. Western Sydney Priority Growth Area and Western Sydney Empolyment Area 2015

Figure 1D illustrates the Western Sydney Priority Growth Area including the Project Site. This area will guide new infrastructure investment, identify new homes and jobs close to transport and coordinate services in the area.

Furthermore, the New South Wales Government established the Western Sydney Employment Area adjoining the Project Site to provide business in the region with land for industry and employment, including transport and logistics, warehousing and office spaces- refer to Figure 1D.

E. Draft Western City District Plan, 2017

Figure 1E illustrates the Project site as:

- Land Release Area

The land release areas will become neighbourhoods with a range of housing types, supporting diversity of household types,community needs and the substantial long-term population growth.

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business development
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter
WSEA	SEPP (Western Sydney Employment Area) 2009
SM	SREP No. 30 - St Marys
	Project Site

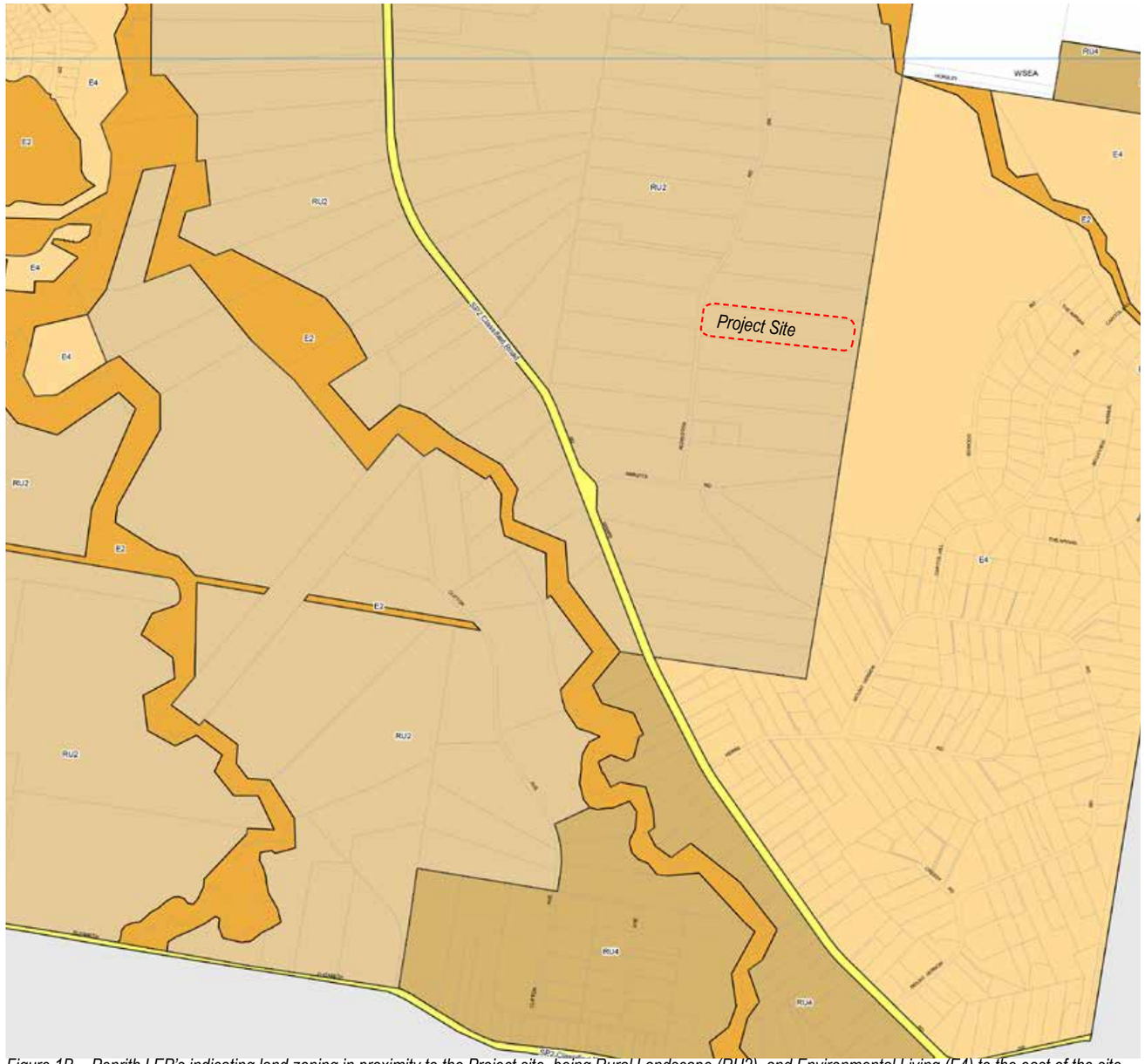

Figure 1B - Penrith LEP's indicating land zoning in proximity to the Project site, being Rural Landscape (RU2) and Environmental Living (E4) to the east of the site.

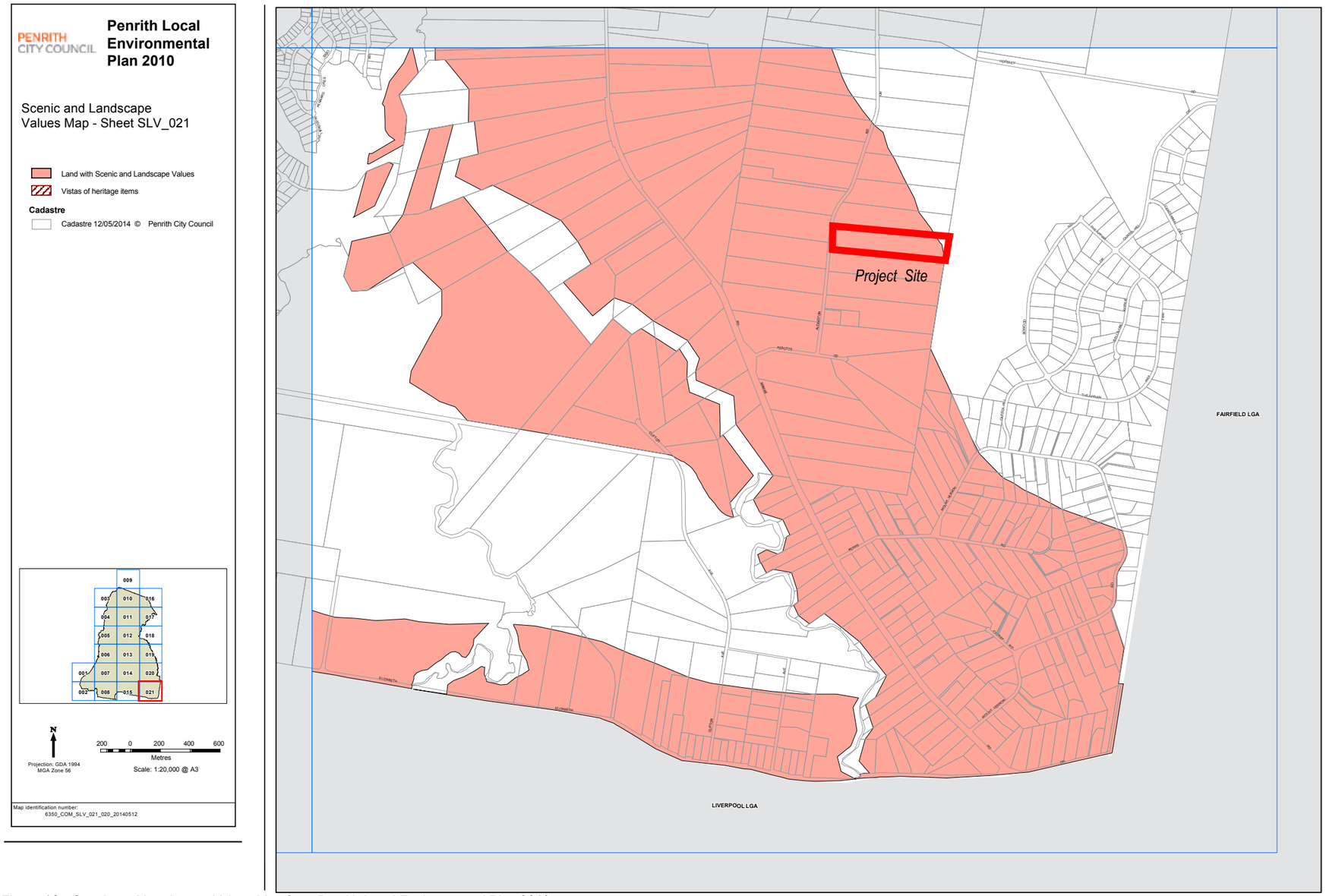

Figure 1C - Scenic and Landscape Values Map from Penrith Local Environmental Plan 2010

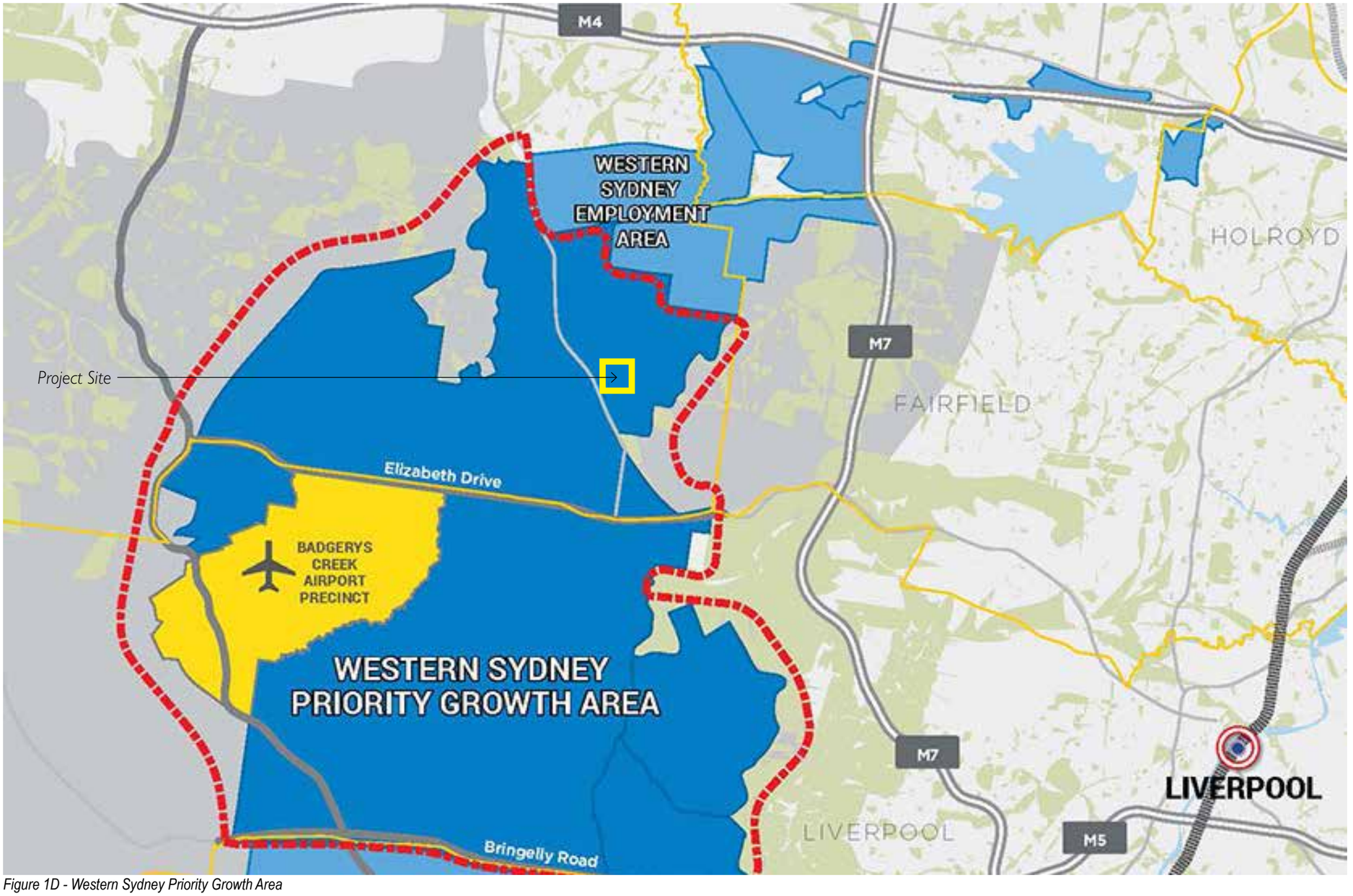

Figure 1D - Western Sydney Priority Growth Area

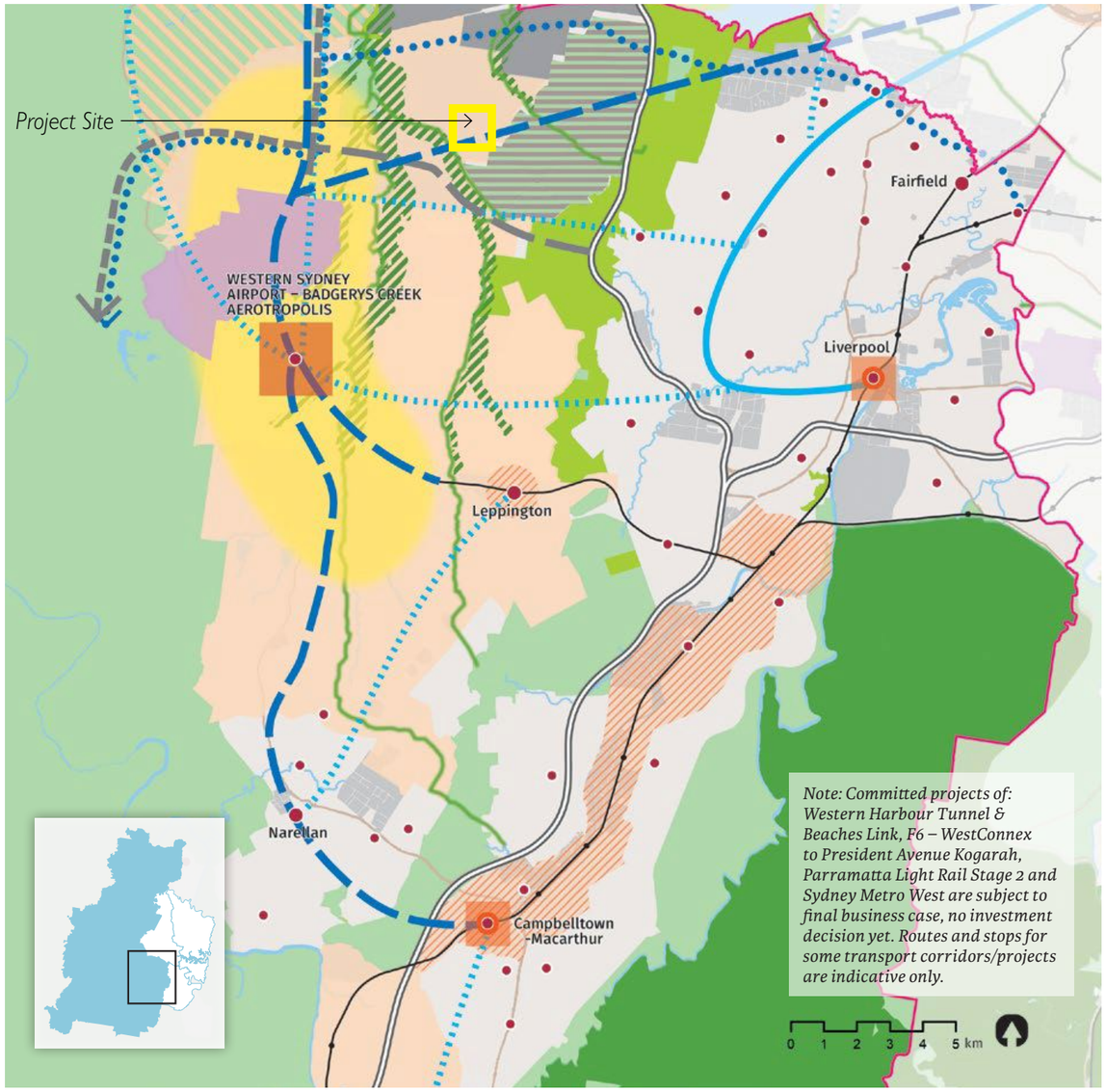

Figure 1E - Western City District Structure Plan 2036 – Urban Area South

1.4 METHODOLOGY

Given the subjective nature of an individual's appreciation of any given scene, assessment of landscape and visual impacts is by its nature not an exact science and consequently methodologies for preparing LCVIAs vary both in Australia and overseas.

Potentially subjective assessment material and differences of opinion about how to best assess visual characteristics, qualities, degrees of alteration and viewer sensitivity often arise.

As a consequence, and as identified by the NSW Land and Environment Court, the key to a robust process is to explain clearly the criteria upon which an assessment is made:

'The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated. Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.'

LCVIA methodologies are often inconsistent and while various governments have generated specific methodologies, no Australian national framework exists. Within NSW, there are two guidelines prepared by the NSW State Government that are recognised as best practice:

- Guidelines for Landscape Character and Visual Impact Assessment, WIA-N04, as published by the Roads and Maritime Service (RMS)
- Appendix D of the Sydney Harbour Foreshore Waterways Area Development Control Plan (SHFWA DCP), as published by the Department of Planning and developed for marina assessment.

Internationally, the following methodologies and guidelines are broadly considered best practice:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, as published by the Landscape Institute UK and IEMA
- Visual Assessment of Windfarms: Best Practice as published by Scottish Natural Heritage.

In the case of the former guidelines these have been widely adopted through Europe in seeking to meet the EU Directive 2011/92/EU concerning preparation of Environmental Impact Assessment (EIA).

The preferred methodology adopted for this assessment is based on the RMS methodology outlined above and with some modifications based on UK guidelines.

1.4.1 Assessment methodology

There are several critical dimensions demonstrated through this assessment and evaluation:

- ensuring all receptors (viewers) have been adequately identified, even at distance, with emphasis on public domain views
- comprehensive evaluation of context to determine visual catchment of site from these areas
- being clear on and separately defining quantitative impacts (distance, magnitude, duration etc) as against qualitative impacts (viewer type and context of view)
- providing a clear rationale for how impacts are compared and contrasted
- ensuring photomontages include views from highest potential impact locations, identified from analysis above
- being clear on the differing forms of mitigation options, namely avoidance, amelioration (eg design), mitigation (eg screening) and compensation (on or offsite).

The general methodology employed for this assessment is described in Figure 1F.

A more detailed description of methodology is included within the relevant chapter of Section 3 - Landscape Character Assessment and Section 4 - Visual Impact Assessment.

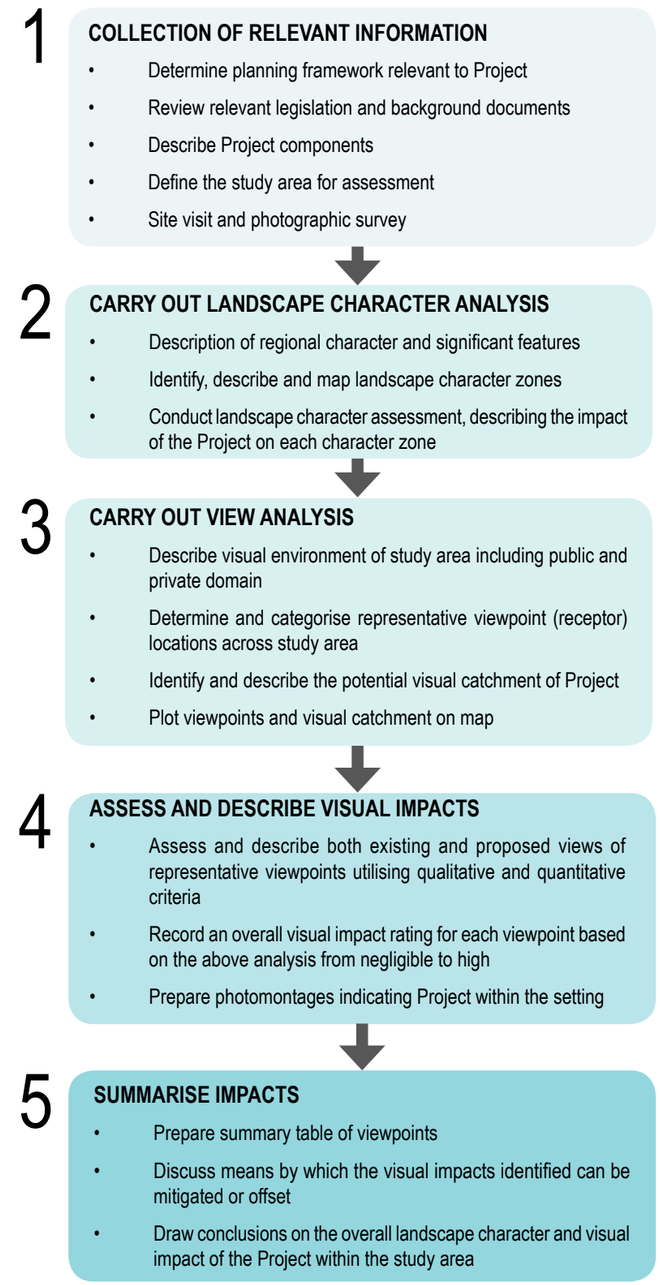

Figure 1F - Summary of CLOUSTON methodology

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1.4.2 Report structure
The report is divided into the following sections:

1 - INTRODUCTION
An introduction section that describes the planning and methodology context for the VIA.

2 - THE PROJECT
A description of the proposed works.

3 - LANDSCAPE CHARACTER ASSESSMENT
A description of the landscape character of the study area and assessment of expected Project impacts.

4 - VISUAL IMPACT ASSESSMENT
A study of the visual impacts of the Project. Each of the selected viewpoints are assessed on a range of qualitative and quantitative criteria.

5 - MITIGATION MEASURES
A discussion as to the means by which the visual impacts identified can be precluded, reduced or offset.

6 - CONCLUSION
Conclusions are drawn on the overall visual impact of the Project within the study area.

1.4.3 Common Terms
The following provides a brief explanation of some of the terms used within this VIA report:

Landscape Character Zone: area having a distinct, recognisable and consistent pattern of elements, be they natural (soil, vegetation, landform) and/or human built form, making one landscape different from another.

Receptor/Receiver: the public or community at large who would have views of the Project site either by virtue of where they live and/or work or from transport routes, paths, lookouts and the like.

View: the sight or prospect of some landscape or scene.

View Corridor: a line of sight of an observer looking toward an object.

View Frame: the extent of the observable world that can be seen by an observer from a fixed location, moving their head from side to side.

Visual Accessibility: the extent to which an area or object is visible to an observer.

Visual Amenity: the measure of the visual quality of a site or area experienced by residents, workers or visitors. It is the collective affect of the visual components which make a site or an area pleasant to be in.

Viewshed/Visual Catchment: the area which the Project is visible to the human eye from a fixed vantage point.

Sensitivity: the capacity of the landscape to absorb change without significant impact on the landscape character or visual amenity. Flat open land will have high sensitivity. Rolling landscape will have lower sensitivity.

2.0
The Project

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2.0 THE PROJECT

2.1 PROJECT LOCATION

The Project site is located on Aldington Road in Kemps Creek and around 37 kilometres west of Sydney CBD. It is located within a rural part of Penrith characterised by small buildings and market gardening businesses. Aldington Road is a residential road connecting Baker Lane and Abbotts Road.

2.2 PROJECT DESCRIPTION

The facility is expected to incorporate a Mandir (temple) to service the region's Hindu community, with the facility comprising these following elements:

- Ground Floor: 7465 sq.m
- Multipurpose Assembly Hall & Cultural Rooms: 3588.61 sq.m
- Mandir Temple: 685 sq.m
- Short Term Visiting Monk Accommodation: 2192 sq.m
- Caretaker Dwelling: 223.13 sq.m
- 301 car spaces
- Entry and exit points at the from Aldington Road of the property and an access road that circulates the property.

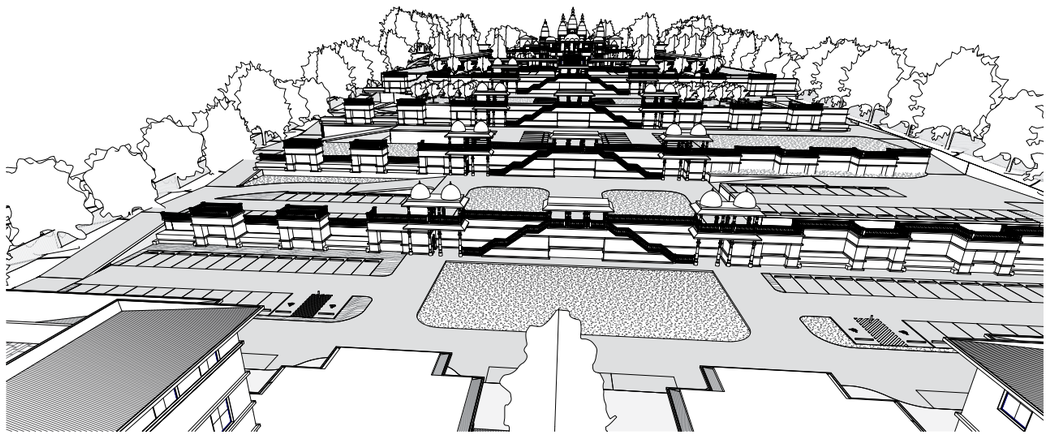
Running from the east to west, on the long axis of the site the principle elements comprise of the landscape zone (frontage of the Aldington Road), central facilities, playground with car park, main Hindu temple and monks residence at the eastern end.

Existing residential receptors (viewers) are located on both sides of Aldington Road, although for much of its length the road is lower than the surrounding land, and views to the Project site along the road are largely obscured by undulating landform and dense vegetation. The Visual Catchment Area from public domain viewpoints for the study area is consequently quite limited - refer Figure 3B.

The highest visible point of the proposed built form is the top of Mandir pot-shaped finial (Kalasa), which is approximately 15m above the existing ridge refer Figure 2E. The two-storey Monks residence is sited on the eastern ridge with a retaining wall surrounding it.

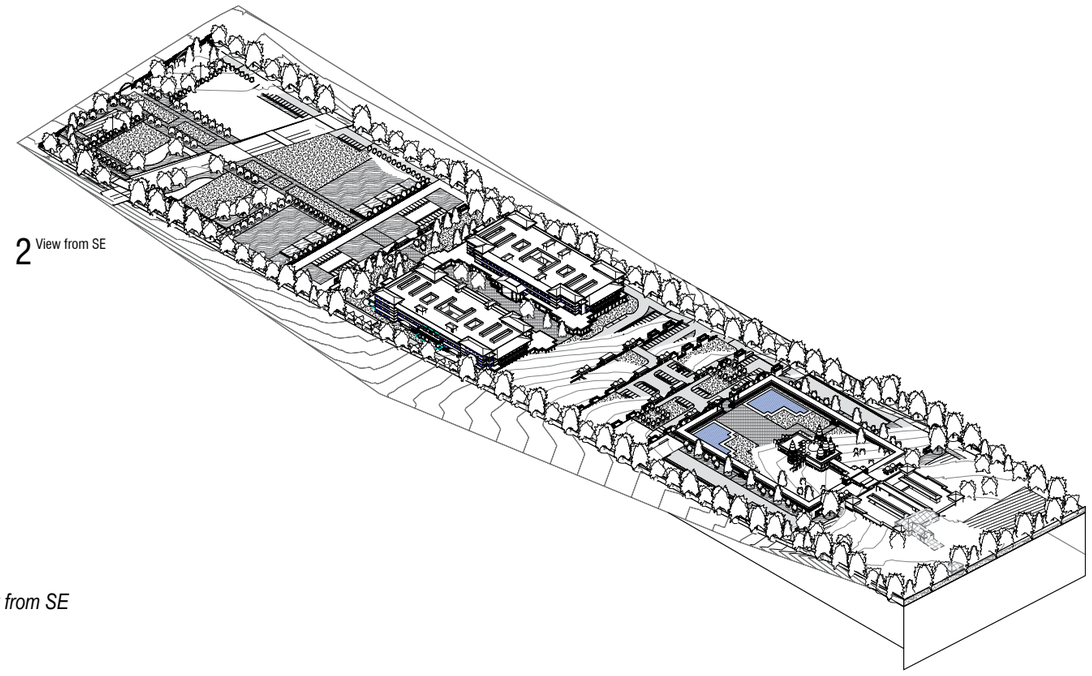
2.3 STUDY AREA

The study area specific to this assessment comprises the area of land surrounding the Project site that could be potentially be affected from a visual impact perspective by the Project works, within the visual catchment of the Project - refer Figure 3B.



1 View East from Central

Figure 2A - View from Central Courtyard (elevated)



2 View from SE

Figure 2B - View from SE

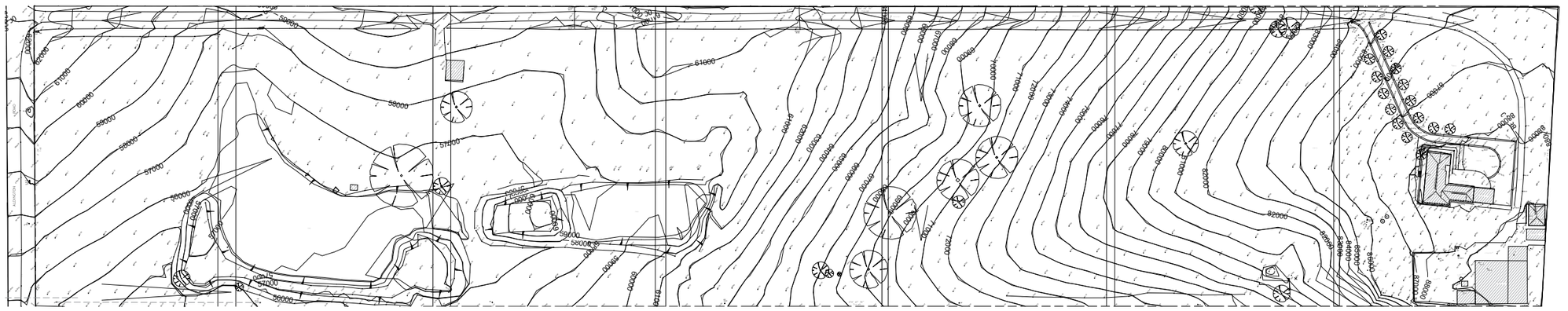


Figure 2C - Existing Site Plan

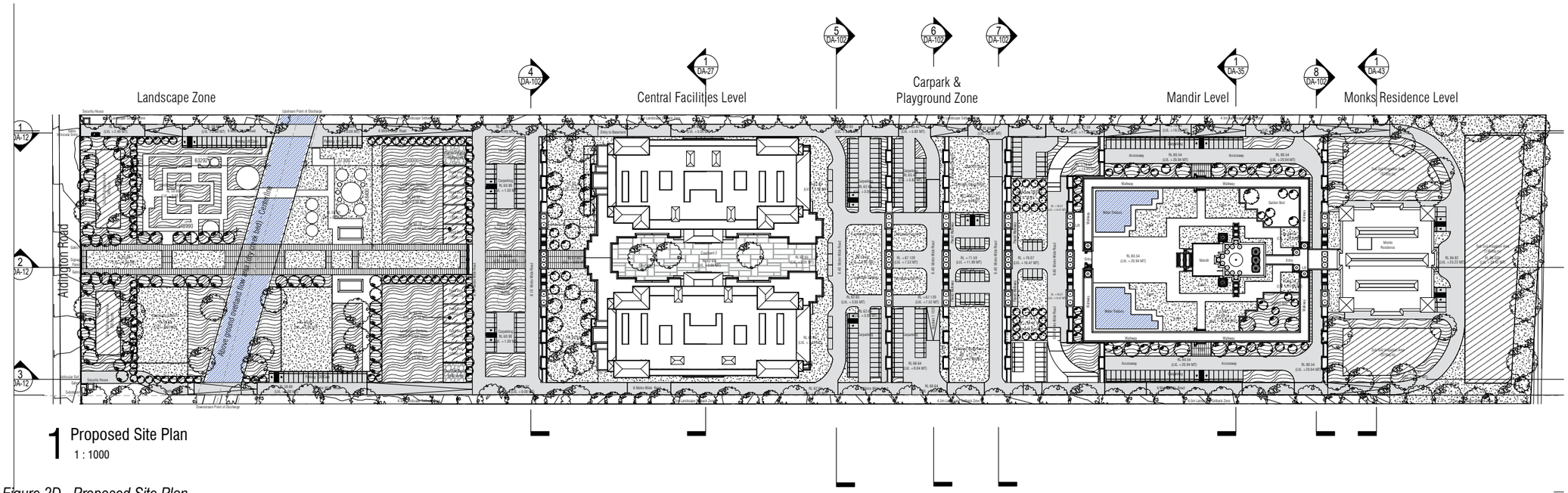


Figure 2D - Proposed Site Plan

Figure 2E - Mandir - South Elevation

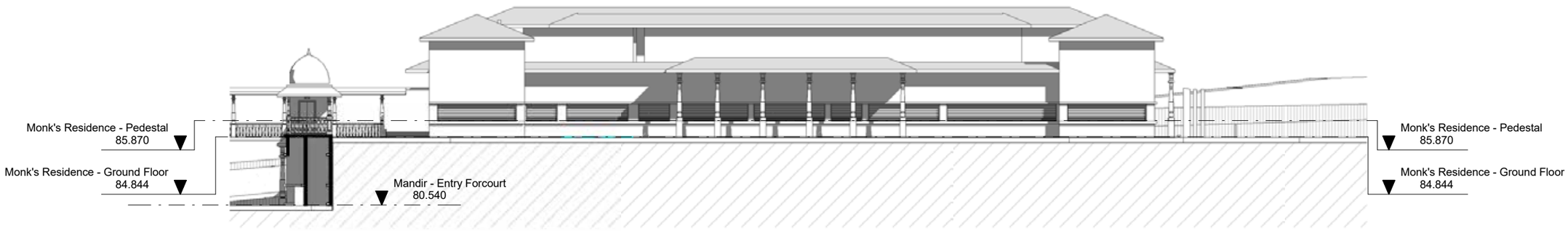


Figure 2F - Monk's Residence - South Elevation

LANDSCAPE ZONE - LANDSCAPE MASTER PLAN

FORMAL LANDSCAPED GARDENS CREATING INTRICATE, INTIMATE, SHADED SPACES, CHILDREN'S PLAY AREAS WITH CARVED MARBLE SCULPTURE, SYMBOLIC MANDALA PAR TERRE GARDENS, SEATING AND PICNICS. RIPARIAN CORRIDOR WITH NATIVE GRASSES AND PEDESTRIAN BRIDGES.

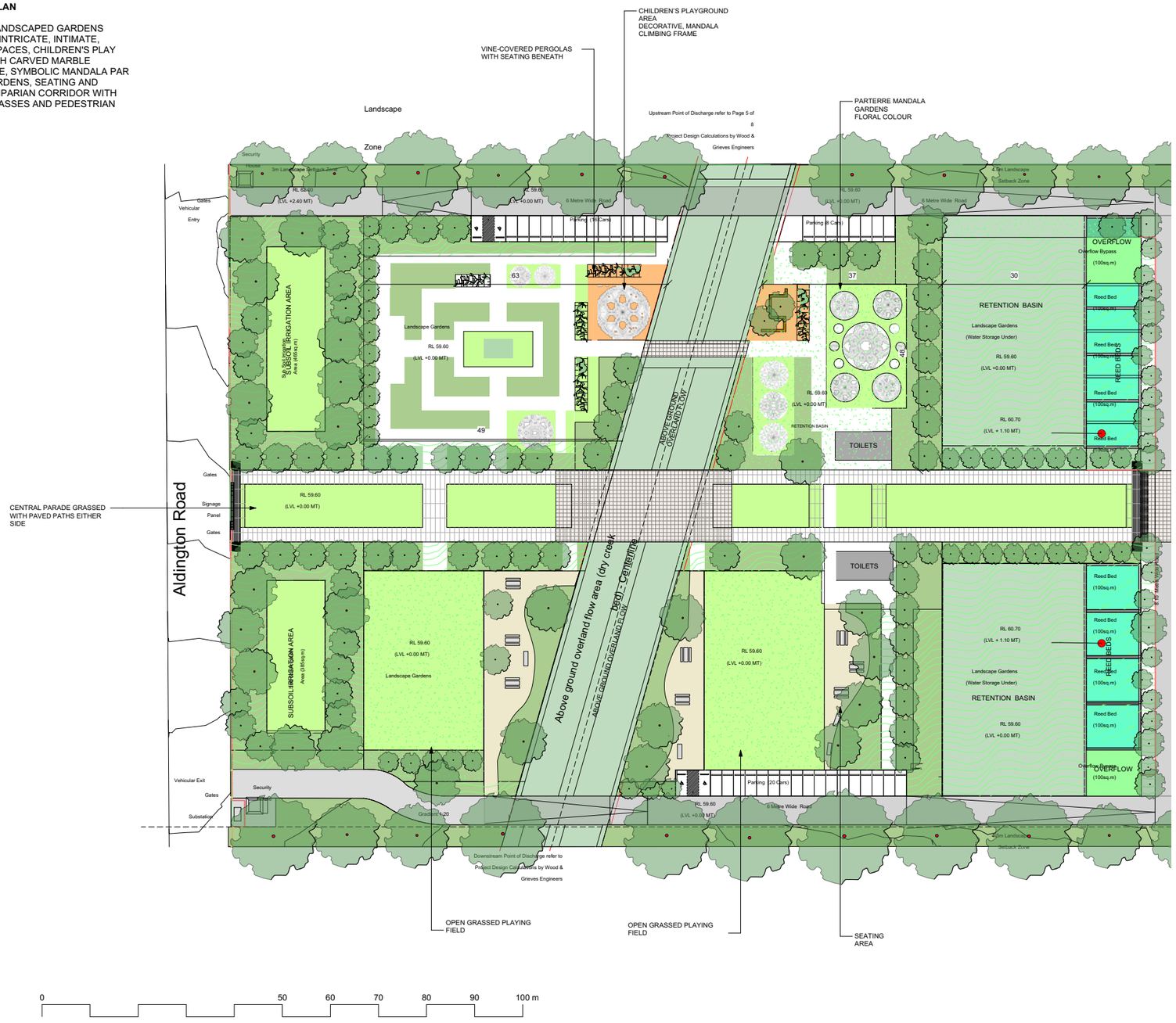


Figure 2G - Landscape master plan- landscape zone

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N

LEGEND

- CHILDREN'S PLAYGROUNDS
- GARDEN BEDS
- LAWN
- PAR TERRE DECORATIVE GARDENS WITH FLORAL COLOUR
- TREES OF VARIOUS SIZES
- SEATING AND PICNIC TABLES
- REED BEDS

PROJECT
BAPS TEMPLE

ADDRESS
ALDINGTON RD, KEMPS CREEK

CLIENT
BAPS Swaminarayan Sanstha, Australia Ltd

DRAWING
LANDSCAPE MASTER PLAN- LANDSCAPE ZONE

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PROJECT # NBL201707BAPS
DWG DATE 27.10.17
DWG No & REVISION
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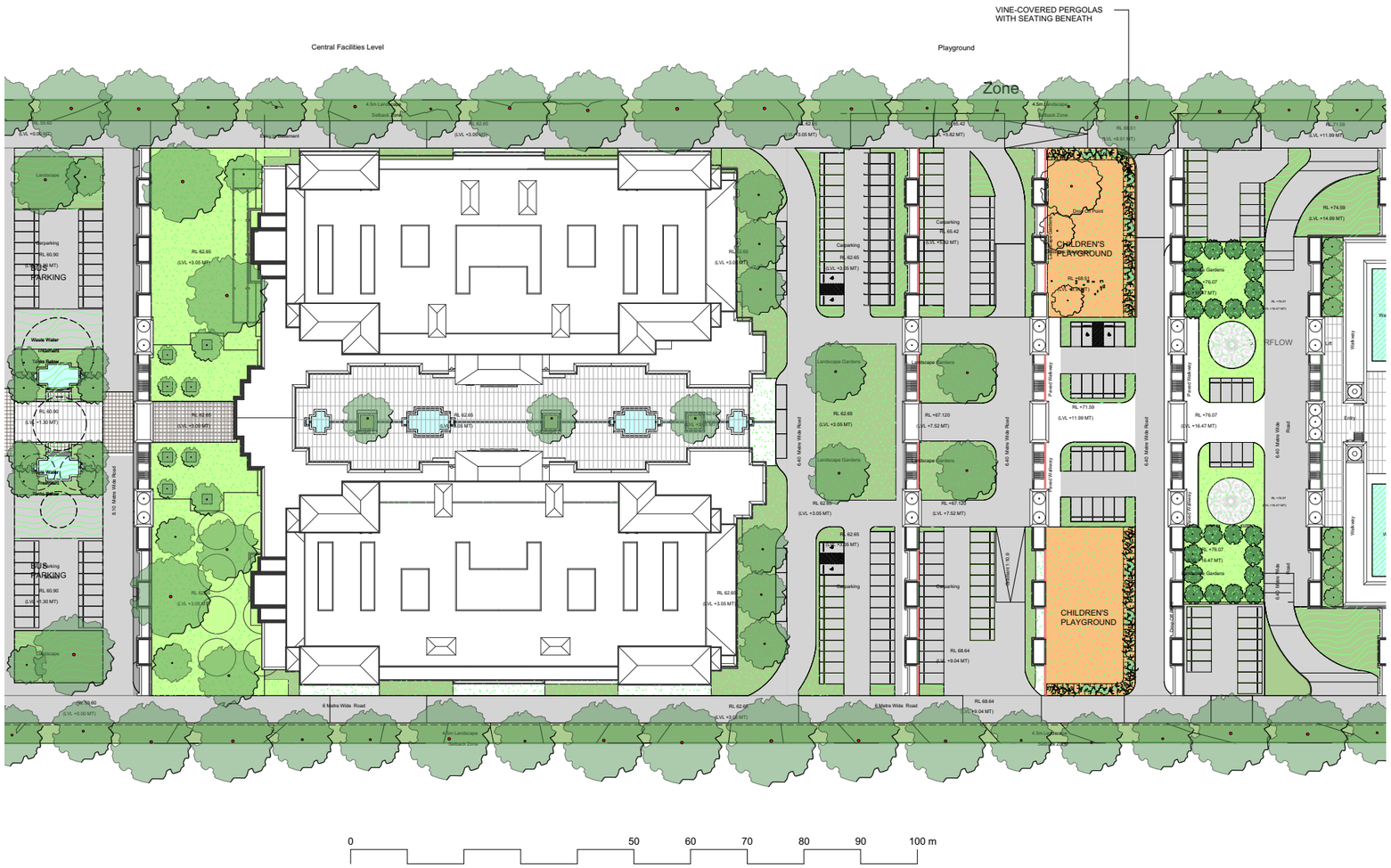
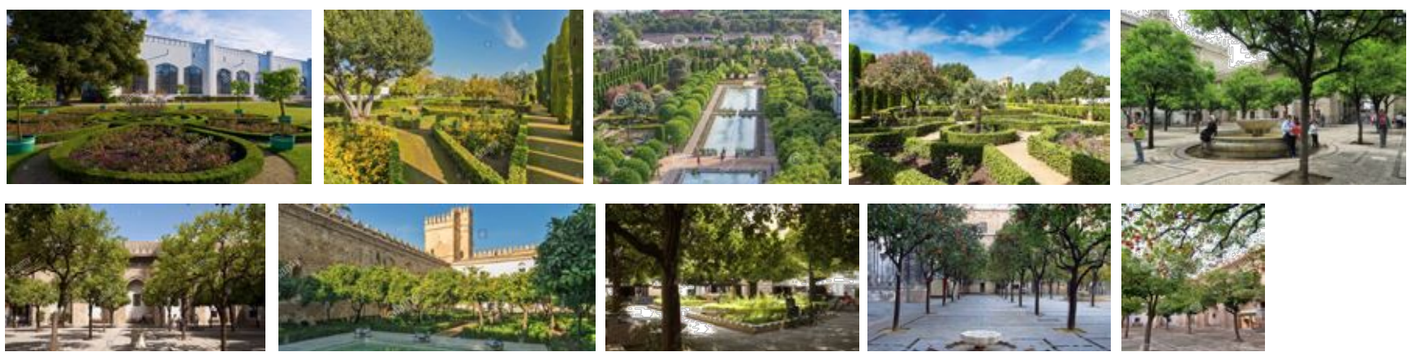


LEGEND

- CHILDREN'S PLAYGROUNDS
- GARDEN BEDS
- LAWN
- PAR TERRE DECORATIVE GARDENS WITH FLORAL COLOUR
- TREES OF VARIOUS SIZES
- SEATING AND PICNIC TABLES, BARBEQUE FACILITIES
- WATER FEATURES



PROJECT
BAPS TEMPLE

ADDRESS
ALDINGTON RD, KEMPS CREEK

CLIENT
BAPS Swaminarayan Sanstha, Australia Ltd

DRAWING
LANDSCAPE MASTER PLAN
LEVEL 2 Central Facilities and Car Park

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DWG DATE **27.10.17**

Figure 2H - Landscape master plan - level 2 central facilities and car park

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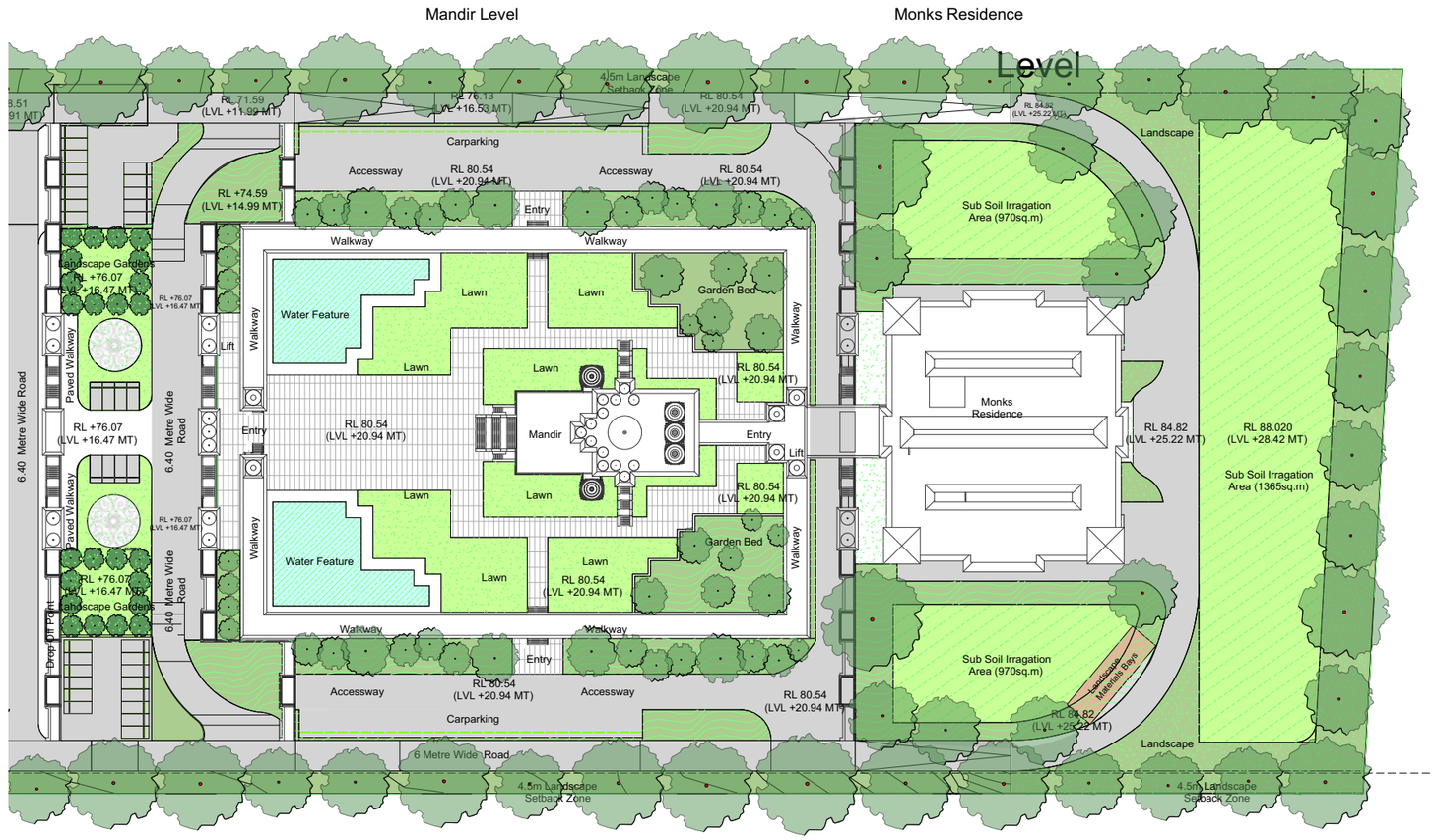

LEGEND

- GARDEN BEDS
- LAWN
- PARTERRE DECORATIVE GARDENS WITH FLORAL COLOUR
- TREES OF VARIOUS SIZES
- SEATING FACILITIES
- WATER FEATURES

PROJECT
BAPS TEMPLE
ADDRESS
ALDINGTON RD, KEMPS CREEK
CLIENT
BAPS Swaminarayan Sanstha, Australia Ltd
DRAWING
LANDSCAPE MASTER PLAN
LEVEL 3 Monks and Mandir Residence

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PROJECT # **NBL201707BAPS**
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Figure 2l - Landscape master plan - level 3 monks and mandir residence

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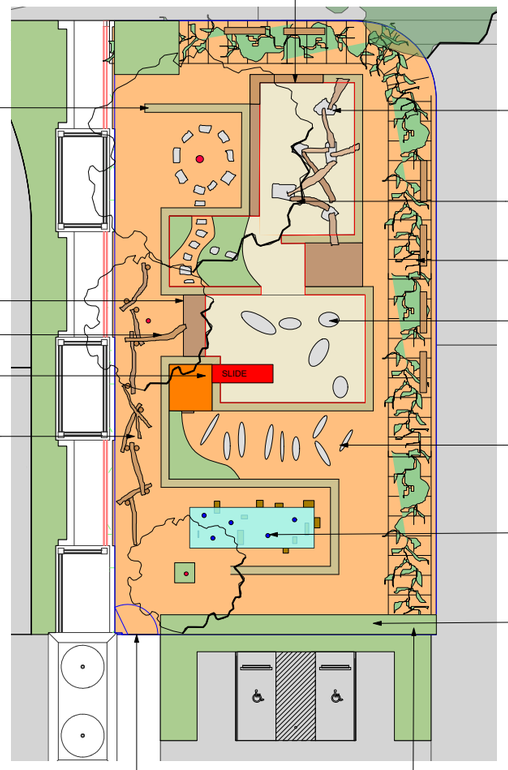
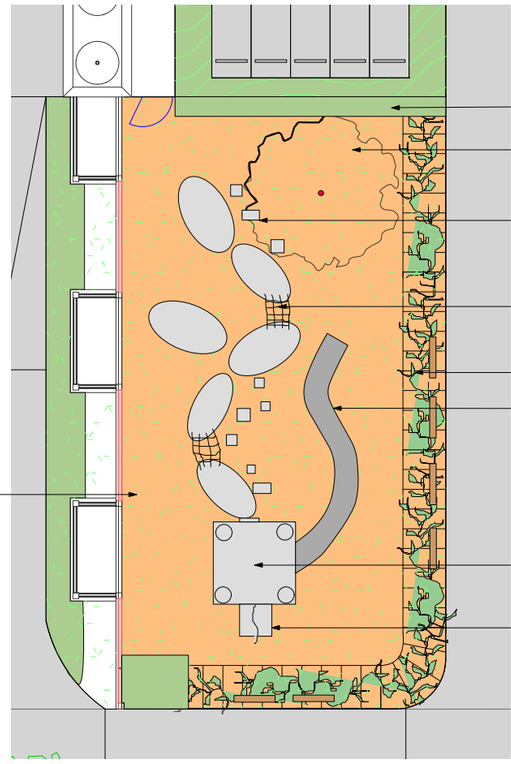
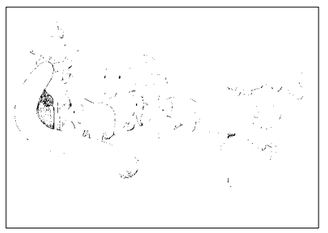
PLAYGROUND FOR YOUNGER CHILDREN

PLAYGROUND FOR OLDER CHILDEN AND TEENAGERS





LEGEND
- MULCH
- GARDEN BEDS
- SAND
- WATER PLAY AREA



PROJECT
BAPS TEMPLE
ADDRESS
ALDINGTON RD, KEMPS CREEK
CLIENT
BAPS Swaminarayan Sanstha, Australia Ltd
DRAWING
LANDSCAPE MASTER PLAN
Playground

LANDSCAPE ARCHITECTS
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PROJECT # **NBL201707BAPS**
DWG DATE **27.10.17**
DWG No & REVISION

Figure 2J - Landscape master plan - playground

3.0
Landscape Character Assessment

3.0 LANDSCAPE CHARACTER ASSESSMENT

3.1 CHAPTER OVERVIEW

This section of the LCVIA provides an overview of the existing landscape character of the study area including land use, vegetation, built form and topography. The study area falls within the 'Scenic and Landscape Values' overlay (clause 7.5 of the Penrith LEP 2010).

The study site lies in a broadly east/west alignment and is 10 Ha in size, being about 715m long by 140m wide.

3.2 SITE ANALYSIS

3.2.1 Built Form

The built form in the locality is generally limited in its distribution, however the scale varies from single storey bungalows to large, two storey residential buildings.

Other noticeable built form and infrastructure elements in the locality include:

- Extensive walls, fences, and gates on the road frontage of properties.
- Extensive areas of polytunnel greenhouses
- Large barns and agricultural buildings
- Powerlines along roadsides.

3.2.2 Vegetation

Vegetation within the wider study area includes patches of farmland, remnant native woodland and grassy hillsides. A riparian corridor lies to the west of the site, running northeast to southwest. The site is predominantly cleared for agriculture with few scattered trees. Planted windbreaks comprising of rows of conifers are prevalent in the locality.

3.2.3 Topography

The topography of the study area is undulating with the elevation rising in the east to a ridgeline running north to south (approx.88mAHD). To the west of the site the ground falls away to Aldington Road (approx.56mAHD).

3.2.4 Local landuses

The predominant land uses in the locality are agricultural and residential.

Figure 3A - Looking south east towards the Project site

3.2 LANDSCAPE CHARACTER ZONES

To enable the assessment of impacts on landscape character, landscape character zones have been determined for the Project Area. This report has adopted the Guidelines for Landscape Character and Visual Impact Assessment as published by RMS.

Landscape character zones are defined as areas having a distinct, recognisable and consistent pattern of elements, be they natural (soil, vegetation, landform) and/ or built form, making one landscape different from another. The Project area and surrounds have been assessed and the following landscape character zones have been established (refer Figure 04).

3.2.1 Sensitivity

The degree to which a particular landscape type can accommodate change arising from a development, without detrimental effects on its character. This includes factors such as:

- existing land use
- the pattern and scale of the landscape
- visual enclosure, openness of views and distribution of visual receptors
- the value placed on the landscape.

Areas with a high sensitivity to change include zones with substantial natural landscape features, natural landscape types with inherent natural values and landscapes with heritage or cultural values.

3.2.2 Magnitude

The magnitude of the effects of the development within the landscape. Consideration is given to:

- existing built form in the landscape and how closely the development matches this in bulk, scale and form
- the scale or degree of change to the landscape resource
- the nature of the effect and its duration including whether it is permanent or temporary.

3.2.3 Overall Impact Rating

The overall impact rating of the Project on any given landscape character zone is based on themes of magnitude and sensitivity. The severity of these impacts are calculated using Table 01 - based on a combination of magnitude and sensitivity to find a final impact rating - Table 02.

3.3 APPLIED CHARACTER ZONES

On the basis of foregoing analysis, two broad landscape character zone are described for the immediate vicinity of the site, which largely reflect the LEP landuses, namely:

- undulating rural residential (RU Zone)
- open sloped grassland (E4 Zone)

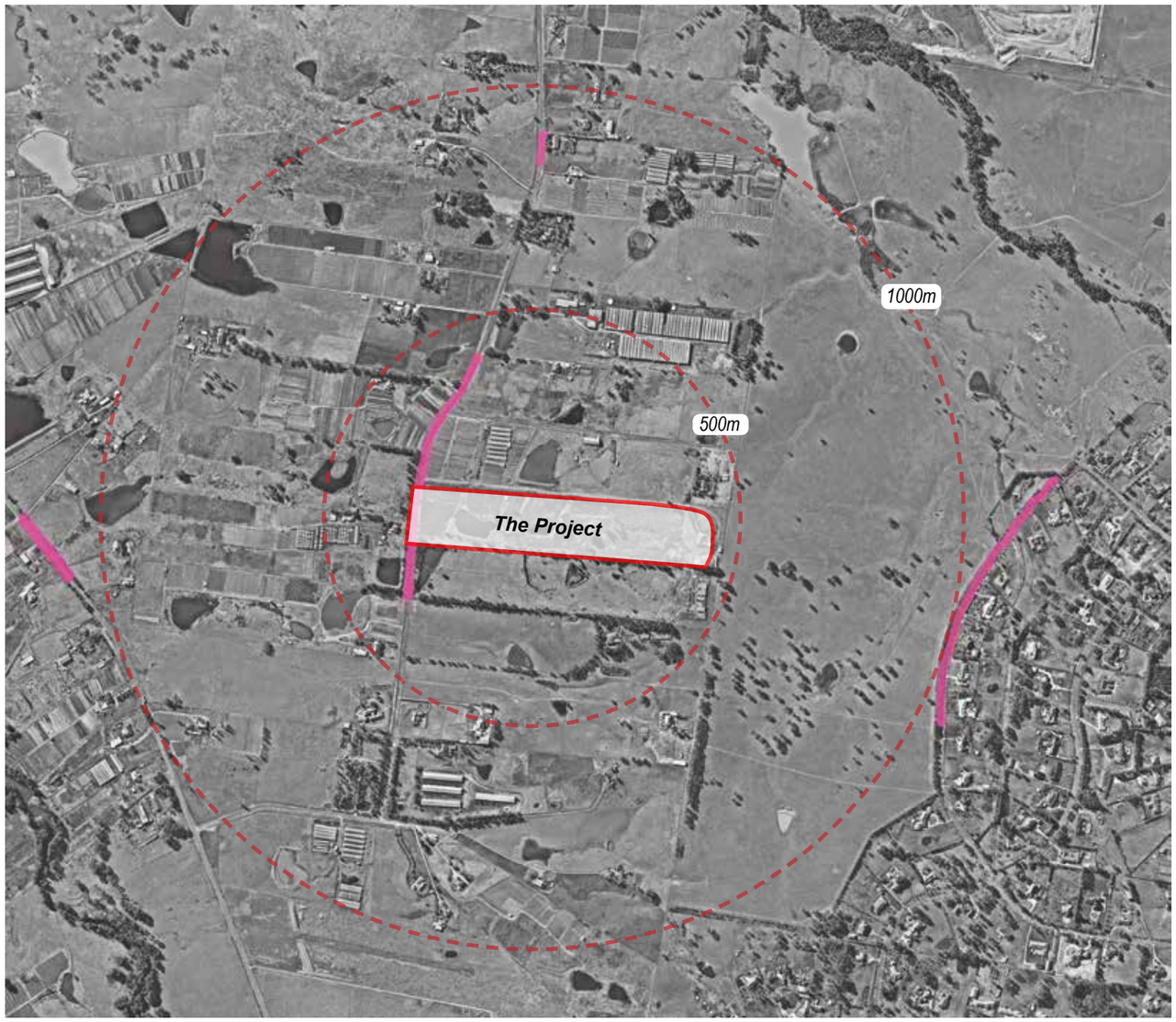
These landscapes are further described overleaf.

		MAGNITUDE			
		HIGH	MODERATE	LOW	NEGLIGIBLE
SENSITIVITY	HIGH	HIGH	HIGH - MODERATE	MODERATE	NEGLIGIBLE
	MODERATE	HIGH - MODERATE	MODERATE	**MODERATE/LOW**	NEGLIGIBLE
	LOW	MODERATE	**MODERATE/LOW**	LOW	NEGLIGIBLE
	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Table 01: Landscape Character Impact Rating as a combination of Sensitivity and Magnitude. Source: RMS Guidelines for Landscape Character and Visual Impact Assessment

NEGLIGIBLE	Only a very small part of the proposal is discernible and/or is at such a distance that it is scarcely appreciated. Consequently, it would have very little effect on the landscape zone.
LOW	The Project constitutes only a minor component within the landscape zone, which might be missed by the casual observer or receptor. Awareness of the Project would not have a marked effect on the overall character of the zone
MODERATE/LOW	The Project is a recognisable element within the character zone although would not have a marked effect on the overall quality of the landscape.
MODERATE	The Project may form a visible and recognisable new element within the overall landscape that affects and changes its overall character.
MODERATE/HIGH	The Project forms a large and apparent part of the scene that affects and changes its overall character.
HIGH	The Project becomes the dominant feature of the scene to which other elements become subordinate, extensively affecting and changing the character of the landscape zone.

Table 02 - Overall Landscape Character Impact ratings



Overall estimated visual catchment from public roads/public domain

The Project site

Distance from the centre of the site

Figure 3B - Estimated Visual Catchment Area of the Project

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1 **Zone 1 - Undulating Rural Residential Area (RU2 Zone)**

2 **Zone 2 - Open Sloped Grassland (E4 Zone)**

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Landscape Character Zone 1

Landscape Character Zone 2

The Project Site

Figure 3C - Landscape Character Plan

LANDSCAPE ZONE 1 - UNDULATING RURAL RESIDENTIAL AREA

Photo A - Looking east towards ridgeline from Aldington Road

Element	Description
Topography	Undulating landscape
Hydrology	Rainfall drains to creeks and rural dams
Ecology/vegetation	Grasses and native/exotic stands of trees including windbreaks
Land use	Farm land/pasture/environmental management
Built form	Agricultural buildings and residential dwellings
Spatial	Varies between open and enclosed

DESCRIPTION

The immediate project site and much of the wider study area compromises areas of farmland and pasture with occasional isolated homesteads and farm ancillary buildings. This landscape character zone occurs across a range of landform types from the undulating farmland, grassland to gentle slopes and roadside trees.

This zone has been classified as ' high landscape value' and would contribute to the rural aesthetic of the site.

ASSESSMENT

Sensitivity

This character zone is within the 'scenic and landscape value' zoning plan. The entire land is classified as Rural Residential Area. The section in close proximity to the site has the highest sensitivity to change with any new development likely to stand out clearly. However, considering the existing landscape topography and landform, visual catchment area of the Project is also limited. This character is described having a **Moderate/High** sensitivity to change.

Magnitude

The proposed architecture will require the minimal removal of existing vegetation and the scale and extent of the proposed built would be a significant incursion on the landscape character of the site if it were lightly visible. However, the bulk and scale of constructed elements will be partially visually contained by vegetation as well as existing landform and therefore, a **Moderate/High** of change is expected.

Summary

Overall, a **Moderate/High** impact is expected on the character of this zone due to the scale and height of proposed built form.

Sensitivity	**MODERATE/HIGH**
Magnitude	**MODERATE/HIGH**
Overall Landscape Character Impact Rating	**MODERATE/HIGH**

From Table 3.1, using a combination of sensitivity and magnitude ratings.

LANDSCAPE ZONE 2 - OPEN SLOPED GRASSLAND

Photo B - Looking west over grassland from Bowood Road

Element	Description
Topography	Flat to undulating
Hydrology	Rainfall drains to creeks and rural dams
Ecology/vegetation	Grassland with scattered native stands of trees
Land use	Environmental Living
Built form	Residential dwellings
Spatial	Panoramic, elevated and far reaching views

DESCRIPTION

This character zone is located at the eastern side of the study area with a gently sloping landform. It consists of extensive open pasture grassland immediately adjacent to the ridge. Some remnant trees are scattered within this area.

ASSESSMENT

Sensitivity

The grassland is a large scale open landscape within a gently sloping landform. The structure of the landform is simple containing few distinct tree features and has a general absence of any strong topographical/ built form elements. Given its very open form, this zone is recorded as having a **Moderate/High** sensitivity to change.

Magnitude

The Project is expected to have limited visual impacts on this character as the landform associated with trees partially obscure the site. A **Low** magnitude of change is therefore expected for this landscape zone.

Summary

Overall, a **Low** impact is expected on the character of this zone as the proposed architecture would not have any potential impact on this area.

Sensitivity	**MODERATE/HIGH**
Magnitude	**LOW**
Overall Landscape Character Impact Rating	**LOW**

From Table 3.1, using a combination of sensitivity and magnitude ratings.

Figure 3C - Site photo, looking east from Aldington Road

CLOUSTON associates

SUMMARY OF LANDSCAPE CHARACTER IMPACTS

	1. Undulating Rural Residential Area	2. Open Sloped Grassland
Sensitivity	MODERATE/HIGH	MODERATE/HIGH
Magnitude	MODERATE/HIGH	LOW
Overall Rating	MODERATE/HIGH	LOW

Table 03 - Summary of Landscape Character Impacts

3.3 LANDSCAPE CHARACTER SUMMARY

The character of the Project site varies from open grassland to scattered buildings and tree groupings (both native tree and conifers windbreaks) in an undulating landscape.

The scale and extent of built form of the Project while largely likely to be obscured from view (see section 4.0) is however of a very different nature from current scattered built form and informal landscape character of this area.

In general, the changes to the landscape character will mostly be experienced from the east of the Project site with significant built form contrasting with the scattered buildings in a general open grassland context.

There are no significant trees to be removed from the site, only a few remnant trees scattered along the site boundary.

While the site is a fairly devoid of vegetation, the proposed work will involve significant amounts of cut and fill to achieve the desired building platforms across the site.

4.0
Visual Impact Assessment

4.0 VISUAL IMPACT ASSESSMENT

4.1 CHAPTER OVERVIEW

This section of the report provides an overview of the existing visual environment of the study area and the subsequent visual impacts of the Project.

4.2 VISUAL ENVIRONMENT

4.2.1 Study Area

The study area specific to the visual impact assessment comprises the area of land within and beyond the Project site that could be potentially visually affected by the Project and its ancillary facilities.

4.2.2 Zone of Visual Influence

The Zone of Visual Influence (ZVI), illustrated in Figure 4A, illustrates the area of the landscape from which the viewer can see the impacts of the proposed works (Note that this broad zone has been established from the view of the visible horizon based on a site view and documented photographs).

This zone provides a framework and structure for the subsequent fieldwork including location of receptors.

4.3 LANDHOLDINGS

As the receptor sensitivity is based in part on whether the view is from public or private landholdings, this LCVIA defines the two as follows:

4.3.1 Private Domain

- Privately owned buildings
- Privately owned land

4.3.2 Public Domain

- Roads
- Bushlands
- Grassland

4.2 REPRESENTATIVE VIEWPOINTS

The following representative viewpoints have been chosen for further analysis on the basis of a suite of nominated criteria. The visual receptors chosen at these viewpoints have the potential to be impacted by some part of the Project.

It should be noted that this is not an exhaustive list of all viewpoints expected to be impacted by the Project but rather gives a representation of the key receptors and impacts across the Project Area.

The locations identified are:

Public Viewpoints

1. Looking north east towards the Project from Aldington Road
2. Looking north east towards the Project from Aldington Road
3: Looking north east towards the Project from Aldington Road
4. Looking east towards the Project from Aldington Road
5: Looking south east towards the Project from Aldington Road
6: Looking south east towards the Project from Aldington Road
7: Looking south east towards the Project from Aldington Road
8: Looking south east towards the Project from Aldington Road
9: Looking east towards the Project from Mamre Road
10: Looking west towards the Project from Bowood Road

4.3 VISUAL ANALYSIS

The following section assesses the visual impact of the Project on each of the selected viewpoints. This includes a description of the current view from each viewpoint followed by a discussion of the potential visual impacts of the Project on that view. Each viewpoint is accompanied by a location map and photograph of the current view.

For residential receptors, access was not always possible to the property itself and so a photograph was taken at the closest publicly accessible point. The description of visual impact is estimated from the property's main dwelling area.

4.4 METHODOLOGY

This report has adopted the Guidelines for Landscape Character and Visual Impact Assessment as published by RMS. The overall impact rating of the Project on any given receptor is based on factors of magnitude and sensitivity.

4.4.1 Sensitivity

Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on their personal context in which the view is being experienced. This would have a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts. Table 05 overleaf describes the levels of sensitivity for each receptor type.

4.4.2 Magnitude

The magnitude of the visual effects of the development within the landscape. A series of quantitative assessments are studied, including distance from development, quantum of view, duration of view and scale of change. Table 05 overleaf describes the ratings assigned to these quantitative assessments.

4.4.3 Overall impact rating

The severity of these impacts is calculated using matrix Table 04 - based on a combination of magnitude and sensitivity.

SENSITIVITY	MAGNITUDE: HIGH	MODERATE	LOW	NEGLIGIBLE
HIGH	HIGH	HIGH - MODERATE	MODERATE	NEGLIGIBLE
MODERATE	HIGH - MODERATE	MODERATE	MODERATE/LOW	NEGLIGIBLE
LOW	MODERATE	MODERATE/LOW	LOW	NEGLIGIBLE
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Table 04: Visual Impact Rating as a combination of Sensitivity and Magnitude. Source: RMS Guidelines for Landscape Character and Visual Impact Assessment

	FACTOR	DESCRIPTION	NEGLIGIBLE	LOW IMPACT	MODERATE IMPACT	HIGH IMPACT
QUALITATIVE SENSITIVITY	Viewer Sensitivity	Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced. This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts. Number of viewers also has a bearing on sensitivity. Viewpoints have a varied number of potential receivers depending on whether the viewpoint is public or private, the popularity of the viewing location and its ease of accessibility. Views from public reserves and open space are often given the highest weighting due to the increased number of viewers affected.	Vacant lot, uninhabited building, car park.	Minor roads, service providers.	Residential properties with limited views, commercial properties, scenic public roads (eg official tourist routes).	Public open space, public reserves, living areas or gardens/balconies of residential properties with direct views of Project.
QUANTITATIVE MAGNITUDE	Quantum of View	The quantum of view relates to the openness of the view and the receptor's angle of view to the scene. A development located in the direct line of sight has a higher impact than if it were located obliquely at the edge of the view. Whether the view of the Project is filtered by vegetation or built form also affects the impact, as does the nature of the view (panoramic, restricted etc.). A small element within a panoramic view has less impact than the same element within a restricted or narrow view.	Only an insignificant part of the Project is discernible.	An oblique, highly filtered or largely obscured view of the Project or a view where the Project occupies a very small section of the view frame.	A direct view of the Project or its presence in a broader view where the Project occupies a moderate proportion of the view frame.	A direct view of the Project or its presence (sometimes in a very narrow or highly framed view), where the Project occupies the greater proportion of the view frame.
	Distance of View	The effect the Project has on the view relating to the distance between the Project and the visual receptor. The distances are from the site boundary.	Over 2,000m	Viewing distance of between 1,000m and 2,000m.	Viewing distance between 200m and 1,000m.	Viewing distance between 0 and 200m.
	Period of View	The length of time the visual receptor is exposed to the view. The duration of view affects the impact of the Project on the viewer - the longer the exposure the more detailed the impression of the proposed change in terms of visual impact.	Less than 1 second	1 to 10 seconds: often from a road or walking past.	1 to 5 minutes: usually from a road/driveway entrance, walking past.	Significant part of the day: usually residential property.
	Magnitude of Change	Scale of change is a quantitative assessment of the change in compositional elements of the view. If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the scale of change is low. If the development radically changes the nature or composition of the elements in the view, the scale of change is high. Distance from the development would accentuate or moderate the scale and variety of visible elements in the overall view and hence influence this rating.	Project barely discernible	Elements and composition of the view would remain largely unaltered.	Elements within the view would be at odds with existing features in the landscape	Elements within the view would greatly dominate existing features in the landscape

Table 05 - Assessment Criteria

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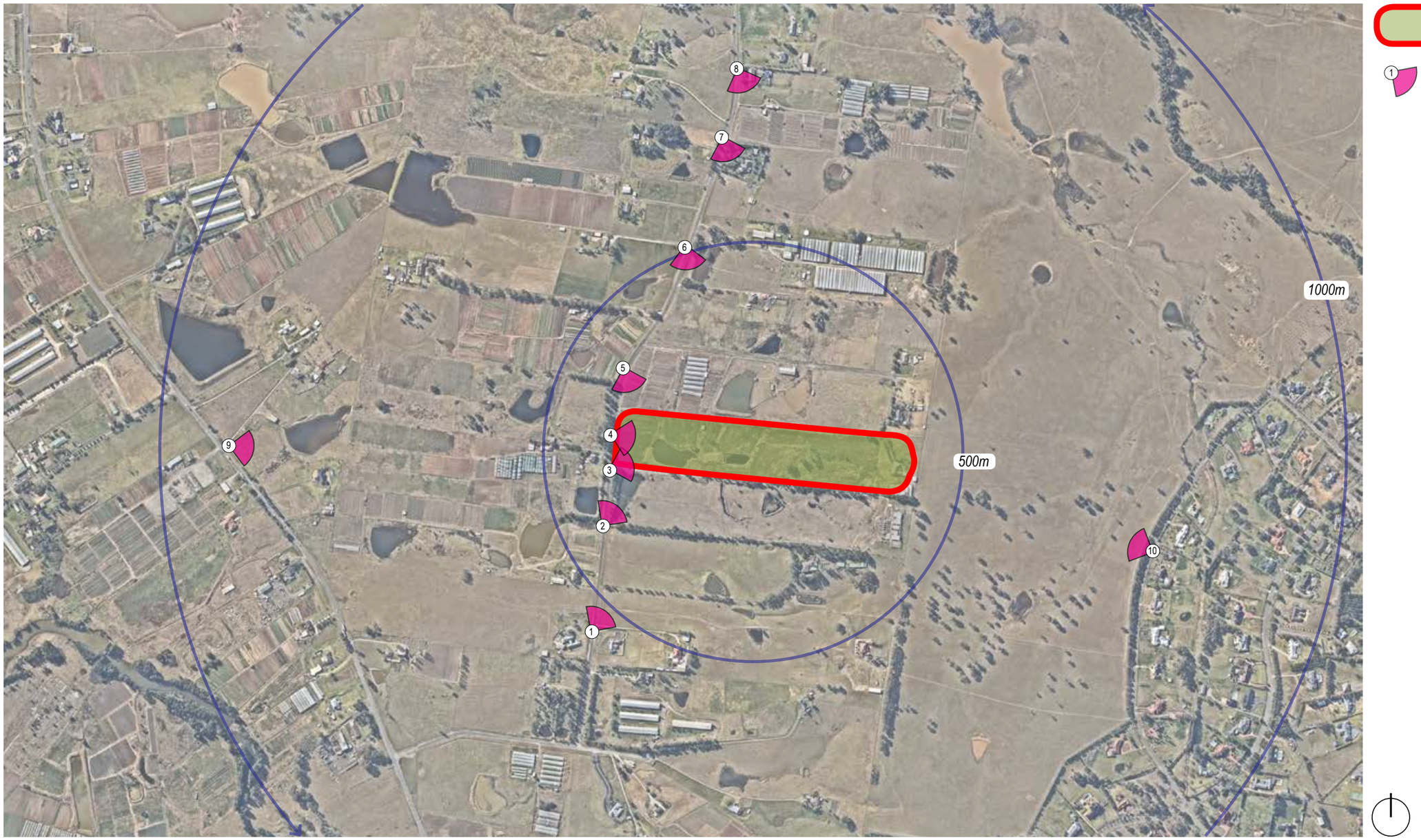


Figure 4A - Zone of visual influence and key viewpoint locations (See photographs)

Figure 4A- Site photo, looking south east from Aldington Road

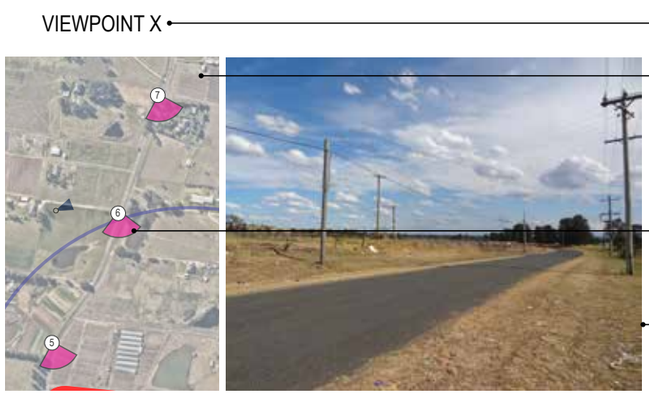
CLOUSTON associates

3.5 VISUAL ANALYSIS

The following section assesses the visual impact of the Project on each of the selected viewpoints. This includes a description of the current view from each viewpoint followed by a discussion of the potential visual impacts of the Project on that view. Each viewpoint is accompanied by a location map and photograph of the current view.

For a detailed description of the assessment factors and impact ratings used see Table 06.

EXAMPLE



VISUAL IMPACT
XXXX

Description of expected visual impact

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	X	L	H	M	L	L	M
Visual Impact Rating		MODERATE/LOW					

Assessment matrix table

Overall visual impact rating

VIEWPOINT 1

Viewpoint location plan

Viewpoint 1: Looking north towards The Project along AldingtonRoad

CLOUSTON associates

LOCATION
Looking north east towards the Project from Aldington Road.

Distance to nearest Project element
Approx. 820m.

Receptors
Land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
The foreground is dominated by roadside verges and powerlines. Elevated landscape topography associated with the trees along the midground significantly obscure views to the Project site.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	1	M	M	L	L	L	L
Visual Impact Rating		LOW					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

Built form associated with the Project will be largely screened by groups of existing trees in the mid-ground, looking north east from this viewpoint. Furthermore, the visual impact will be reduced by the undulating topography of this landscape, the Project site lying behind the mid-ground ridge.

VIEWPOINT 2

Viewpoint location plan

Viewpoint 2: Looking north towards The Project along AldingtonRoad

CLOUSTON associates

LOCATION
Looking north east towards the Project from Aldington Road.

Distance to nearest Project element
Approx. 303m.

Receptors
Land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
This viewpoint looks north east towards the Project site. A large group of mature trees running from the west to the east dominate the foreground with walls in the foreground further obscuring the land behind.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	2	M	M	L/M	L	L/M	L
Visual Impact Rating		LOW					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

The proposed built form associated with the Project may be visible in small fragmented glimpses, mostly obscured by dense vegetation in the foreground. A **Low** visual impact rating has been determined for this view.

VIEWPOINT 3

Viewpoint location plan

Viewpoint 3: Looking north east towards The Project from Aldington Road

LOCATION
Looking north east towards the Project from Aldington Road.

Distance to nearest Project element
At the boundary of the Project.

Receptors
Land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
This view is available to roadusers travelling in both directions on Aldington Road.

The viewpoint is located at the south end of the project site. The landscape is undulating and mostly cleared for farmland/ agriculture. Farm ancillary buildings are visible within the properties but away from the Aldington Road frontage.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	3	M	H	M/H	L	M/H	M/H
Visual Impact Rating		MODERATE/HIGH					

From Table 04, using a combination of sensitivity and magnitude ratings.

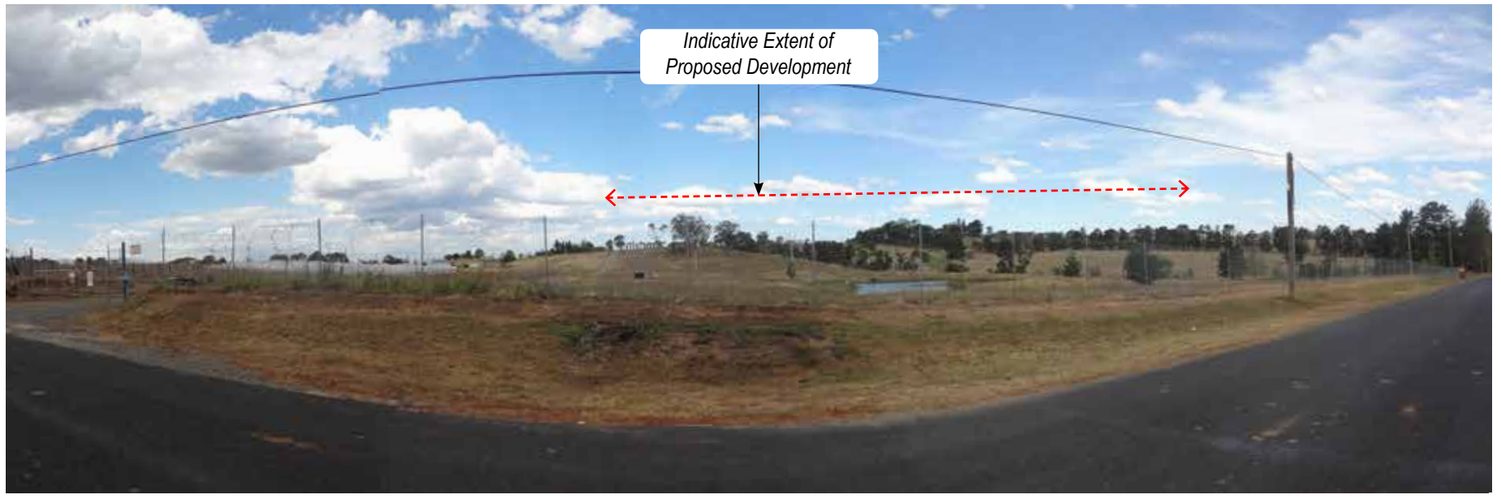
VISUAL IMPACT

The Project would be clearly visible from this viewpoint with proposed buildings of significant scale likely to be visible in the midground right. The scattered existing trees at the entrance driveway to the adjoining property would slightly obscure the built form.

A **Moderate/High** visual impact is expected on this location. The elevated built form would be a discernible change to the visual character of this viewpoint.

VIEWPOINT 4

Viewpoint location plan



Viewpoint 4: Looking east towards The Project from Aldington Road

LOCATION
Looking east towards the Project from Aldington Road.

Distance to nearest Project element
In front of the Project site.

Receptors
Adjoining land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
The existing site is largely cleared for agricultural use with a few isolated farm ancillary buildings within the property. Two residential dwellings sited on the ridgeline are also visible from this viewpoint.

The landscape is quite undulating, dense vegetation is visible at the southern side of the project site, running along the boundary from west to the east.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	4	M	H	H	L	H	H
Visual Impact Rating		HIGH					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

The Project would be clearly visible for this viewpoint. The elevated landscape and associated vegetation removal will be clearly discernible. However, the existing undulating landscape topography would partially reduce visual impact and free the view corridor from this viewpoint to the opposite ridge.

Overall, a **High** visual impact is expected from this location as the discernible change to the visual character would be significant.

VIEWPOINT 5

Viewpoint location plan

Viewpoint 5: Looking south east towards The Project from Aldington Road

LOCATION
Looking south east towards the Project from Aldington Road.

Distance to nearest Project element
Approx. 130m.

Receptors
Adjoining land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
The landscape is undulating and dominated by farmland. Dense vegetation is visible in the mid to background from this viewpoint, running along the paddock boundary.

Views toward the site are slightly obscured by foreground vegetation together with elevated landscape topography. Residential dwellings are visible on the ridgeline.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	5	M	H	H	L	H	H
Visual Impact Rating		HIGH					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

The western portion of built form associated with the Project would be partially obscured by foreground vegetation and elevated topography. The majority of proposed built form would be seen clearly from this viewpoint with the Mandir structure likely to puncture the skyline. A **High** visual impact has been rated for this view.

VIEWPOINT 6

Viewpoint location plan

Viewpoint 6: Looking south east towards The Project along AldingtonRoad

CLOUSTON associates

LOCATION
Looking south east towards the Project from Aldington Road.

Distance to nearest Project element
Approx. 532m.

Receptors
Adjoining land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
The character of the view is rural with predominantly dense vegetation, farmland , road verge, residential entry walls and powerlines in the foreground. The landscape on the eastern side of Aldington Road is quite undulating which restricts the view over the Project site. No significant built form would be visible from this viewpoint.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	6	M	M	N	L	N	N
Visual Impact Rating		NEGLIGIBLE					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

From this viewpoint, the proposed built form will be largely obscured by a significant number of mature trees and rising landform of the dam wall in the foreground. A **Negligible** rating is assessed for this view.

VIEWPOINT 7

Viewpoint location plan

Viewpoint 7: Looking north towards The Project along AldingtonRoad

LOCATION
Looking south east towards the Project from Aldington Road.

Distance to nearest Project element
Approx. 720m.

Receptors
Adjoining land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
The landscape is gently undulating and dominated by mature and dense roadside trees with a paddock visible on the western side of Aldington Road through the windbreak trees.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	7	M	M	N	L	N	N
Visual Impact Rating		NEGLIGIBLE					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

From this viewpoint, no built form would be expected to be visible. Tall mature trees along the eastern side of Aldington Road would entirely obscure the view towards the site along with the elevated landscape topography of the foreground. A **Negligible** rating is assessed for this view.

VIEWPOINT 8

Viewpoint location plan

Viewpoint 8: Looking north towards The Project along AldingtonRoad

CLOUSTON associates

LOCATION
Looking south east towards the Project from Aldington Road.

Distance to nearest Project element
Approx. 810m.

Receptors
Adjoining land owners and users of Aldington Road.

Number of viewers
Low. This is a minor rural road that experiences limited traffic.

Current View
The existing outlook from this viewpoint is of a rural character with farmland and scattered farm ancillary buildings in the midground. A large group of trees is also visible in the middle ground. Power lines run along both sides of Aldington Road.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	8	M	M	L	L	L	L
Visual Impact Rating		LOW					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

The limited western portion of built form would be visible looking south-east from this viewpoint. Dense roadside trees and an undulating landform would largely obscure the view towards the Project site.

VIEWPOINT 9

Viewpoint location plan

Viewpoint 9: Looking north towards The Project along AldingtonRoad

LOCATION
Looking east towards the Project from Mamre Road.

Distance to nearest Project element
Approx. 980m.

Receptors
Users of Mamre Road.

Number of viewers
Moderate. This is a significant local road that experiences regular traffic.

Current View
The view is available to roadusers travelling in both directions on Mamre Road. The character of this view is rural with predominantly farmland landuses and a significant amount of dense vegetation running along the ridge as the backdrop.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	9	M	M	L	L	L	L
Visual Impact Rating		LOW					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

Views towards the site are largely restricted by landform in the background, however, the roof top of Hindu temple and Monks residence site on the ridgeline may be visible from this viewpoint and therefore, a **Low** rating has been determined for this view.

VIEWPOINT 10

Viewpoint location plan

Viewpoint 10: Looking north towards The Project along AldingtonRoad

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LOCATION
Looking west towards the Project from Bowood Road.

Distance to nearest Project element
Approx. 1100m.

Receptors
Residents and users of Capitol Hill Drive.

Number of viewers
Low. Bowhood road is a local residential road with low traffic volumes.

Current View
The viewpoint is adjacent to a group of low density residential dwellings, looking west towards the site. The character is rural with mostly cleared woodland and scattered remnant trees in the foreground. A few scattered trees are visible in the backdrop along the ridge.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	10	M	L	L	L	L	L
Visual Impact Rating		LOW					

From Table 04, using a combination of sensitivity and magnitude ratings.

VISUAL IMPACT

Monks residence building, surrounded by a retaining wall sited on the ridgeline would be viewed fragmented through scattered trees in the midground looking west from this viewpoint. A **Low** rating is assessed for this view.

4.5 SUMMARY OF VISUAL IMPACTS

4.5.1 Public Viewpoints

Table 06 summarises the visual impacts for each of the 10 selected views.

4.5.2 Temporary Visual Impacts

The Project will involve a construction phase which will potential lead to additional visual impacts. The following activities are likely to occur:

- clearing of vegetation
- setting up of site compounds
- stockpiling
- earthworks
- site fencing
- increased site traffic including heavy vehicles
- cranes and scaffolding
- building construction.

During the construction period, some of the viewpoints studied within this report are likely to have increased visual impacts. These impacts will be the highest from the area adjoining the Project site. The majority of construction activities are take place within a limited area which would not be visible from most of viewpoints.

Construction visual impacts will be of a temporary nature and will cease for all viewpoints once the Project has been built.

	VIEWPOINT LOCATION	Receptor Identification/ Viewpoint	Receptor Sensitivity	MAGNITUDE					Impact Rating
				Distance	Quantum of View	Period of View	Scale of change	Summary of Ratings	
PUBLIC VIEWPOINTS	Looking north east towards the Project from Aldington Road	1	M	M	L	L	L	L	LOW
	Looking north east towards the Project from Aldington Road	2	M	M	L/M	L	L/M	L	LOW
	Looking north east towards the Project from Aldington Road	3	M	H	M/H	L	M/H	M/H	MODERATE/HIGH
	Looking east towards the Project from Aldington Road	4	M	H	H	L	H	H	HIGH
	Looking south east towards the Project from Aldington Road	5	M	H	H	L	H	H	HIGH
	Looking south east towards the Project from Aldington Road	6	M	M	N	L	N	N	NEGLIGIBLE
	Looking south east towards the Project from Aldington Road	7	M	M	N	L	N	N	NEGLIGIBLE
	Looking south east towards the Project from Aldington Road	8	M	M	L	L	L	L	LOW
	Looking east towards the Project from Mamre Road	9	M	M	L	L	L	L	LOW
	Looking west towards the Project from Bowood Road	10	M	L	L	L	L	L	LOW

Table 06 - Summary of visual impacts of the Project across the study area

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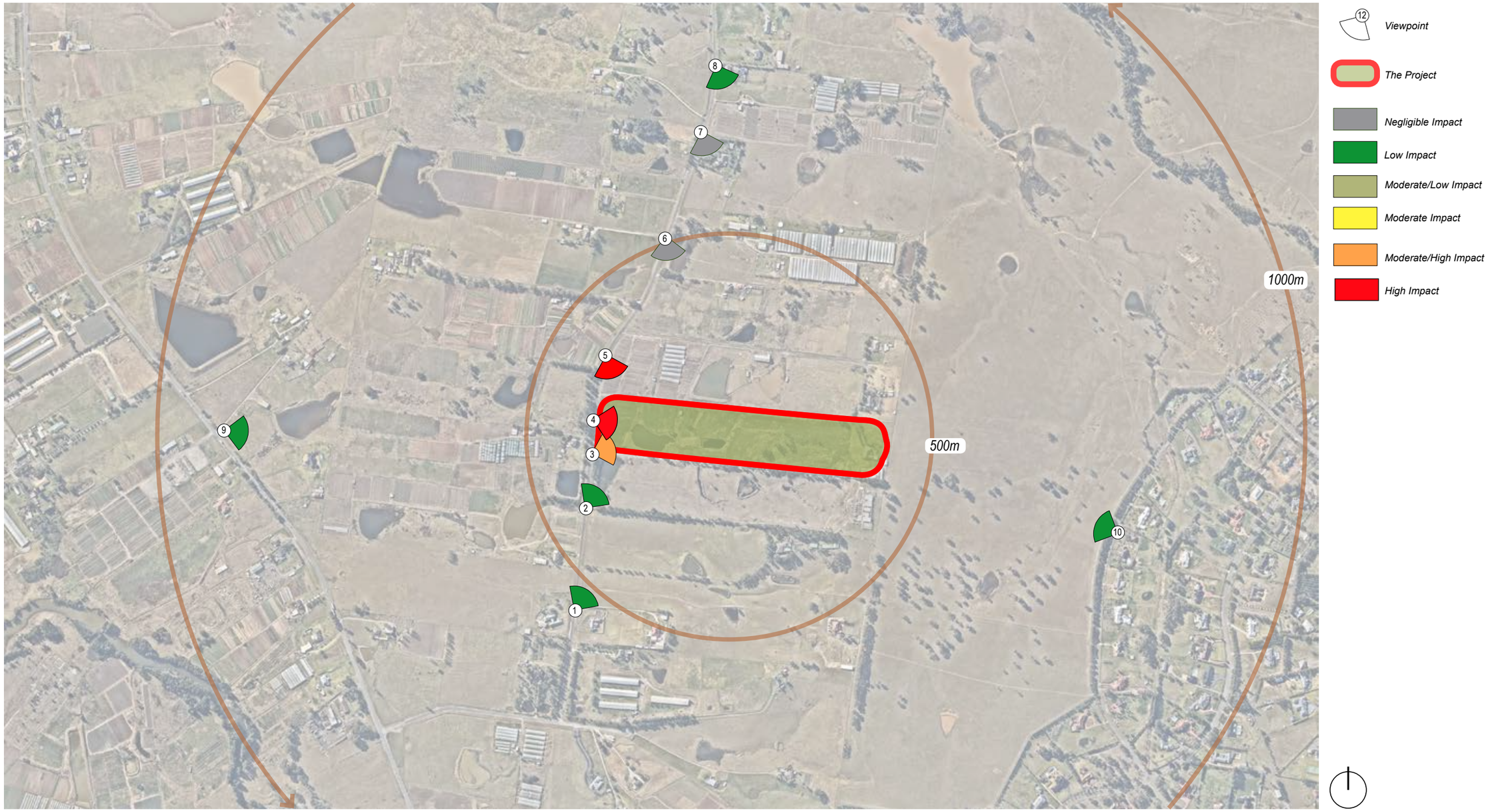

Figure 4B - Summary of visual impacts across the study area

5.0
Mitigation

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5.0 MITIGATION MEASURES

5.1 TYPES OF MITIGATION

Effective mitigation measures for any form of potential visual impact are those that typically entail:

- Avoidance – not undertaking or relocating the project due to high visual impacts that cannot be mitigated.
- Reduction – reducing the scale or removing elements of the design to reduce visual impacts.
- Alleviation – implementing design modifications to reduce visual impacts.
- Compensation - implementing offsite works to minimise visual impact (eg. screening)

Note that these mitigation measures relate solely to visual impacts and do not address broader public interests and considerations.

5.2 AVOIDANCE

The site is zoned RU2 Rural Landscape and as a Place of Public Worship, it is permissible under the 2010 LE. On the basis that a design is developed that does not have major visual impact from public domain and private domain viewpoints, avoidance measures have not been considered applicable.

5.3 REDUCTION

The principal forms of reduction are associated with refinements and modifications that address the siting and scale of built form.

The most effective method in terms of reducing visual impacts in this proposal would be in limiting of vertical dimensions of building height near the eastern ridge (Hindu Temple and Monk Residence). Currently, the height of the built form would be visible from most viewpoints as existing landform and vegetation are unlikely to obscure them.

Other methods of reducing impacts to be considered include:

- locating construction storage areas and associated works in cleared or otherwise disturbed areas away from sensitive native vegetation.
- restoring areas disturbed by construction to match existing condition.
- maximising tree planting to create filtered views to buildings.

5.4 ALLEVIATION

Options to alleviate impacts are usually associated with detailed design features such as materials, finishes, reflectivity, planting character and the like. Measures to be incorporated include:

5.4.1 Planting Mitigation

It should be noted that the most visible part of the site from Aldington Road, the roadfront is proposed for an extensive landscape area with significant tree planting.

This proposal will reduce the visibility of built form from the road. However, it will be important that the road frontage treatment is compatible with the rural nature of the area. To that and planting mitigation measures for the site should:

- reinforce the local semi-rural landscape character through the use of appropriate native vegetation.
- include planting of additional native trees and shrubs which are compatible with surrounding vegetation to screen built form and reduce the scale of the development.
- Incorporate landscape within the building layouts.

5.4.2 Built Form

- avoid overly reflective surfaces.
- avoid tall facility elements in proximity to the ridgeline.
- use neutral colours to reduce visual contrast in more visible area.
- ensure the aesthetic quality of the buildings and other facilities to make sure the Project fits with the local context.

6.0
Conclusion

6.0 CONCLUSION

6.0 KEY FINDINGS

The foregoing analysis of the landscape character and visual impacts of the proposed development of the Hindu Temple have identified that:

- the Project proposal is of a scale and site density that would be at adds with the current landscape character of the locality which presently has a sub-zoning of high scenic values (see cumulative impacts below).
- for the most part of topography of the site means that much of the proposed project will not be highly visible from public domain views.
- the highest visual impacts will be experienced on views in close proximity to the Project site.
- there will be a range of visual impacts along the Aldington Road from negligible, moderate/high and high impacts for much of the visual experience of the road corridor itself, due to the screening effect of dense vegetation and undulating landform.
- eastern portion of built form especially the Hindu temple itself would potentially punctuate the skyline.
- public domains views to the Project site from Mamre Road and Bowood Road are mostly limited due to the undulating landform and long distance off the site.

Despite some of the viewpoints experiencing high visual impacts, the overall visual impacts would be limited and mostly highly localised, effecting the adjoining residential dwellings and the farmland in close proximity to the Project site, more than from public domain viewpoints.

The most discernible changes to the landscape character would be the increase in built form given the building scale is substantial.

While the concept for the proposal includes a generous landscape area closest to Aldington Road, it is suggested that it will be important to ensure that the planting on the roadfront itself be complementary to local planting species.

6.1 CUMULATIVE IMPACTS

As outlined above the project proposal, whilst not likely to be highly visible from within the locality, would be at odds with the existing landscape character and its subzoning for high scenic values.

However, under the draft Western City District Draft Plan and the proposals for the Western Sydney Priority Growth Area it is expected that this area will change significantly in the coming years with significant built form likely to surround the site (see Figures 6a and 6b for illustrations of this potential changed context).

On this basis it seems likely that Council's scenic values subzoning, based on the existing rural landscape qualities of the area would be superseded.

In those circumstances the cumulative impacts of the surrounding site developments would suggest that the landscape character and visual impact of the proposal would be significantly reduced.

Figure 6A - Rendering of future development

Figure 6B - Rendering of future development

7.0 Photomontages

Figure 7A - Viewpoint 2- Existing Photo

Figure 7B- Viewpoint 2- With proposed development

Figure 7C - Viewpoint 3- Existing Photo

Figure 7D - Viewpoint 3 - With proposed development

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Figure 7E - Viewpoint 4- Existing Photo

Figure 7F - Viewpoint 4 - With proposed development

Intentionally Blank

Figure 7G - Viewpoint 5- Existing Photo

Figure 7H - Viewpoint 5 - With proposed development

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