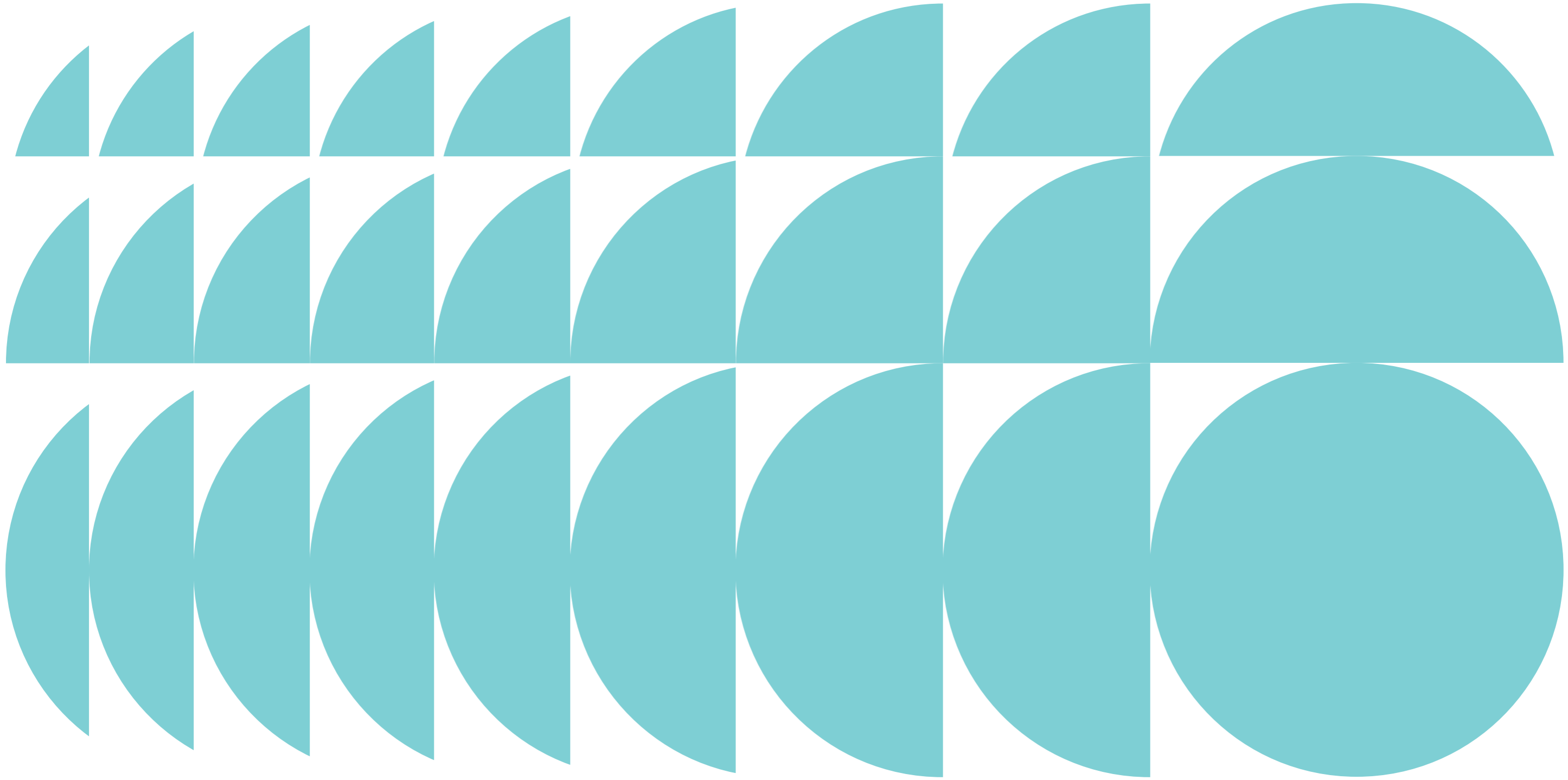


**ETHOS
URBAN**

Cardinal Gilroy Village
Visual Impact Assessment
September 2019
Issue C — 2190039



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The information contained in this document is for submission to Cumberland Council. The client shall make its own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statutory controls. It is assumed that the client will rely on its own expertise in considering the information.

Ethos Urban Pty Ltd operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

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CONTENTS

1.0	Introduction	
1.1	Executive Summary	6
1.2	Site and Context	6
1.3	Overview of Proposal	7

2.0	Methodology	
2.1	Policies and Best Practice	10
2.2	Visual Character Assessment	10
2.3	Viewpoint Selection	10
2.4	Photomontages	11

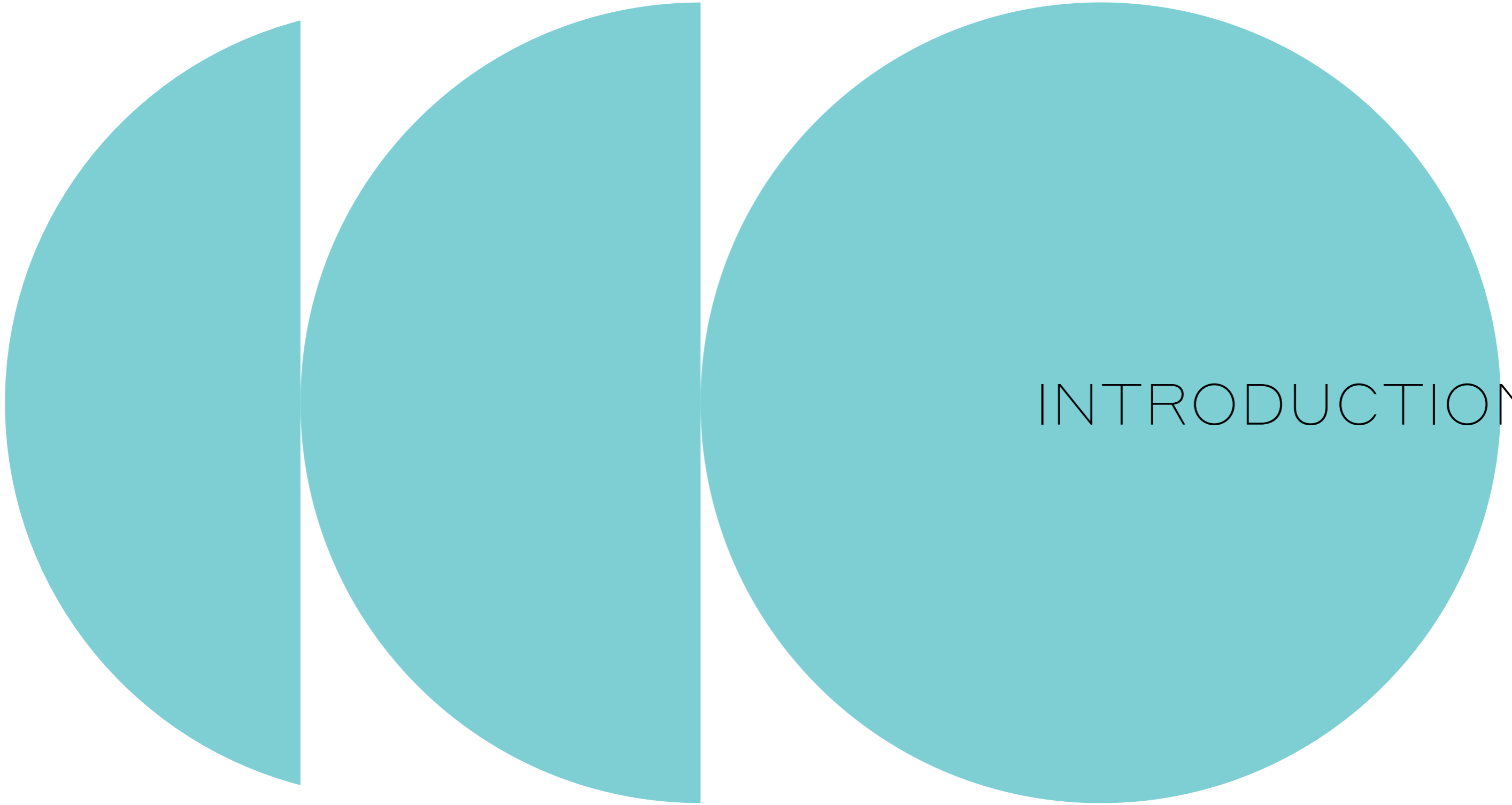
3.0	Planning Controls	
3.1	Current Planning Controls	14
3.2	Proposed Planning Controls	15

4.0	Existing Visual Character	
4.1	Site Photos and Surrounding Context	18
4.2	Understanding Visual Character	22

5.0	Selection and Analysis of Key View Points	
5.1	Selection of Key Viewpoints	26
5.2	Viewpoint Visual Impact Analysis	27
5.3	Overview of Key Viewpoints	28

6.0	Assessment of Viewpoints	
6.1	Viewpoint 1: Torrens St	32
6.2	Viewpoint 2: Kenyons Rd	34
6.3	Viewpoint 3: Warialda St	36
6.4	Viewpoint 4: Desmond St	38
6.5	Viewpoint 5: Barcom St	40
6.6	Viewpoint 6: Sherwood Scrubs 1	42
6.7	Viewpoint 7: Sherwood Scrubs 2	44
6.8	Viewpoint 8: Sherwood Scrubs 3	46
6.9	Viewpoint 9: Sherwood Scrubs 4	50
6.10	Viewpoint 10: Merrylands High School Oval	51

7.0	Conclusion and Recommendations	
7.1	Other Components of Assessment	54
7.2	Overall Extent of Visual Impact	55



INTRODUCTION

1.0 Introduction

OVERVIEW

1.1 Executive Summary

Ethos Urban has been engaged by Southern Cross Care to prepare a Visual Impact Assessment (VIA) for the proposed masterplan of the retirement village, Cardinal Gilroy Village (CGV), located in Merrylands. This visual impact assessment has been considered in terms of private receptors and public vantage points.

This report has been prepared in accordance with national and international policies and best practices. The assessment has been prepared in accordance with the Land and Environment Court requirements.

The report details the methodology used as well as the analysis undertaken to choose specific viewpoints for analysis that address the local character. The result of this study indicates that the proposal overall, has a low visual impact, and that this impact is acceptable due to the physical absorption capacity of the surroundings, the mitigation measures within the masterplan and the nature of the development.

1.2 Site and Context

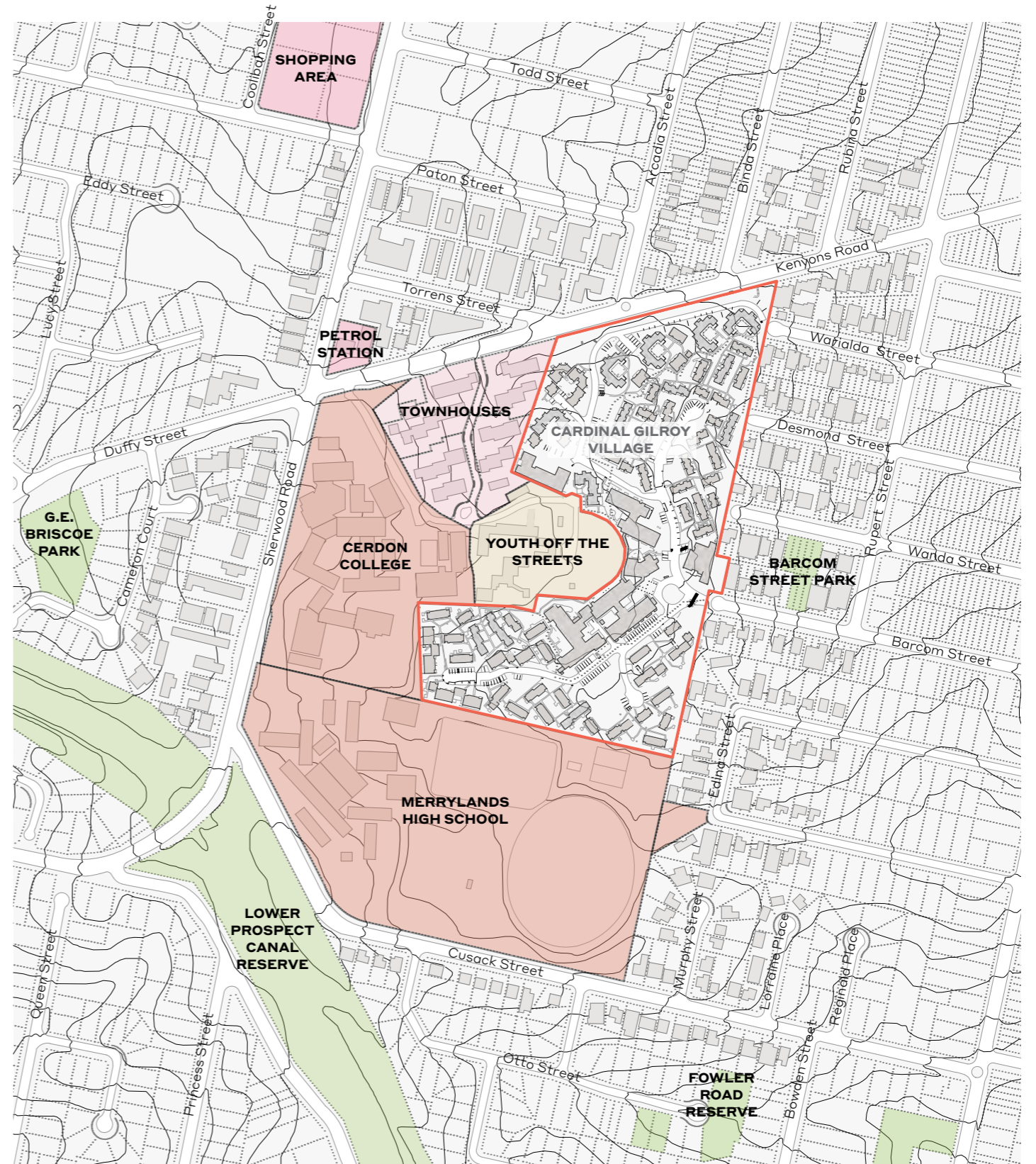
CGV is located in Merrylands, in the Cumberland Local Government Area (LGA) (previously Holroyd). It is located approximately 5km from Parramatta.

CGV opened in 1973 and is currently occupied by 236 independent living units and a 123 bed Residential Aged Care Facility (RACF). The current typology of buildings ranges from 1 to 2 storey houses and unit blocks.

The site is located primarily within a residential suburban area, with industrial sites to the south west. The nearest large shopping centre is Stocklands Merrylands Shopping Centre, 2km away. This is located near Merrylands train station, the closest station to the site.

CGV is adjacent to a number of different land uses.

- Its eastern boundary borders a low density residential area.
- Its southern boundary borders Merrylands High School.
- Its northern boundary borders Kenyons Road, to which high density residential exists on the other side.
- Its western boundary partially borders Cerdon College, a heritage site called Sherwood Scrubs (which currently houses Youth off the Streets) and a townhouse development (2 storey townhouses).



1.0 Introduction

1.3 Overview of Proposal

The proposed masterplan is divided into three precincts; northern, central and southern. The three precincts each have a green space adjacent to a community centre. Building D and L have a community centre on the ground floor and ILU's above. The third community centre is a standalone building in the central precinct. At the time of writing this report, the community centre is being considered as a Development Application

The northern precinct consists of the RACF building along Kenyons Road (Building B), 7 ILU buildings and the northern green space. The central precinct does not house any residents but includes the main central park (that is privately owned but publicly accessible) and a standalone community centre, available for public use. This complements the heritage building and trees on the Sherwood Scrubs site to the west. The southern precinct consists of 9 ILU buildings and the southern green space. Overall there is 18 buildings proposed in the masterplan.

A north-south pedestrian boulevard spans the length of the site connecting the three precincts together. The northern and southern precinct each have an east-west pedestrian boulevard intersecting with the site wide north-south boulevard.

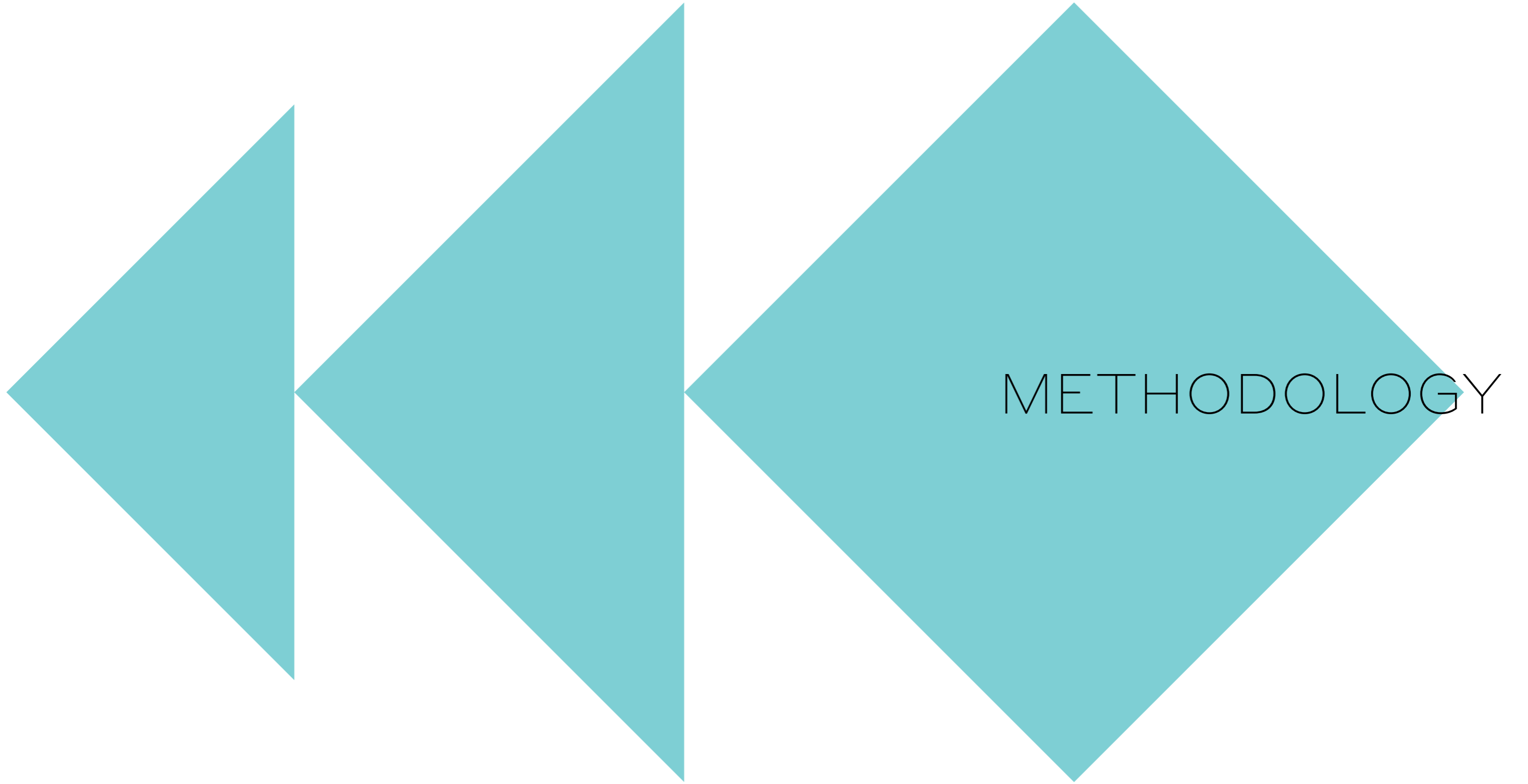
The road network consists of two one-way road loops that enclose the north and south precincts. The two entrances (one from Kenyons Road and one from Barcom Street) are both two-way road systems.

The interface to the eastern boundary has been given special consideration with two storey buildings (connected to a setback 4 storey building) placed adjacent to the residential context. The highest buildings are the 6 storey building (D) that has been placed central to the northern precinct and the 5-6 storey building (I) in the south-western corner of the site. Other 5 storey buildings (Building G and P) have been strategically placed adjacent to open spaces.

In some instances the topography has allowed for an extra level to be achieved in a section of the building, for example Building E, I, K and N. The topography along Kenyons Road sees the RACF step down in form to remain at 4 storeys.

Please refer to the Urban Design Report by Ethos Urban, dated 05.09.19 Issue B, for further details of the masterplan.





2.0 Methodology

METHOD

2.1 Policies and Best Practice

There is currently no universally agreed method of undertaking VIA in NSW. The methodology used to inform this VIA is based on established NSW practices and national and international policy.

These include:

- Visual Management System, United States Department of Agriculture Forest Service, 1974
- Guidance for Landscape and Visual Impact Assessment, United Kingdom Landscape Institute and the Institute of Environmental Management & Assessment, 2005
- Planning principles for Impact on public domain views set down by the Land and Environment Court in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and Anor* [2013]
- Planning principles for views - general principles, in particular view sharing in the private domain, set down by the Land and Environment Court in *Rose in Tenacity Consulting v Warringah Council* [2004]
- Implementation Guideline No. 8: Identifying and protecting scenic amenity values, Queensland Government, 2008
- Planning Practice Note 43: Understanding Neighbourhood Character, Victorian Department of Environment, Land, Water and Planning, 2015.

The methodology has also been influenced by a set of considerations typically required by the Department of Planning and Environment in setting SEARS for State Significant Development.

The methodology for the preparation of the photo-montages has been explained in section 2.4.

The core methodology follows three key steps:

1. **Visual Character:** Identifying and describing what the character of the proposals visual catchment is.
2. **Visual Effect and impact:** An assessment of the nature and scale of the proposal on the existing visual catchment and assessment of the impact of the visual effect following application of other relevant considerations.
3. **Mitigation and Conclusions:** Outlining what measures are needed to ensure acceptability of impact and determining whether the proposal can be supported in its current form based on a balance of considerations relevant to visual impact.

Based on the findings of this core methodology, a determination is then made as to whether the proposal can be supported in its current form from a visual impact perspective, and if so, whether any elements are critical to ensure its continued acceptability as it evolves from concept, to detail design and development.

2.2 Visual Character Assessment

Visual character is formed by patterns created by the relationship of all elements within an area, including both the public and private domain and the combination of the public and private realms. (Victorian Department of Environment, Land, Water and Planning, 2015).

The visual character of the study area was identified through background literature reviews, desktop analysis, site visits and ground-truthing on site.

2.3 Viewpoint Selection

The viewpoint selection for this assessment was informed by desktop research and site inspections that informed about publicly accessible land, transport routes, recreational areas and sensitive residential interfaces.

A site inspection was undertaken on the 11/07/19 where Ethos Urban, NBRS Architecture (heritage consultant), Planning Ingenuity and C Side Surveyors were present. This site inspections confirmed all viewpoints for the assessment.

Through the collective intelligence of the above, ten viewpoints were selected on the basis of:

- Prominent views or vistas looking towards the site from Sherwood Scrubs (Youth off the Streets).
- Potential places of visual significance in terms of natural, cultural or scenic value within Cardinal Gilroy Village.
- Views facing the site along significant street corridors representative of the future character of the area.

Each viewpoint was then assessed in terms of their sensitivity in relation to:

- Number of people likely to be effected and the extent of this effect
- Social and cultural value of the view
- Visual characteristics of the existing views (nature of view, composition, range, focus and scale).

The viewpoints used in this assessment were deemed as the points that would receive the highest impact from the proposed development.

2.0 Methodology

2.4 Photomontages

The photomontages in this report have been prepared in accordance with the Land and Environment Court's Policy.

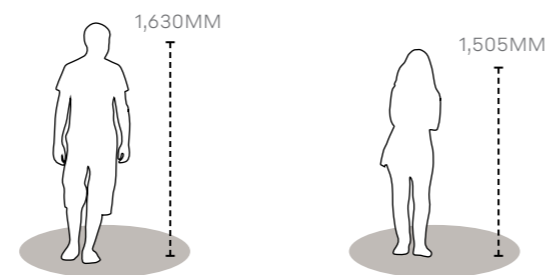
This methodology is further outlined in this section with consideration of the following:

- The Human Perspective
- Bearing of viewpoint in relation to the centre of the development
- Camera type and lens
- Software
- Surveyed Structures
- Limitations and Assumptions

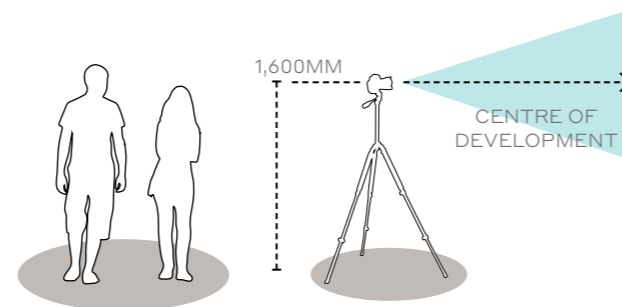
2.4.1 Human Perspective

Anthropometrics is the science concerned with the measurement of human kind. While many people vary in height the average dimensions for both male and female adult eye heights are shown below (Metric Handbook, David Adler)

- Male Eye height: 1630mm
- Female Eye height: 1505mm

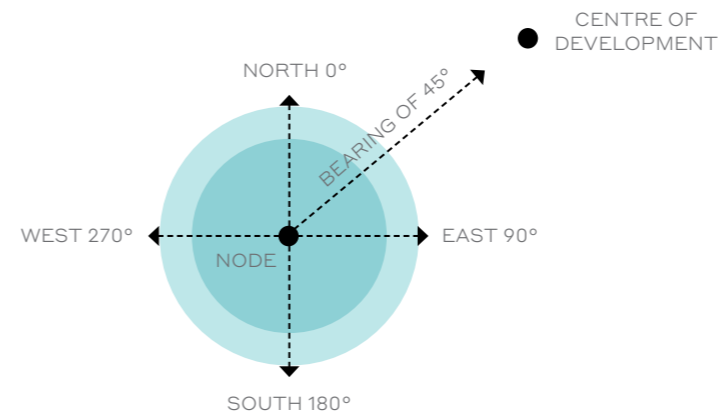


On the basis of the above dimensions and for the purpose of this Visual Impact Analysis, the Camera has been fixed on a tripod at 1,600mm above ground level. This is illustrated in the diagram below.



2.4.2 Location of Viewpoints (Nodes)

Due to the nature of the view corridor and the subject site being so far away, a bearing to which the camera faces the centre of the development was used. The Camera bearing ensures that the centre of development is the focus of the image. This is illustrated in the below diagram.



2.4.3 Camera Type & Lens

In order to accurately depict the proposed envelopes, Ethos Urban has used a 35mm lens. This lens captures a perspective that is the closest to that of the human eye.

- Camera Body: Canon 6D
- Camera Lens: Sigma 35mm

2.4.4 Software

The software used to match the photographs and the proposed development at Cardinal Gilroy Village is Rhino. Rhino is a 3D modelling and rendering tool used in architecture and urban design. The software allows you set up views with a specific location, target and focal length. The Location is set to the coordinates, R.L.'s and a bearing which have been surveyed. The focal length is then assigned to match the 35mm lens.

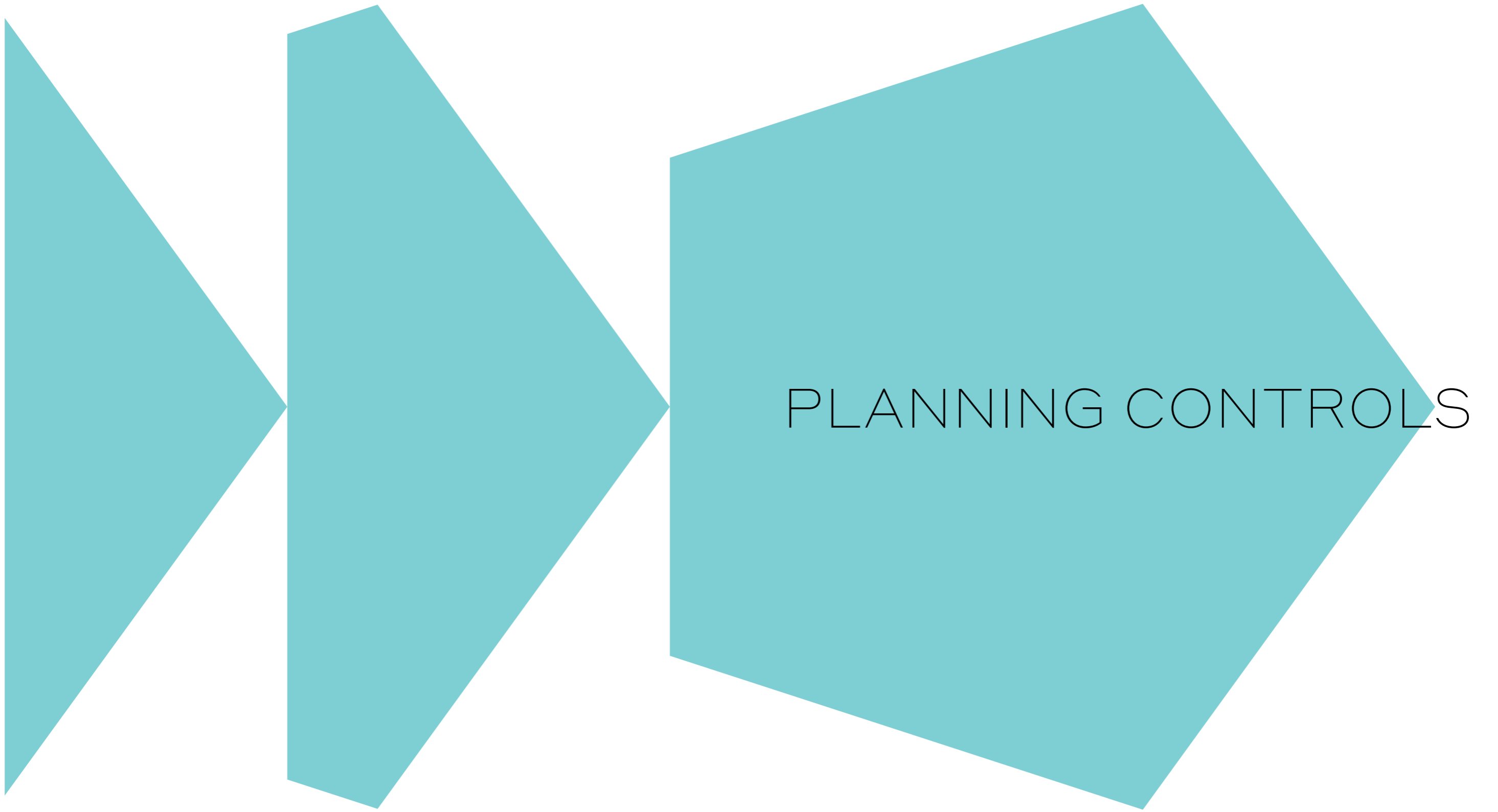
2.4.5 Surveyed Structures & View Nodes

Specific visual elements and structures such as roof pitches, telegraph poles, trees and fencing have been modelled based on a Survey done by C Side Surveyors received on 22/07/19. This is shown in the 3D wireframe view presented along with each photograph.

2.4.6 Limitations and Assumptions

All other modelling has been prepared with the following assumptions and limitations:

- A 3D representation of the built and natural environment has been modelled from survey data and GIS data.
- A site survey provided correct R.L.'s on the site.



PLANNING CONTROLS

3.0 Planning Controls

CURRENT

3.1 Current Planning Controls

Current Planning Controls state the maximum FSR is 0.5:1.

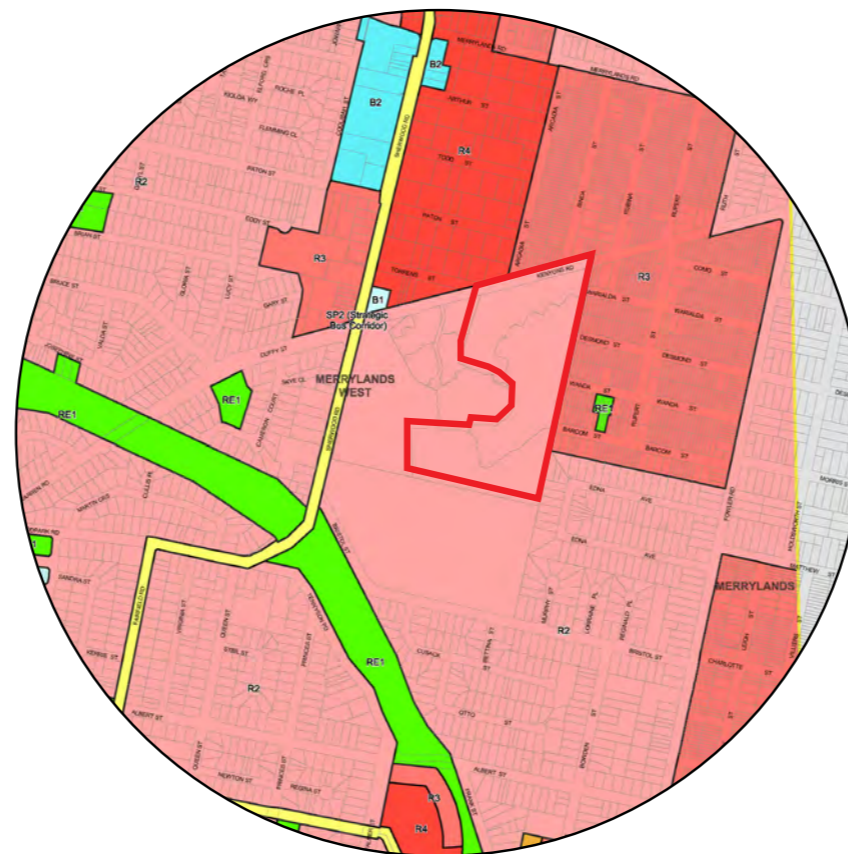
Current Planning Controls zone CGV as R2 Low Density Residential, with high density residential bordering the north and medium density residential bordering the north eastern corner.

The maximum height of building that can be built on CGV is 9m, allowing for up to 3 storeys. This aligns with the majority of the surrounding context that has a maximum height of 9m. To the north, where the high density residential lies, maximum building heights increase to 15m and beyond this higher to 17m.



Maximum FSR 0.5:1

D	0.5	T2	2.2	Z1	5
H	0.7	T3	2.4	Z2	5.5
K	0.8	U1	2.5	AA1	6
N	1	U2	2.8	AA2	6.5
P	1.2	V	3	AB	7
S1	1.5	W	3.5	AC	8
S2	1.8	X	4	AD	9
T1	2	Y	4.5		



Zoned R2 - Low Density Residential

B1	Neighbourhood Centre	R3	Medium Density Residential
B2	Local Centre	R4	High Density Residential
B4	Mixed Use	RE1	Public Recreation
B5	Business Development	RE2	Private Recreation
B6	Enterprise Corridor	SP2	Infrastructure
E2	Environmental Conservation	UL	Unzoned Land
IN1	General Industrial	SS	SEPP (State Significant) 2005
IN2	Light Industrial	WSE	SEPP (Western Sydney Employment Area) 2009
R2	Low Density Residential		



9m Maximum Height of Building

J	9	R	21
K	10	S1	23
L	11	S2	24
M	12	T1	26
N	14	T2	29
O	15	U	32
P1	17	W	41
P2	18	Y	53
Q	20	AA	65

3.0 Planning Controls

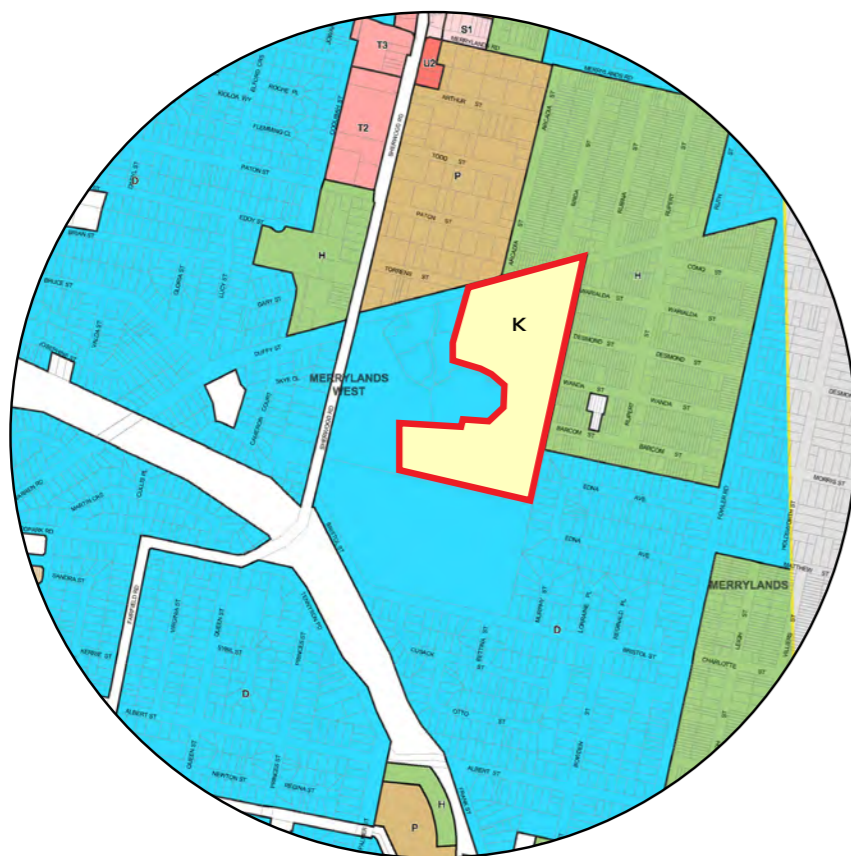
FUTURE

3.2 Proposed Planning Controls

The planning proposal is seeking an FSR control of 0.85:1.

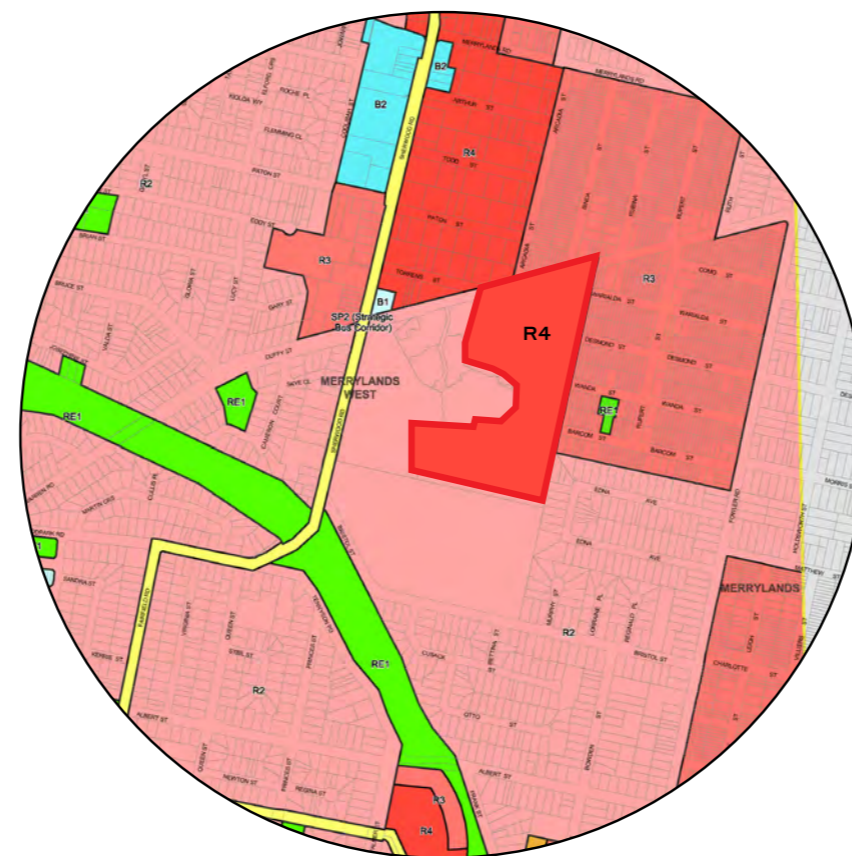
The planning proposal is seeking a zoning of R4 High Density Residential.

The planning proposal is seeking a height of buildings control of 20m.



Amended FSR of 0.85:1

D	0.5	T2	2.2	Z1	5
H	0.7	T3	2.4	Z2	5.5
K	0.85	U1	2.5	AA1	6
N	1	U2	2.8	AA2	6.5
P	1.2	V	3	AB	7.5
S1	1.5	W	3.5	AC	8.5
S2	1.8	X	4	AD	9
T1	2	Y	4.5		



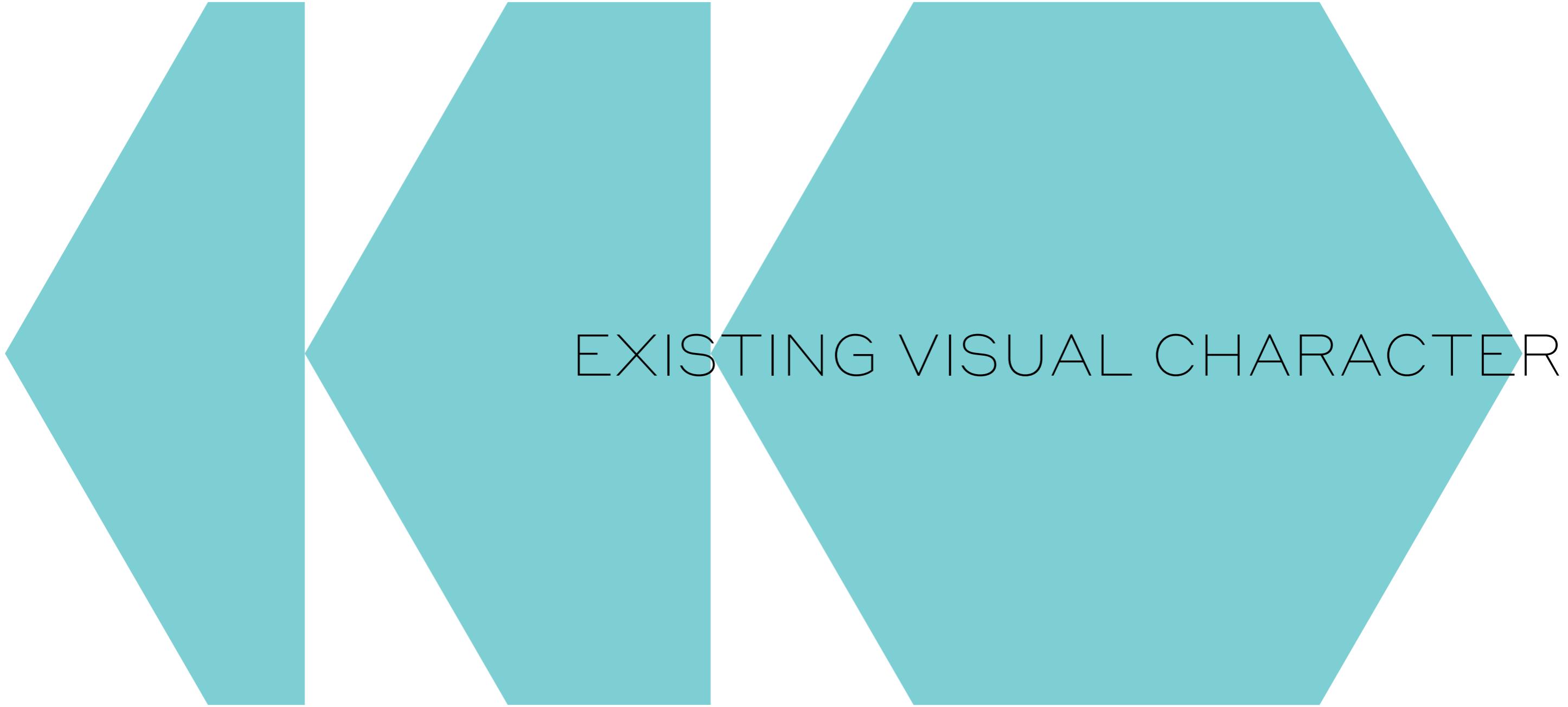
Amended Zone R4 - High Density Residential

B1	Neighbourhood Centre	R3	Medium Density Residential
B2	Local Centre	R4	High Density Residential
B4	Mixed Use	RE1	Public Recreation
B5	Business Development	RE2	Private Recreation
B6	Enterprise Corridor	SP2	Infrastructure
E2	Environmental Conservation	UL	Unzoned Land
IN1	General Industrial	SS	SEPP (State Significant) 2005
IN2	Light Industrial	WSE	SEPP (Western Sydney Employment Area) 2009
R2	Low Density Residential		



Amended 20m Maximum Height of Building

J	9	R	21
K	10	S1	23
L	11	S2	24
M	12.5	T1	26
N	14	T2	29
O	15	U	32
P1	17	W	41
P2	18	Y	53
Q	20	AA	65



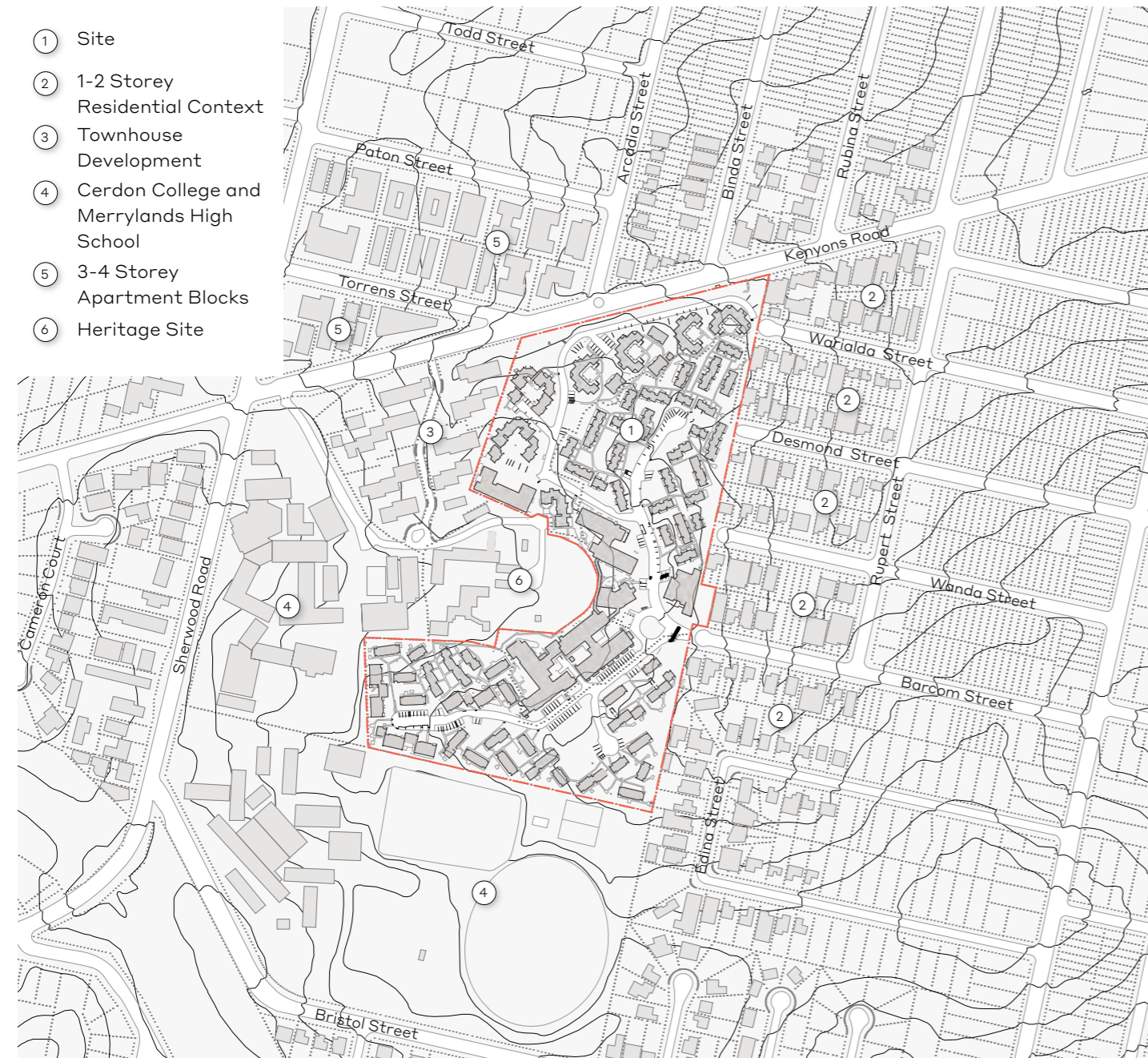
EXISTING VISUAL CHARACTER

4.0 Existing Visual Character

PHOTOS

4.1 Site Photos and Surrounding Context

The following areas possess different visual characters. Photos of these different visual characters have been provided over the following pages.



- ① Site
- ② 1-2 Storey Residential Context
- ③ Townhouse Development
- ④ Cerdon College and Merrylands High School
- ⑤ 3-4 Storey Apartment Blocks
- ⑥ Heritage Site

09 CGV Existing Site
 ① SCALE 1:5000 @ A3

4.1.1 Site Photos

The current site has a range of 1 to 2 storey buildings. There are some apartment like buildings of 2 storeys but the majority of buildings are 1 storey standalone blocks, housing 1-3 units.

Photos taken on a site visit completed on 28/02/19.



08 Mix of 1 and 2 Storey Buildings



04 2 Storey Building



07 1 Storey Buildings



05 2 Storey Building



06 Community Centre

4.0 Existing Visual Character

4.1.2 Residential context to the east

To the east of the site the context is a mix of 1 and 2 storey buildings. Many of these houses have pitched roofs giving the visual appearance of 2 - 3 storeys.

Some new houses have begun to be developed, especially along Kenyons Rd but these remain at 2 storeys high.

These photos are taken from an R3 Medium Density Residential Zone and have a maximum height of 9m and an FSR of 0.7:1.

Photos taken on a site visit completed on 28/02/19.



15 Single Storey Dwelling



10 New townhouse



14 Single Storey Dwelling



12 New townhouse on Kenyons Rd



13 Desmond St

4.1.3 Townhouses to the West

To the west of the site there is a townhouse development, with entry coming off Kenyons Rd.

These townhouses are 2 storeys with basements and a pitched roof giving the visual appearance of 3-4 storeys (as detailed in the photos used in the montages).

Photos accessed online from real estate websites.



17 Sherwood Green Back of House



11 Sherwood Green Entrance from Kenyons Rd



18 Sherwood Green Front of House



16 Sherwood Green Backyard towards CGV



19 Sherwood Green Front of House

4.0 Existing Visual Character

4.1.4 Schools to the south and south-west

The current schools have a mix of buildings ranging from 1 to 3 storeys high. Some of the buildings have a visual appearance of 3-4 storeys due to pitched roofs and high ceiling heights.

Merrylands High School Oval offers expansive views dominated by a sense of 'greenness' through a combination of the grass and background trees.

Photos taken on a site visit completed on 28/02/19.



22 Merrylands High School from Bristol Street



20 Merrylands High School Oval from Bristol Street



23 Cerdon College from Sherwood Road



21 View of Cerdon College building from south-west corner of site



24 Cerdon College from Sherwood Road

4.1.5 Apartment blocks to the north

The apartment blocks to the north have a clear visual character of brick buildings that are 3 to 4 storeys high. The apartment units standalone and have large setbacks from their neighbours.

The pitched roofs of the some of the buildings provide a visual appearance of 4 to 5 storeys.

Photos accessed from online real estate websites.



27 Apartment building on Paton Street



25 Apartment building on Torrens Street



28 Apartment building on Paton Street



26 Apartment building on Torrens Street



29 Apartment building on Kenyons Road

4.0 Existing Visual Character

4.1.6 Heritage Building: Sherwood Scrubs

'Sherwood Scrubs' is a local heritage item listed on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013. The site includes the residence and service wing, summer house, garden, setting and outbuildings. The main façade of the single storey house faces east onto a large open lawn area encircled by mature trees.

The design of this former gentlemen's residence has retained many characteristics of the original Victorian design, including a symmetrical façade, pitched roof with brickwork chimneys and cast iron lace filigree to the verandah. A small Victorian style decorative timber gardeners shed sits amongst the trees enhancing an understanding of the historic character of the place.

In 1831 Dr William Sherwin consolidated his 1,165-acre property known as 'Sherwood' estate; over the next hundred years repeated subdivisions set the pattern for the modern day suburbs of Merrylands and Merrylands West. The 'Sherwood Scrubs' subdivision 1887 saw the land immediately around the house formed into residential lots. In 1945, a large portion of the 'Sherwood Scrubs' estate was sold to the Marist Sisters who established a convent and then school at the site; the land to the west of the house is still occupied by Cerdon College and Merrylands High School, however the connection to the Marist Sisters no longer exists. In 1973 the land to the east of the 'Sherwood Scrubs' site was developed for the first stage of the Cardinal Sir Norman Gilroy Village. The house at 'Sherwood Scrubs' is today occupied by Father Chris Smith's Youth Off The Streets program.



31 Heritage Building on Sherwood Scrubs Site



32 Heritage Building Verandah



33 Victorian style Gardeners Shed on Sherwood Scrubs Site



34 Heritage Building on Sherwood Scrubs Site

4.0 Existing Visual Character

ANALYSIS

4.2 Understanding Visual Character

Visual character is formed by patterns created by the relationship of all elements within an area, including both the public and private domain. The following section considers elements of the site and its context that contributes to the visual character.

4.2.1 Topography

The topography falls from south to north and west to east. **From south to north the site falls 6m**, at an approximate gradient of 1:75. **From west to east the site falls 4m**, at an approximate gradient of 1:60.

On site there are a number of dramatic level changes that create clear demarcations between the different uses. These include:

- The change in ground level between the site and Cerdon College to the south-west.
- The dramatic shift in height from the Merrylands High School Oval to CGV. This change in level acts as a visual block between the school and the seniors village.
- The step up in ground level from Kenyons Road to CGV.



- LEGEND
- Site Boundary
 - Site Buildings
 - Context Buildings
 - Contours
 - Direction of Slope
 - View Corridor

35 CGV Topography and Views
SCALE 1:5000 @ A3

4.2.2 Current View Corridors

Current view corridors towards the site could be considered from the cul-de-sacs on the eastern boundaries. Currently these view corridors are marked by a colour bond fence and are met by the current buildings of CGV.

Views extending over Merrylands High School from Bristol Street have an expansive nature to them since the topography is falling from south to north.

4.2.3 Views of Scenic importance

There is no views of scenic importance towards or from CGV.

4.0 Existing Visual Character









4.2.4 Planning Controls

Current planning controls zone CGV as R2 Low Density Residential, with high density residential bordering the north and medium density residential bordering the north east.

The maximum height of a building that can be built on CGV currently is 9m. This aligns with the majority of the surrounding context that has a maximum height of 9m.

To the north, where the high density residential lies, maximum building heights increase to 15m and beyond this higher to 17m.

LEGEND

	Site Boundary
	1 Storey
	2 Storey
	3 Storey
	4 Storey
	R2 Low Density Residential
	R3 Medium Density Residential
	R4 High Density Residential



4.2.5 Current Density

The boundaries of the site border different densities of housing. To the north there are 3 and 4 storey apartment units in a High Density Residential Zone.

To the east, west and south of the site the buildings range from 1 to 2 storeys and are in medium and low density residential zones. The houses adjacent to the site on the eastern boundary are mostly 1 or 2 storey free standing houses. New development in the residential area to the east reveals an increase in townhouse development.



SELECTION AND ANALYSIS OF
KEY VIEW POINTS

5.0 Selection and Analysis of Key View Points

VIEWPOINTS

5.1 Selection of Key Viewpoints

Ten key viewpoints have been selected for this Visual Impact Assessment. These viewpoints can be divided into three categories:

1. Residential context
2. Heritage Site
3. Merrylands High School Oval

These 10 views were determined through desktop analysis, desktop research, and on-site investigation. The highest priority was given to choosing viewpoints of the highest frequency of use around the site, availability of public views, exposure to transport corridors, open space and/or reserves and any other urban or civic spaces.

Five view points were taken from the residential context surrounding the site where the development would be visible from publicly accessible locations, and of those locations with a high use. Two of these views were from Kenyons Road, the road with the most sustained public viewing of the site.

Four views were taken from within the Heritage site. There are no public roads along any of the Heritage Site boundary's resulting in very limited public views of the site. Furthermore accessing viewpoints of the heritage item from within the site were limited due to the site being hemmed on all sides by the current CGV Retirement Village and the existing curtilage. As a result four views were determined as the most critical to assess. Two views extending outwards from the Heritage Building, and two views looking towards the heritage building from within the property.

One view was taken from Bristol Street to the south of Merrylands High School Oval to provide a robust visual assessment. This is a publicly accessible view and hence is important to determine the overall visual impact. Cerdon College was dismissed as a category since no views of the development can be obtained publicly. The topography falls from Cerdon College to CGV quite dramatically and the development is setback from Sherwood Road extensively with school buildings in between.

5.1.1 Residential Views

Views 1 to 5 are focused on prominent view corridors which are obtainable publicly from outside of the site. These views represent the highest most assessable vantage points in which views can be obtained over the surrounding context.

Key Viewpoints

1. Torrens Street
2. Kenyons Road and Rubina Street Intersection
3. Warialda Street
4. Desmond Street
5. Barcom Street

5.1.2 Heritage Views

Views 6 to 9 are obtainable from within the grounds of the heritage item at Sherwood Scrub. These views were determined on site as appropriate by the heritage consultants NBRS Architecture.

Key Viewpoints

6. View 1 from Sherwood Scrubs towards heritage item and CGV development
7. View 2 from Sherwood Scrubs' open space towards heritage item and CGV development
8. View 1 from heritage item towards CGV development
9. View 2 from heritage item towards CGV development

5.1.3 Merrylands High School Oval View

View 10 is from Bristol Street at the boundary of Merrylands High School. This view focuses on the public view of the open space and its relationship with the proposed CGV development.

Key Viewpoints

10. View from Bristol Street across Merrylands High School towards Cardinal Gilroy Village development



5.0 Selection and Analysis of Key View Points

ANALYSIS

5.2 Viewpoint Visual Impact Analysis

Within each of the three types of views assessed there are both varying and consistent factors. The consistent factors have been outlined and assessed here.

The consistent factors have been determined as:

- **Visual Character of the Area:**
This outlines the current built form, topography and landscape qualities.
- **Scenic Quality of View:**
This outlines whether the views existing are of a scenic beauty, attractiveness or importance.
- **Nature of View:**
This outlines whether the views are of a public or private nature and the length of the viewing time in these locations.
- **Sensitivity of View:**
This outlines the impact on the private interests of viewers in the location.

5.2.1 Residential Views

Visual Character

The visual character of the residential context is a mix of dated 1 and 2 storey homes and new 2 storey detached and semi-detached townhouses. The majority are standalone houses with a garden and driveway. Many of the houses have pitched roofs creating a visual appearance of 2 to 3 storeys.

The residential streets to the east are tree lined and do not have a footpath. Kenyons Road to the north is tree lined and does have a footpath on both sides of the road.

Scenic Quality

There is no scenic quality in this location. There are no views of any significance and views from these points are dominated by other residential houses and trees.

Nature of View

A small number of people will view the development from the residential roads, mainly those residents living in the area. There will be pedestrians bypassing the site who will view the development for short periods of time along Kenyons Road.

Residents entering and leaving their home will view the development intermittently for short periods of time. People in cars will continue to pass the development with no traffic lights or reason to stop near or in-front of the development.

Sensitivity of View

Views from within the private homes and backyards will not have the backdrop of the proposal. Residences of close range to the proposal do not have their backyards facing the development, they are either north or south facing.

East and west facing houses beyond Kenyons Road already back on to 3-4 storey buildings along Kenyons Road. Hence the sensitivity of this view from the residential context can be considered as low.

5.2.2 Heritage Views

Visual Character

The visual character of the heritage context is a mix of heritage buildings and newer buildings. The primary heritage building is a single storey Victorian former gentlemen's residence which fronts a semi-circular lawn to the east, north and south of the house, which is notably bounded by mature trees which screen the property from the view of Cardinal Gilroy Village.

The visual character is enclosed and the context beyond the heritage building is mostly blocked from view.

Scenic Quality

There is no scenic quality in this location. Primary views of the heritage item are from inside the property, and specifically from the lawn area in front of the main façade. Views looking out from the heritage building are dominated by curtilage vegetation meeting the sky.

Nature of View

Views from the heritage site, Sherwood Scrubs, will be restricted to those visiting, working or using the Youth off the Streets Service. The nature of view to which the development bounds is curtilage vegetation and grassland that in some areas is currently used as temporary car parking.

The entrance to the Heritage building is opposite the development and hence the viewing period from this location would be short.

The grassy area could be used during lunchtime and other times throughout the day but these will all be limited to a short period. The area isn't used for any activities currently. As the site is privately used and the grass area not a main gathering point or activity space for Youth off the Streets the nature of the views not directed towards the Heritage Item can be considered of low importance.

Sensitivity of View

Views from within the heritage site are not directed towards the development but the land to the front of the heritage site is in close range to the development (less than 50m) and hence this increases the sensitivity of the view. Although when taking into consideration that the view is not residential nor of scenic importance, and the use of the grass and entrance to the heritage building is intermittent for short periods of time, this factor can be considered of low importance.

5.2.3 Merrylands High School Oval View

Visual Character

The visual character of Merrylands High School Oval is an expansive oval that provides views extending over the rooftops of the current CGV buildings. The boundary between the oval and CGV is tree lined, denser in some areas than others. The overall visual character is dominated by a sense of 'greenness' and openness.

Scenic Quality

There is no scenic quality in this location. Views from the oval extend over the residential buildings.

Nature of View

This view is of a public nature, and limited to bypassers and pedestrians along Bristol Street and to users of the Merrylands High School Oval.

Use of the Oval is limited to students of the High School and visitors to the High School for sporting events during school time and on the weekends. These users would experience this view for a range of periods, from short to long time frames.

Hence, the nature of this view needs to be considered when undergoing the assessment as there is a higher impact on multiple different viewers.

Sensitivity of View

Views from Bristol Street across the Merrylands High School Oval are of an extensive distance away from the proposal and hence this sensitivity is low.

Private views experienced within the oval by students would be of a range of distances and hence this viewer sensitivity would be medium.

Taking into consideration that the view is not the focus of the location nor that there is any scenic qualities to the view, this higher sensitivity experienced by the students is not of major importance.

OVERVIEW

5.3 Overview of Key Viewpoints

Viewpoints selected in this assessment of visual impact have been informed by ground-truthing on site as well as identified through background document reviews and desktop analysis.

A number of site inspections were undertaken between 11/07/19 and 16/07/19 where Ethos Urban, NBR Architecture, Planning Ingenuity and C Side Surveyors were present.

Through the collective intelligence of the above specialists, the views mapped in the following drawing are believed to be of most significance to Cardinal Gilroy Village.

Table 1 – View Summary

View/ Receptor	MACD Coordinates		Bearings
	Easting	Northing	
① View 1	312156.209	6254091.341	75.8222
② View 2	312475.684	6254172.413	252.6232
③ View 3	312637.896	6254048.487	282.6232
④ View 4	312611.585	6253963.597	282.5631
⑤ View 5	312551.612	6253800.007	282.6232
⑥ View 6	312204.960	6253855.816	4.5521
⑦ View 7	312257.114	6253898.599	249.1723
⑧ View 8	312204.263	6253883.269	39.4699
⑨ View 9	312206.121	6253896.281	163.6797
⑩ View 10	312205.617	6253500.299	11.7948





39 Torrens Street



42 Desmond Street



45 View 2 from Sherwood Scrubs' open space towards heritage item and CGV Development



40 Kenyons Road and Rubina Street Intersection



43 Barcom Street



46 View 1 from heritage item towards CGV Development



41 Warialda Street



44 View 1 from Sherwood Scrubs towards heritage item and CGV Development



47 View 2 from heritage item towards CGV Development



48 View from Bristol Street across Merrylands High School towards Cardinal Gilroy Village development



ASSESSMENT OF VISUAL IMPACT
ON KEY VIEWPOINTS

6.0 Assessment of Viewpoints

RESIDENTIAL

6.1 Viewpoint 1: Torrens St

6.1.1 Viewpoint Summary

- View 1 has been taken on the corner of Kenyons Road and Torrens Street outside of 55 Kenyons Road with the view towards Cardinal Gilroy Village in the east.
- Kenyons Road is a two-way, one lane main road and is subject to a low amount of viewers for a short period of time.
- This viewpoint was chosen as one of the most sustained views of the site from the public domain, approaching from the east or west along Kenyons Road.
- This point approaches the site from the north or south along Kenyons Road, each with different surrounding built form.
- There are no views of any significance from this viewpoint.
- This view is taken from an R4 Zone - High Density Residential, with a maximum height of 15m and an FSR of 1.2:1.
- The view has been taken from the area north-west of the site which is dominated by higher density buildings, ranging in height from 3-4 storeys. These 3-4 storey buildings have pitched roofs and some basement parking. Hence, the visual appearance of these buildings from Kenyons Road is 4-5 storeys. The change in topography increasing towards Torrens Street further contributes to this 4-5 storey visual appearance.
- To the north-west of the proposal the townhouse development Sherwood Scrubs is visible. This development consists of 2 storey terraces with pitched roofs and a basement level. The visual appearance of the buildings are 3-4 storeys when viewed from Kenyons Road.

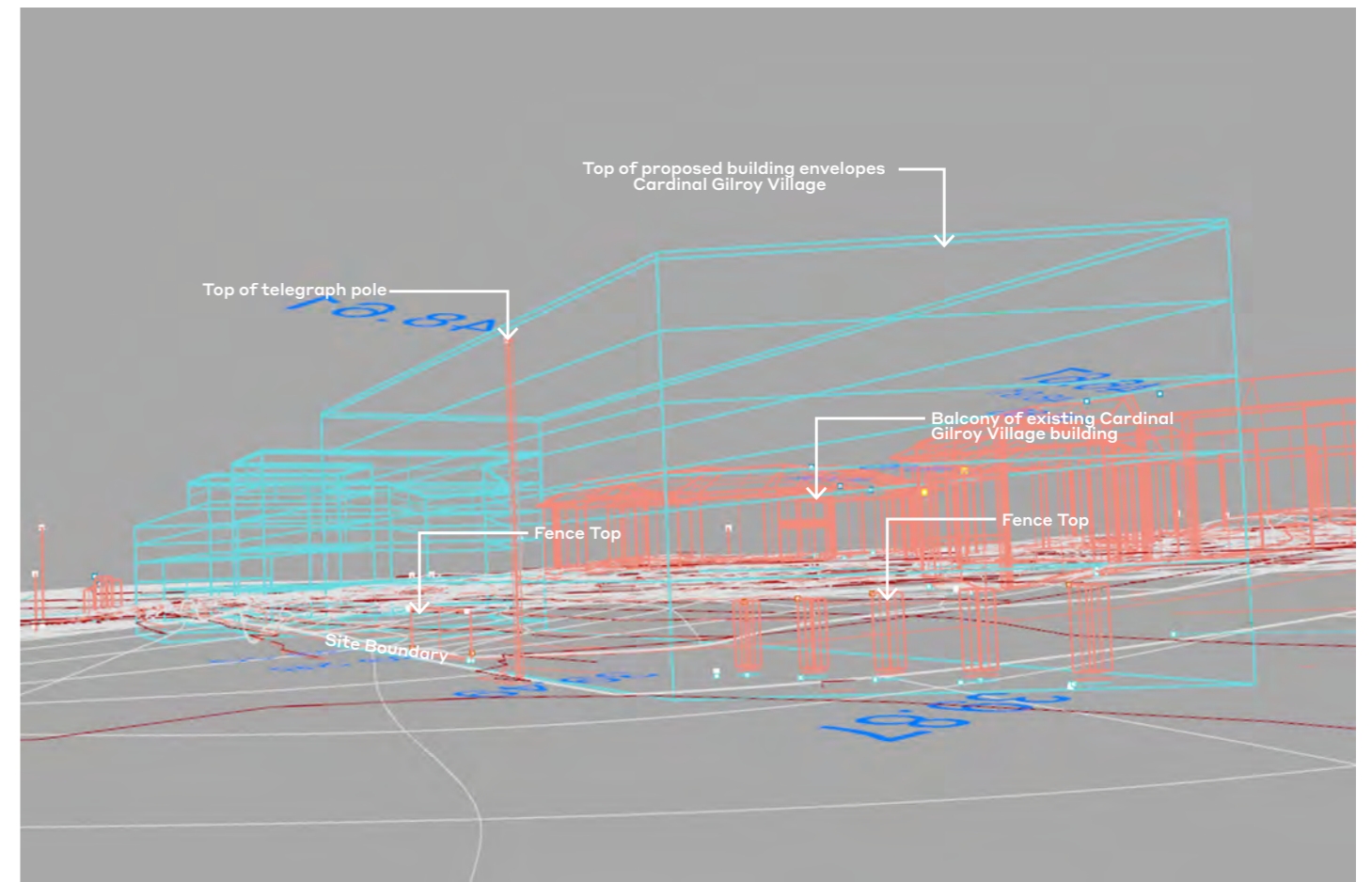
6.1.2 Viewpoint Location



49 Key Plan with indicative location of Viewpoint

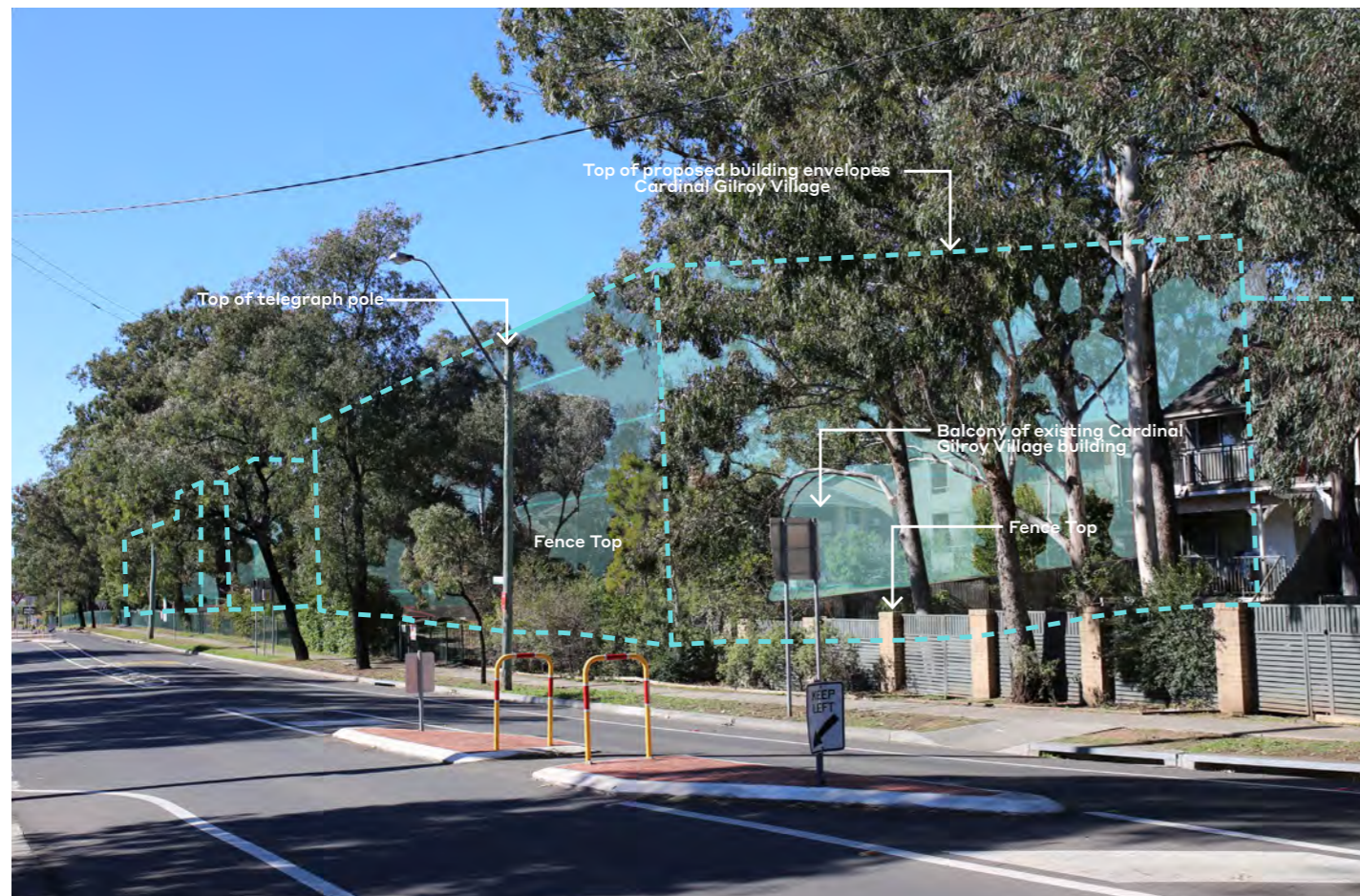
1:10 000 @ A3

6.1.3 Viewpoint 1 Wireframe



50 3D Wireframe Image - 35mm Lens - 7-9 Torrens Street

6.1.4 Viewpoint 1 Photomontage



51 Canon 6D - 35mm Lens - 7-9 Torrens Street

6.1.5 Assessment of View

Table 2 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Public, Primary Road	This view is from the pedestrian pathway along a main road.	Low
View Composition	Restricted	The streetscape occupies almost half of the view. The trees in the mid and foreground block the majority of the proposal and neighbouring properties of the site. The overall view composition is maintained.	Low
Relative Viewing Level	In line with site	Viewpoint elevation is RL 42.50 with the highest proposed envelope in the view at RL 55.65.	Medium
Viewing Distance	Short Range	The proposal is 54m away.	High
Viewing Period	Short	There is no invitation to sit and stay in this location. Most people will be either walking or driving past to get to a different destination.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.1.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The built form in this view provides a logical and reasonable extension from the R4 Zoned area behind the camera. This continuation of density is not interrupted by any other low density zones.

- The planning proposal seeks to increase the height of the site to 20m but the site specific DCP will limit development fronting Kenyons Road to 4 storeys, to correspond to the buildings on the opposite side of Kenyons Road.
- The highest building (6 storeys) is proposed in the centre of the site. The masterplan design adopts a height pyramid approach with buildings stepping down in height as they near the boundaries. The 6 storey building is not evident from this viewpoint.
- In this viewpoint the 4 storey building to the eastern end of the site has been stepped down to respond to the topography reflecting the height pyramid approach, whilst remaining to achieve a consistent 4 storey building fronting Kenyons Road.
- The view will be compatible with the Sherwood Scrubs townhouse development to the north-west of the site as its appearance is 3-4 storeys from Kenyons Road. The built form will appear to steadily increase from the townhouses. The shifting levels of this creates a sensitive response as the height of the buildings slowly increase.
- The 10m setback from the boundary coupled with the retention of the existing mature trees (being retained within this setback) will ensure the 4 storey built form blends in with the natural environment, not appearing visually jarring to the casual observer.
- The built form will appear recessed behind the existing mature trees which will remain as the visually dominant feature in this view.
- The crowns of the trees extend beyond the maximum height of the buildings along Kenyons Road and will remain as the dominant feature when viewed from the public domain.
- Importantly the trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact of the proposal on this viewpoint is Low.

6.0 Assessment of Viewpoints

RESIDENTIAL

6.2 Viewpoint 2: Kenyons Rd

6.2.1 Summary

- View 2 has been taken on Kenyons Road at the intersection with Rubina Street with views along Kenyons Road to the west. Cardinal Gilroy Village is present to the southern side of the street.
- Kenyons Road is a two-way, one lane main road and is subject to a low amount of viewers for a short period of time.
- This viewpoint was chosen as one of the most sustained views of the site from the public domain, approaching from the east or west along Kenyons Road.
- Unlike viewpoint 1, viewpoint 2 is taken from a lower density area, north-east to the site.
- There are no views of any significance from this viewpoint.
- This view is taken from the northern side of Kenyons Road which is an R3 Zone - Medium Density Residential, with a maximum height of 9m and an FSR of 0.7:1.
- The properties to the north and south of the viewpoint are 1 or 2 storey buildings, some having a pitched roof. Due to this the visual appearance of some of the buildings is 2-3 storeys.
- This area is characterised by dwelling-houses and dual occupancies as residential flat buildings are not permissible in this zone.

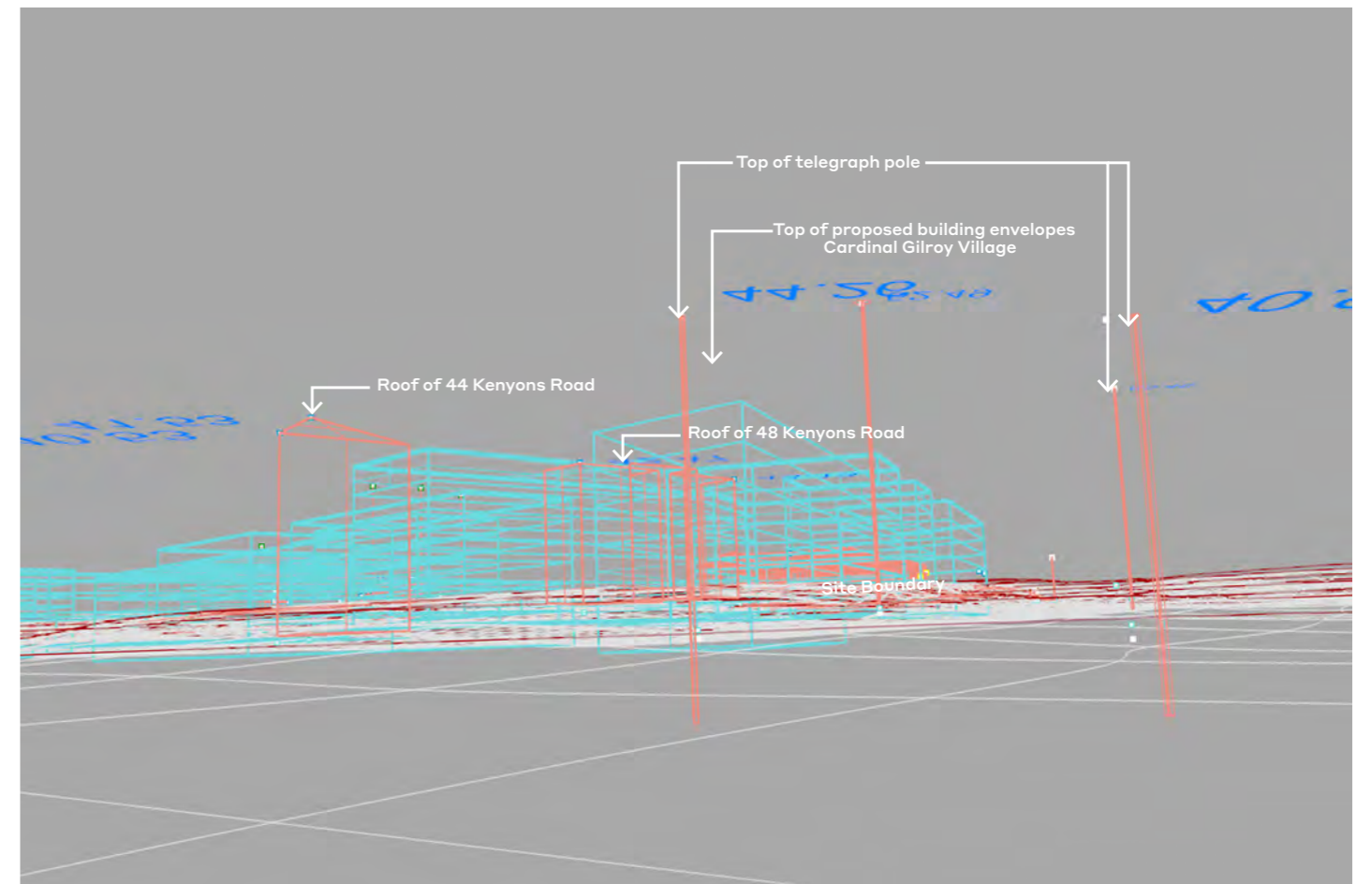
6.2.2 Viewpoint Location



52 Key Plan with indicative location of Viewpoint

1:10 000 @ A3

6.2.3 Viewpoint 2 Wireframe



53 3D Wireframe Image - 35mm Lens - Intersection at Kenyons Roads and Rubina Street

6.2.4 Viewpoint 2 Photomontage



54 Canon 6D - 35mm Lens - Intersection at Kenyons Roads and Rubina Street

6.2.5 Assessment of View

Table 3 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Public, Primary Road	This view is from the pedestrian pathway along a main road.	Low
View Composition	Restricted	The streetscape occupies majority of the view. The trees in the mid ground and background block the majority of the proposal. The overall view composition is maintained.	Low
Relative Viewing Level	In line with site	Viewpoint elevation is RL 34.20 with the highest envelope visible at RL 51.44 within subject site.	Medium
Viewing Distance	Short Range	The proposal is 98m from the viewpoint.	High
Viewing Period	Short	There is no invitation to sit and stay in this location. Most people will be either walking or driving past to get to a different destination.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.2.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The built form in this view provides a logical and reasonable extension from the R4 Zoned area further along Kenyons Road.
- The planning proposal seeks to increase the height of the site to 20m but the site specific DCP will limit development fronting Kenyons Road to 4 storeys, to correspond to the buildings further along on the opposite side of Kenyons Road.

- The highest building (6 storeys) is proposed in the centre of the site. The masterplan design adopts a height pyramid approach with buildings stepping down in height as they near the boundaries. The 6 storey building is not evident from this viewpoint.
- In this viewpoint the nearest 4 storey building has been stepped down to respond to the topography reflecting the height pyramid approach, whilst remaining to achieve a consistent 4 storey building fronting Kenyons Road.
- The built form in this view appears to steadily increase from the townhouses. The shifting levels of this view creates a sensitive response as the height of the buildings slowly increase as you look up the street towards CGV.
- The 10m setback from the boundary coupled with the retention of the existing mature trees (being retained within this setback) will ensure the 4 storey built form blends in with the natural environment, not appearing visually jarring to the casual observer.
- The 4 storey building is greater in scale than its immediate context of 1-2 storey houses to the east and across Kenyons Road. However, the 10m setback from Kenyons Road and 15m setback from the Eastern Boundary, and the retention of the existing mature trees within these setbacks, ensures the 4 storey built form blends into the natural environment and does not appear visually jarring to the casual observer.
- The built form will appear recessed behind the existing mature trees which will remain as the visually dominant feature in this view.
- The crowns of the trees extend beyond the maximum height of the buildings along Kenyons Road and will remain as the dominant feature when viewed from the public domain in most instances.
- Importantly the trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

6.0 Assessment of Viewpoints

RESIDENTIAL

6.3 Viewpoint 3: Warialda St

6.3.1 Summary

- View 3 has been taken from outside of 29 Warialda Street, a residential road with no pedestrian pathways. The viewpoint extends along the residential street to the west.
- Warialda Street is a residential road and is subject to a low amount of viewers for a short period of time.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- This specific view along Warialda Street was chosen as at this location the viewer is at an approximate equivalent elevation to the ground level of the subject site. This is a result of the topography falling from the eastern boundary of the site and then rising again along Warialda Street.
- The viewpoint was taken on the edge of the road, approximately 1m from the curb. The properties here are zoned R3 Medium Density Residential and have a maximum height of 9m and an FSR of 0.7:1.
- The properties to the east of the subject site comprise of 1 or 2 storey buildings, some with a pitched roof. Due to this the visual appearance of the area is of 2 or 3 storey buildings.
- This area is characterised by dwelling-houses and dual occupancies as residential flat buildings are not permissible in this zone.

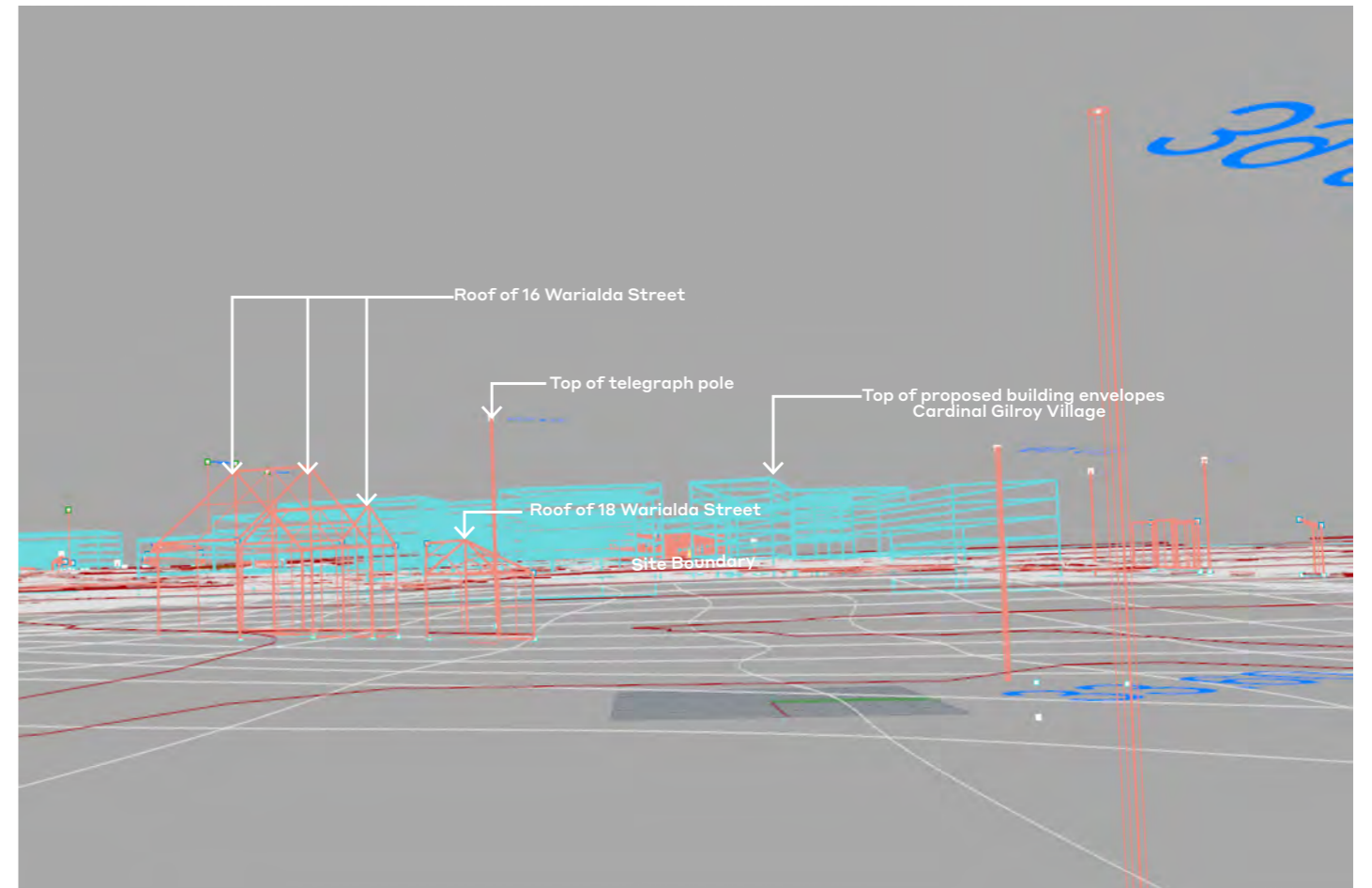
6.3.2 Viewpoint Location



55 Key Plan with indicative location of Viewpoint

1:10 000 @ A3

6.3.3 Viewpoint 3 Wireframe



56 3D Wireframe Image - 35mm Lens - 29 Warialda Street

6.3.4 Viewpoint 3 Photomontage



57 Canon 6D - 35mm Lens - 29 Warialda Street

6.3.5 Assessment of View

Table 4 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Public, Secondary Road	This view is from the edge of the residential road.	Low
View Composition	Restricted	The streetscape occupies the majority of the view. The trees in the background obscure the majority of the proposal.	Low
Relative Viewing Level	In line with site	Viewpoint elevation is RL 35.60 with the highest envelope visible at RL 59.69 within subject site. The closest built form has RL 51.44.	Medium
Viewing Distance	Medium Range	The proposal is 258m away.	Medium
Viewing Period	Short	There is no invitation to sit and stay in this location. There is no pedestrian pathway along this road. The view is outside the front of someone's house and most people will be either walking or driving past to get to a different destination.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.3.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary to 2 storeys in order for it to be compatible with the scale of buildings in the R3 Medium Density Residential Zone.
- The built form envisioned in the site specific DCP will allow for a transition in scale from the existing buildings to the east of the site to the higher density buildings proposed on site.
- The masterplan places 2 storey buildings along the eastern boundary providing an extensive setback between the 1 and 2 storey townhouses and the higher density 4 storey buildings.
- The view along Warialda Street is bounded by the 4 Storey RACF building, the height determined from its street facing presence. The masterplan dictates the shape of the RACF building, which at the boundary with Warialda Street is extensively setback and buffered with a proposed private garden space for the RACF residents. This measure combined with the retention of existing mature trees at the boundary with Warialda Street ensures the built form blends into the natural environment and does not appear visually jarring to the casual observer.
- The visible built form in this viewpoint will be obscured behind the retained existing mature trees and new landscaping / vegetation that will be added to the private garden space.
- The crowns of the trees along Kenyons Road and adjacent to Warialda Street extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances.
- Importantly the trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

6.0 Assessment of Viewpoints

RESIDENTIAL

6.4 Viewpoint 4: Desmond St

6.4.1 Summary

- View 4 has been taken from outside of 78 Desmond Street, a residential road with no pedestrian pathways.
- The viewpoint extends along the residential street to the west (towards the eastern boundary of the site) and is currently dominated by trees and neighbouring properties.
- Desmond Street is a residential road and is subject to a low amount of viewers for a short period of time.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- This specific view along Desmond Street was chosen as at this location the viewer is at an approximate equivalent elevation to the ground level of the subject site. This is a result of the topography falling from the eastern boundary of the site and then rising again along Desmond Street.
- The viewpoint was taken on the edge of the road, approximately 1m from the curb. The properties here are zoned R3 Medium Density Residential and have a maximum height of 9m and an FSR of 0.7:1.
- The properties to the east of the subject site comprise of 1 or 2 storey buildings, some with a pitched roof. Due to this the visual appearance of the area is of 2 or 3 storeys buildings.
- This area is characterised by dwelling-houses and dual occupancies as residential flat buildings are not permissible in this zone.

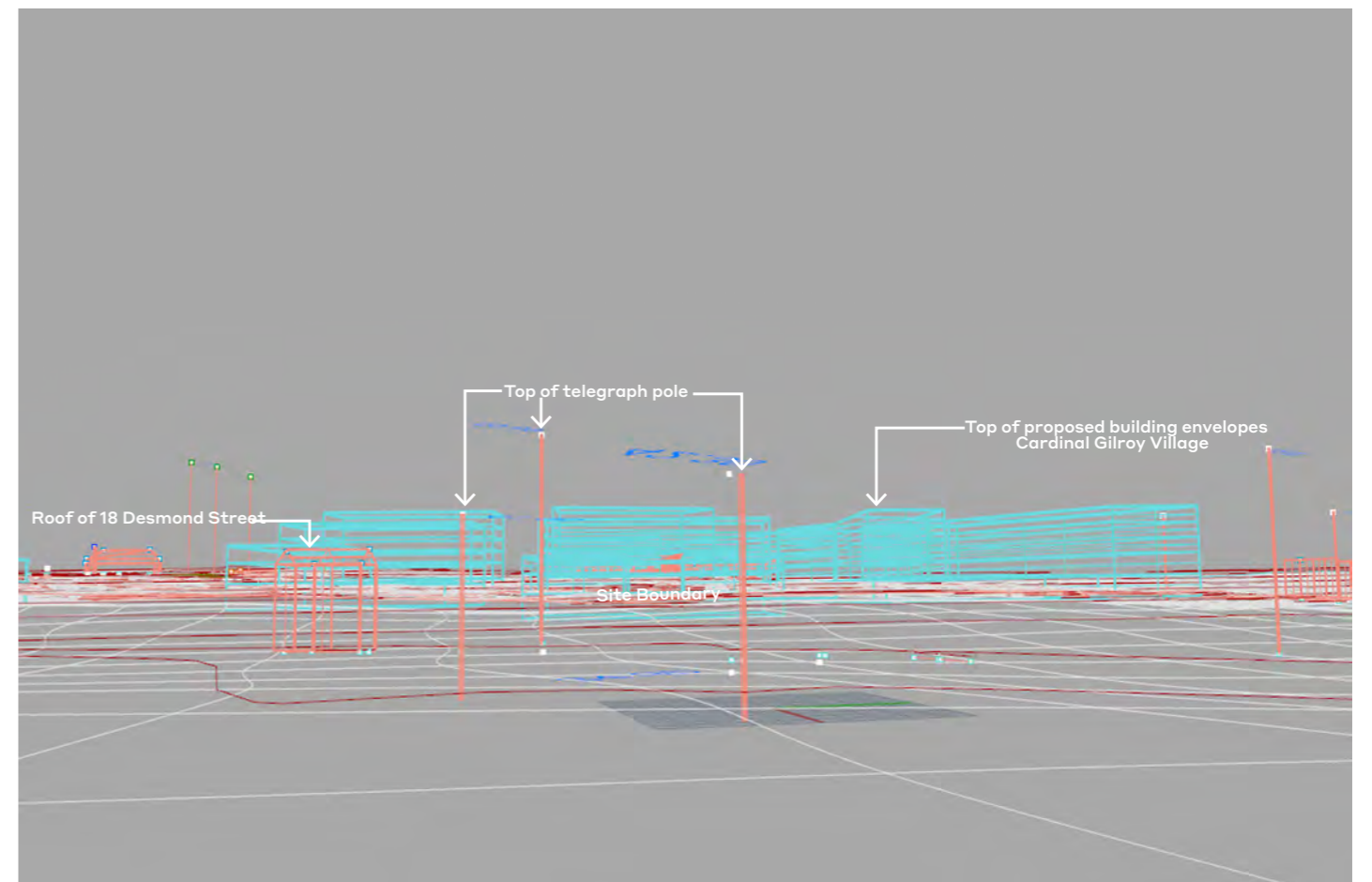
6.4.2 Viewpoint Location



59 Key Plan with indicative location of Viewpoint

1:10 000 @ A3

6.4.3 Viewpoint 4 Wireframe



58 3D Wireframe Image - 35mm Lens - 78 Desmond Street

6.4.4 Viewpoint 4 Photomontage



60 Canon 6D - 35mm Lens - 78 Desmond Street

6.4.5 Assessment of View

Table 5 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Public, Primary Road	This view is from the edge of the residential road.	Low
View Composition	Restricted	The streetscape occupies majority of the view. The trees in the background obscure the majority of the proposal.	Low
Relative Viewing Level	In line with site	Viewpoint elevation is RL 38.11 with the highest envelope visible at RL 62.94 within subject site. the closest built form to the view has RL 45.98.	Medium
Viewing Distance	Medium Range	The proposal is 252m away	Medium
Viewing Period	Short	There is no invitation to sit and stay in this location. There is no pedestrian pathway along this road. The view is outside the front of someone's house and most people will be either walking or driving past to get to a different destination.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.4.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary to 2 storeys in order for it to be compatible with the scale of buildings in the R3 Medium Density Residential Zone.

- The built form envisioned in the site specific DCP will allow for a transition in scale from the existing buildings to the east of the site to the higher density buildings proposed on site.
- The masterplan places 2 storey buildings along the eastern boundary providing an extensive setback between the 1 and 2 storey townhouses and the higher density 4 storey buildings.
- The highest building (6 storeys) is proposed in the centre of the site. The masterplan design adopts a height pyramid approach with buildings stepping down in height as they near the boundaries. The 6 storey building is not visually prominent from this viewpoint.
- The view along Desmond Street is bounded by Building E a mixed 2 storey and 4 storey building. The direct line along Desmond Street towards the site is met by a private garden space within Building E. The landscaping within the private garden will provide further buffering and obscuring of the buildings.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary, with the 4 storey buildings being setback at least 47m from the eastern site boundary. These building separation distances, coupled with the retention and planting of landscaping will ensure the built form blends in with the natural environment and does not appear visually jarring to the casual observer.
- Importantly, from this viewpoint the proposed built form will appear recessive behind the existing neighbouring buildings and mature trees, which will remain as the dominant visual elements.
- The crowns of the trees along the site boundary extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

6.0 Assessment of Viewpoints

RESIDENTIAL

6.5 Viewpoint 5: Barcom St

6.5.1 Summary

- View 5 has been taken from outside of 27 Barcom Street. Barcom Street is the only existing entrance to Cardinal Gilroy Village.
- The viewpoint extends along the residential street to the west (towards the eastern boundary of the site) and is currently dominated by trees, neighbouring properties and the existing RACF building.
- Barcom Street is a residential road and is subject to a low amount of viewers for a short period of time.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- This specific view along Barcom Street was chosen as at this location the viewer is at an approximate equivalent elevation to the ground level of the subject site. This is a result of the topography falling from the eastern boundary of the site and then rising again along Barcom Street.
- The viewpoint was taken on the edge of the road, approximately 1m from the curb. The properties here are zoned R3 Medium Density Residential and have a maximum height of 9m and an FSR of 0.7:1.
- The properties to the east of the subject site comprise of 1 or 2 storey buildings, some with a pitched roof. Due to this the visual appearance of the area is of 2 or 3 storeys buildings.
- This area is characterised by dwelling-houses and dual occupancies as residential flat buildings are not permissible in this zone.

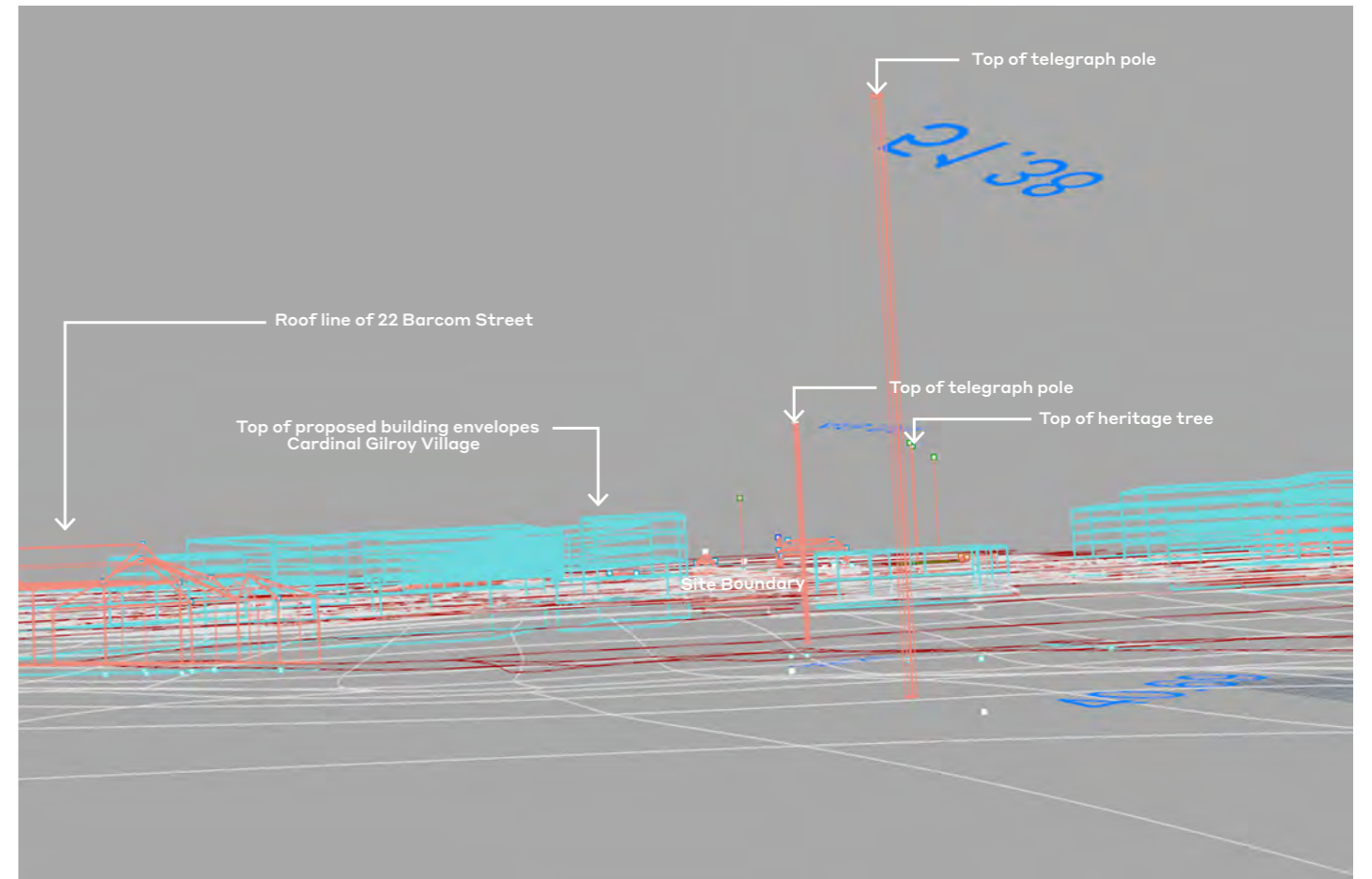
6.5.2 Viewpoint Location



62 Key Plan with indicative location of Viewpoint

1:10 000 @ A3

6.5.3 Viewpoint 5 Wireframe



63 3D Wireframe Image - 35mm Lens - 27 Barcom Street

6.5.4 Viewpoint 5 Photomontage



64 Canon 6D - 35mm Lens - 27 Barcom Street

6.5.5 Assessment of View

Table 6 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Public, Secondary Road	This view is from the edge of a residential road.	Low
View Composition	Restricted	The streetscape occupies majority of the view. The trees in the background obscure the majority of the proposal.	Low
Relative Viewing Level	In line with site	Viewpoint elevation is RL 43.00 with highest visible envelope at RL 62.94 within subject site. The closest built form has RL 47.95	Medium
Viewing Distance	Medium Range	The proposal is 207m from the viewpoint.	Medium
Viewing Period	Short	There is no invitation to sit and stay in this location. There is a pedestrian pathway along this road. The view is outside the front of someone's house. Most people will be either walking or driving to get to the site from this location.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.5.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary to 2 storeys in order for it to be compatible with the scale of buildings in the R3 Medium Density Residential Zone.

- The built form envisioned in the site specific DCP will allow for a transition in scale from the existing buildings to the east of the site to the higher density buildings proposed on site.
- The masterplan places 2 storey buildings along the eastern boundary providing an extensive setback between the 1 and 2 storey townhouses and the higher density 4 storey buildings.
- The masterplan places a public open space central to the site, removing the current RACF building that is visible from this viewpoint. As a result the outcome of the proposal on this view is increased vegetation and greenery. This change in view will not appear visually jarring to the casual observer.
- The higher buildings (5 and 6 storeys) is proposed in the centre of the site to the north and to the southerly boundary. Hence, from this view the higher buildings and density of the site will not be visually prominent.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary, with the 4 storey buildings being setback at least 47m from the eastern site boundary. These building separation distances, coupled with the retention and planting of landscaping will ensure the built form blends in with the natural environment and does not appear visually jarring to the casual observer.
- Importantly, from this viewpoint the proposed built form will appear recessive behind the existing buildings and mature trees, which will remain as the dominant visual elements.
- The crowns of the trees along the site boundary extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

6.0 Assessment of Viewpoints

HERITAGE

6.6 Viewpoint 6: Sherwood Scrubs 1

6.6.1 Summary

- View 6 has been taken south of the Sherwood Scrub heritage item at Youth Off The Streets with views towards the north.
- Sherwood Scrubs is listed as item I81 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as “Sherwood Scrubs”, residence and service wing, summer house, garden, setting and outbuildings, at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the southern boundary of Sherwood Scrubs looking north towards CGV. Within the viewpoint the primary heritage building and curtilage can be seen. The building is a single storey Victorian residence fronting a semi-circular lawn to the east, north and south of the house, which is bounded by mature trees currently screening the property from the view of Cardinal Gilroy Village.
- This viewpoint looks northwards, placing the viewer at a higher level than the ground level of CGV due to the falling topography.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the northern precinct of the masterplan.
- There are no views of any significance from this viewpoint.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded on all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent, short periods of time.
- This viewpoint was taken on the remnant bowling green within the heritage site. The heritage property is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and old, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 storeys, some with pitched roofs having the visual appearance of 2-3 storeys.

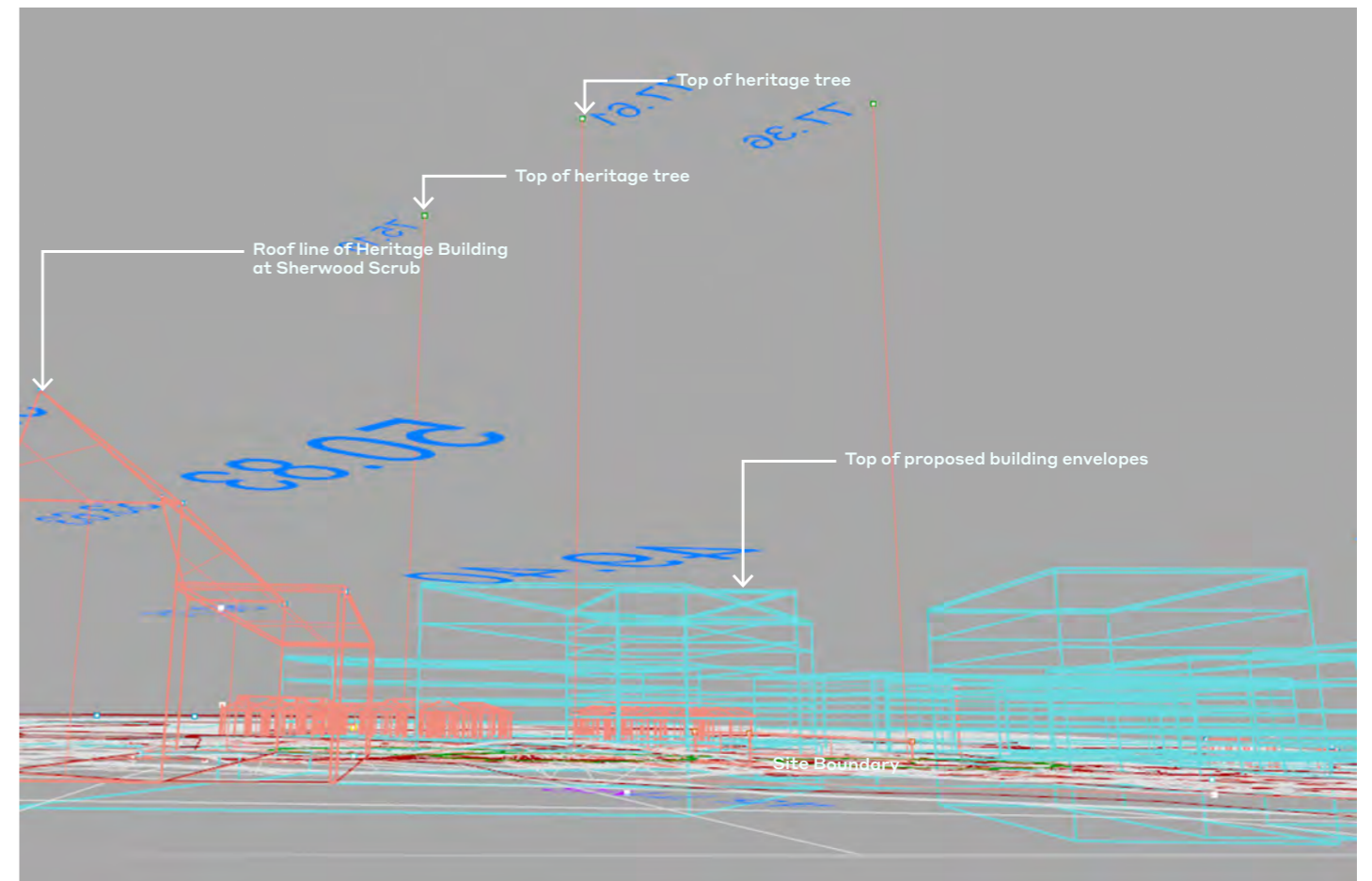
6.6.2 Viewpoint Location



65 Key Plan with indicative location of Viewpoint

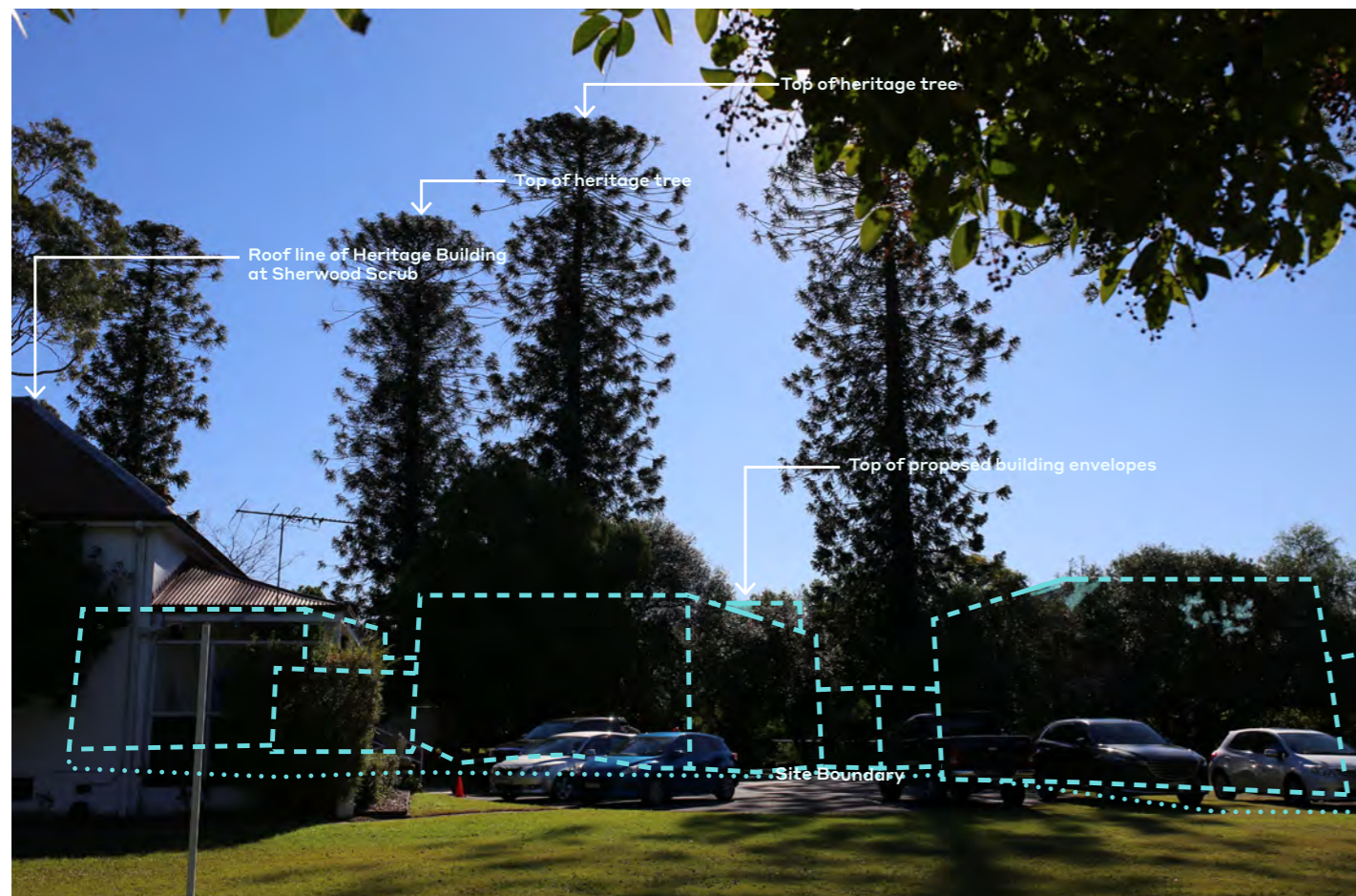
1:10 000 @ A3

6.6.3 Viewpoint 6 Wireframe



66 3D Wireframe Image - 35mm Lens - Sherwood Scrub towards heritage item and Cardinal Gilroy Village development - 1

6.6.4 Viewpoint 6 Photomontage



67 Canon 6D - 35mm Lens - Sherwood Scrub towards heritage item and Cardinal Gilroy Village development - 1

6.6.5 Assessment of View

Table 7 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is within the private heritage site, Sherwood Scrubs.	Medium
View Composition	Restricted	The majority of the view is blocked by the substantial vegetation and heritage trees in the mid ground.	Low
Relative Viewing Level	Above the ground level of site	Viewpoint elevation is RL 47.30 with highest envelope is at RL 62.94 within subject site. The closest built form has RL 58.17.	Low
Viewing Distance	Medium Range	The proposal is 107m from the viewpoint.	Medium
Viewing Period	Short - Medium	Users of the heritage site (currently Youth off the Streets) may occasionally spend time on the grassed area of the heritage site.	Medium
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.6.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.

- The fall in topography from the heritage site to CGV results with the visual appearance of the 4 storey buildings being 3 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.
- The highest building (6 storeys) in the northern precinct is proposed in the centre of the site. The masterplan design adopts a height pyramid approach with buildings stepping down in height as they near the boundaries. The 6 storey building is not visually prominent from this viewpoint.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- Importantly, from this viewpoint the proposed built form sits below the lower tree canopy and does not alter the view from the open space to the east of the heritage item.
- The crowns of the higher trees along the Heritage site boundary extend well beyond the building envelopes. These will remain as the dominant feature when viewed from this location and the encircling landscape will continue to be understood as a contributing component to the setting of the heritage item.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can conclude that the overall impact of the proposal on this viewpoint is Low. The Masterplan does not detract from an appreciation of the heritage buildings or their setting, and such the significance of the place is conserved and protected.

6.0 Assessment of Viewpoints

HERITAGE

6.7 Viewpoint 7: Sherwood Scrubs 2

6.7.1 Summary

- View 7 has been taken north of the Sherwood Scrubs building at Youth Off The Streets with views towards the south west.
- Sherwood Scrubs is listed as item I81 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as “Sherwood Scrubs”, residence and service wing, summer house, garden, setting and outbuildings;’ at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the north-eastern boundary of Sherwood Scrubs looking south-west towards CGV. Within the viewpoint the primary heritage building and curtilage can be seen. Whilst the location of the summer house (outhouse) is in this direction the thick remnant vegetation obscures it from view.
- This viewpoint looks southwards placing the viewer at a higher level than the ground level of CGV due to the falling topography.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the southern precinct of the masterplan.
- There are no views of any significance from this viewpoint.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded on all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent short periods of time.
- This viewpoint was taken on the remnant bowling green within the heritage site. The heritage property is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and old, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 storeys, some with pitched roofs having the visual appearance of 2-3 storeys.

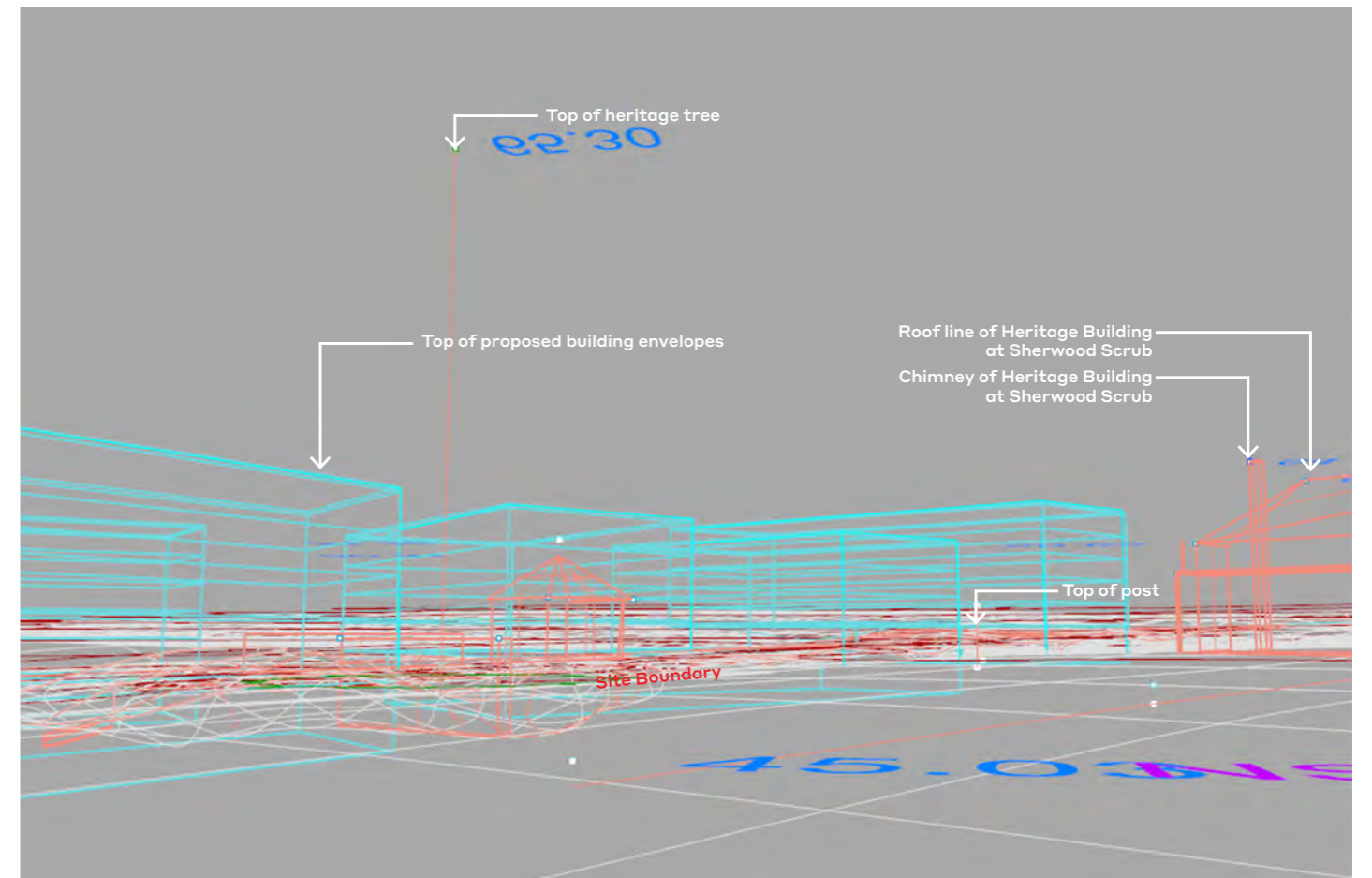
6.7.2 Viewpoint Location



68 Key Plan with indicative location of Viewpoint

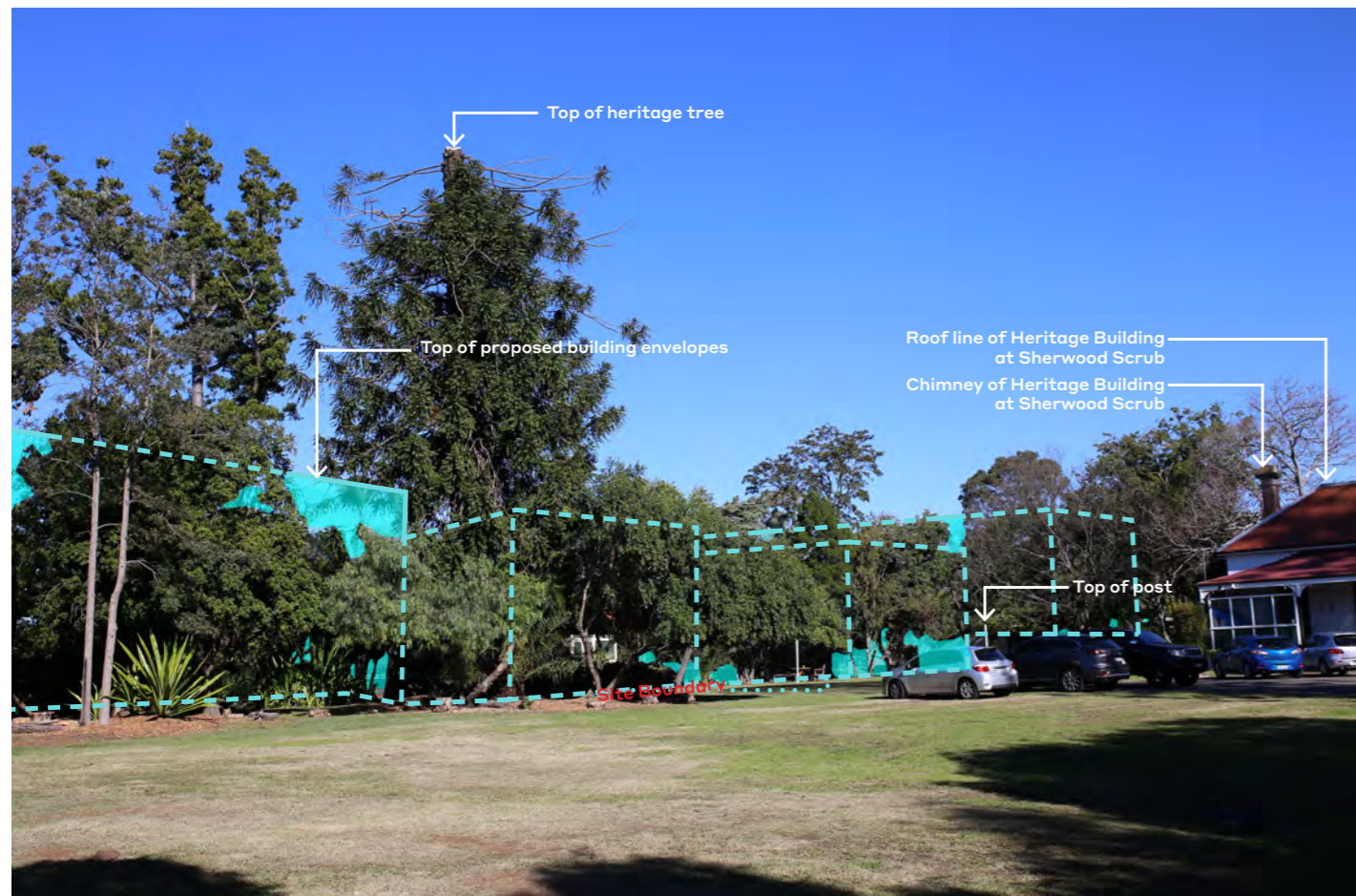
① 1:10 000 @ A3

6.7.3 Viewpoint 7 Wireframe



69 3D Wireframe Image - 35mm Lens - Sherwood Scrub open space towards heritage item - 2

6.7.4 Viewpoint 7 Photomontage



70 Canon 6D - 35mm Lens - Sherwood Scrub open space towards heritage item - 2

6.7.5 Assessment of View

Table 8 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is within the private heritage site.	Medium
View Composition	Restricted	The majority of the view is blocked by the substantial vegetation and heritage trees in the mid ground.	Low
Relative Viewing Level	Above the ground level of site	Viewpoint elevation is RL 46.40 with highest envelope visible at RL 63.79 within subject site. The closest built form has RL 57.62.	Low
Viewing Distance	Short Range	The proposal is 52m from the viewpoint.	High
Viewing Period	Short - Medium	Users of the heritage site (currently Youth off the Streets) may occasionally spend time on the grass area of the heritage site. This grassed area also gets used as temporary car parking.	Medium
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.7.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.

- The fall in topography from the heritage site to CGV results with the visual appearance of the 4 storey buildings being 3 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.
- The higher buildings of 5 storeys and 5/6 storeys in the southern precinct have been placed along the southern boundary of the CGV site providing an extensive setback between the heritage site and these buildings of greater density.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- Importantly, from this viewpoint the proposed built form sits below the lower tree canopy and does not alter the view from the open space to the east of the heritage item.
- The crowns of the higher trees along the Heritage site boundary extend well beyond the building envelopes. These will remain as the dominant feature when viewed from this location and the encircling landscape will continue to be understood as a contributing component to the setting of the heritage item.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can conclude that the overall impact of the proposal on this viewpoint is Low. The Masterplan does not detract from an appreciation of the heritage buildings or their setting, and such the significance of the place is conserved and protected.

6.0 Assessment of Viewpoints

HERITAGE

6.8 Viewpoint 8: Sherwood Scrubs 3

6.8.1 Summary

- View 8 has been taken from the verandah of the heritage building at Sherwood Scrubs, currently housing Youth Off The Streets.
- Sherwood Scrubs is listed as item I81 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as “‘Sherwood Scrubs’, residence and service wing, summer house, garden, setting and outbuildings,’ at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the southern end of the verandah of the heritage building, looking north-east towards CGV. Within the viewpoint the remnant vegetation, site curtilage and remnant bowling green can be seen.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the northern precinct of the masterplan from within the heritage building.
- There are no views of any significance from this viewpoint.
- This viewpoint looks northwards, and the slope coupled with the height of the verandah places the viewer at a higher level than the ground level of CGV.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded on all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent short periods of time.
- This viewpoint was taken on the verandah of the heritage building within the heritage site. The heritage property is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and old, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 storeys, some with pitched roofs having the visual appearance of 2-3 storeys.

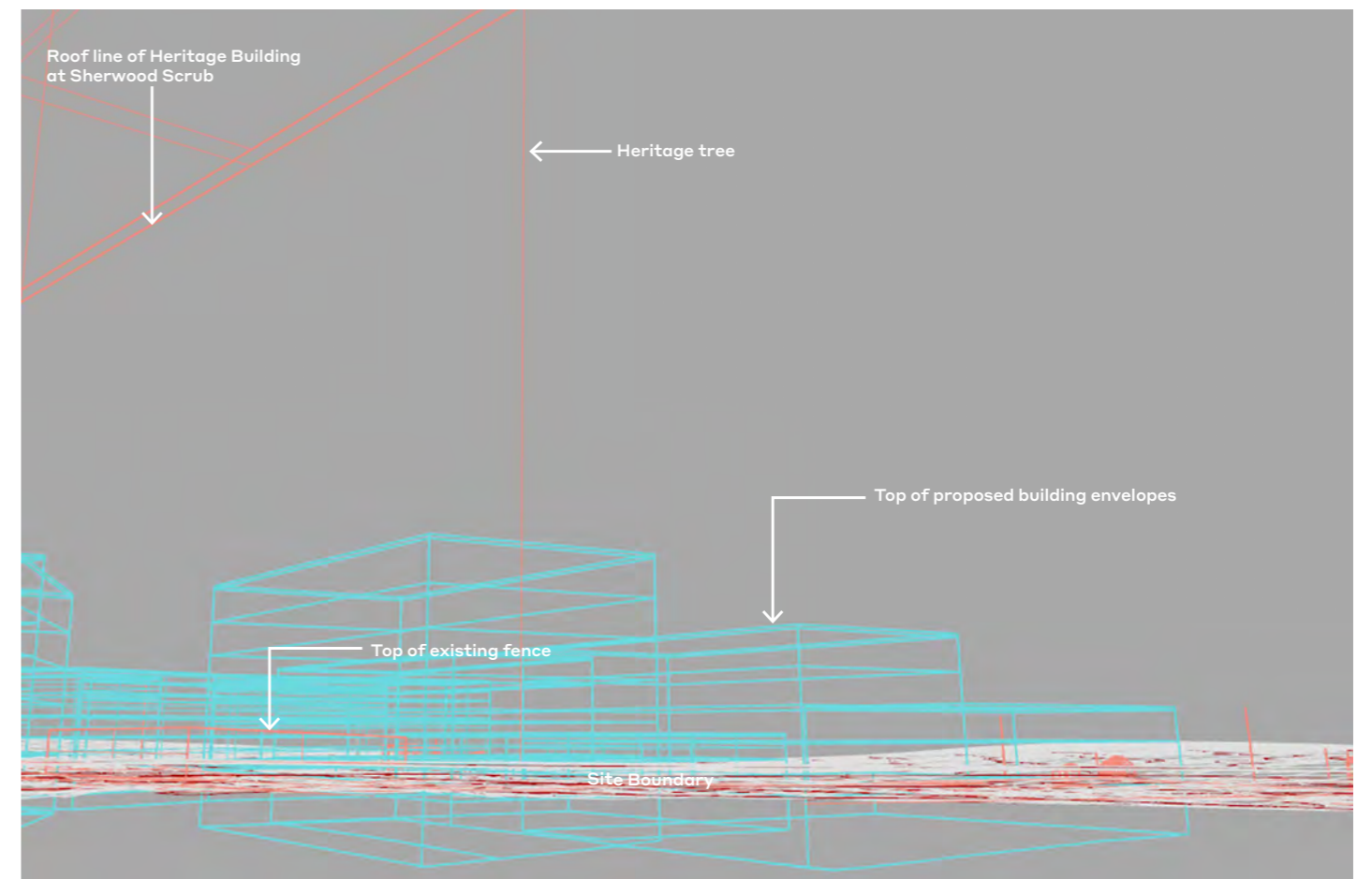
6.8.2 Viewpoint Location



71 Key Plan with indicative location of Viewpoint

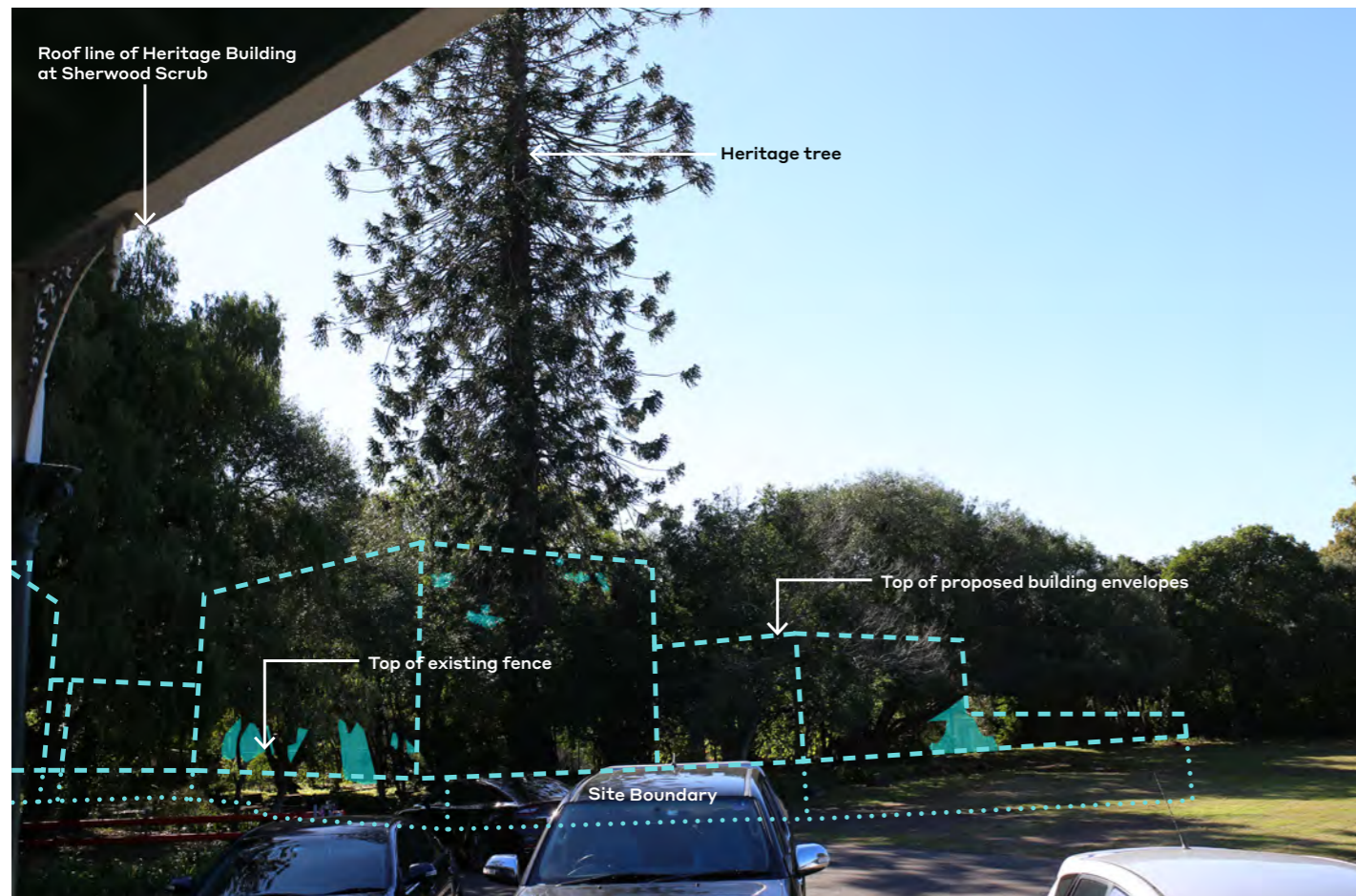
① 1:10 000 @ A3

6.8.3 Viewpoint 8 Wireframe



72 3D Wireframe Image - 35mm Lens - Heritage item towards Cardinal Gilroy Village development - 3

6.8.4 Viewpoint 8 Photomontage



73 Canon 6D - 35mm Lens - Heritage item towards Cardinal Gilroy Village development - 1

6.8.5 Assessment of View

Table 9 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is taken from the verandah of the heritage building.	Medium
View Composition	Restricted	The view is blocked by the substantial vegetation and heritage trees in the foreground.	Low
Relative Viewing Level	Above ground level of site	Viewpoint elevation is RL 48.10 with highest envelope at RL 59.69 within subject site.	Low
Viewing Distance	Short Range	The proposal is 91m from the viewpoint.	High
Viewing Period	Short	The verandah of the heritage building is used as an entrance way into the building. Therefore use is occasional and for short periods, it is not a place to sit and stay.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.8.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.

- The fall in topography from the heritage site to CGV results with the visual appearance of the 4 storey buildings being 2- 3 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.
- The highest building (6 storeys) in the northern precinct is proposed in the centre precinct. The masterplan design adopts a height pyramid approach with buildings stepping down in height as they near the boundaries. The 6 storey building is not visually prominent from this viewpoint.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- Importantly, from this viewpoint the proposed built form sits below the lower tree canopy and does not alter the view from the open space to the east of the heritage item.
- The crowns of the higher trees along the Heritage site boundary extend well beyond the building envelopes. These will remain as the dominant feature when viewed from this location and the encircling landscape will continue to be understood as a contributing component to the setting of the heritage item.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can conclude that the overall impact of the proposal on this viewpoint is Low. The Masterplan does not detract from an appreciation of the heritage buildings or their setting, and such the significance of the place is conserved and protected.

6.0 Assessment of Viewpoints

HERITAGE

6.9 Viewpoint 9: Sherwood Scrubs 4

6.9.1 Summary

- View 9 has been taken from the verandah of the heritage building at Sherwood Scrubs, currently housing Youth Off The Streets.
- Sherwood Scrubs is listed as item I81 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as “Sherwood Scrubs”, residence and service wing, summer house, garden, setting and outbuildings; at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the northern end of the verandah of the heritage building, looking south-east towards CGV. Within the viewpoint the summer house (outhouse), remnant vegetation, site curtilage and remnant bowling green can be seen.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the southern precinct of the masterplan from within the heritage building.
- There are no views of any significance from this viewpoint.
- This viewpoint looks southwards, and the slope coupled with the height of the verandah places the viewer at a higher level than the ground level of CGV.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded on all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent short periods of time.
- This viewpoint was taken on the verandah of the heritage building within the heritage site. The heritage property is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and old, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 storeys, some with pitched roofs having the visual appearance of 2-3 storeys.

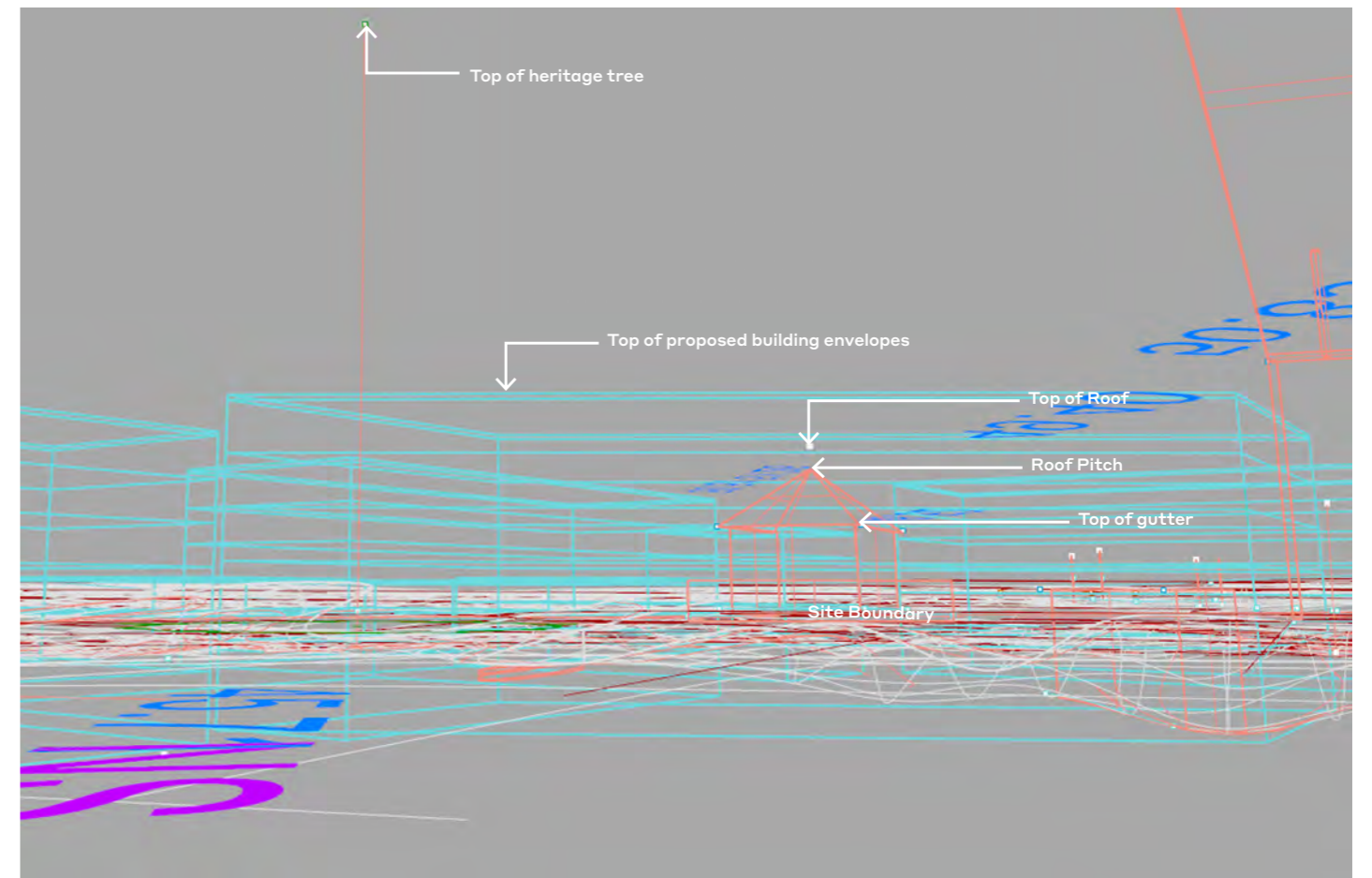
6.9.2 Viewpoint Location



74 Key Plan with indicative location of Viewpoint

① 1:10 000 @ A3

6.9.3 Viewpoint 9 Wireframe



75 3D Wireframe Image - 35mm Lens - Heritage item towards Cardinal Gilroy Village development - 2

6.9.4 Viewpoint 9 Photomontage



76 Canon 6D - 35mm Lens - Heritage item towards Cardinal Gilroy Village development - 2

6.9.5 Assessment of View

Table 10 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is within the private heritage site.	Medium
View Composition	Restricted	The view is restricted by the substantial vegetation and heritage trees in the mid ground and heritage outhouse in the foreground.	Low
Relative Viewing Level	Above the ground level of site	Viewpoint elevation is RL 48.10 with highest envelope at RL 57.62 within subject site.	Low
Viewing Distance	Short Range	The proposal is 75m from the viewpoint.	High
Viewing Period	Short	The verandah of the heritage building is used as an entrance way into the building. Therefore use is occasional and for short periods, it is not a place to sit and stay.	Medium
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

6.9.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.
- The fall in topography from the heritage site to CGV results with the visual appearance of the 4 storey

buildings being 3 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.

- The higher buildings of 5 storeys and 5-6 storeys in the southern precinct have been placed along the southern boundary of the CGV site providing an extensive setback between the heritage site and these buildings of greater density.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- From this viewpoint the proposed built form sits below the lower tree canopy but at this location the trees are not as dense nor as high as elsewhere along the shared boundary providing more visibility of the potential development beyond. However, understanding the wider context of the historic setting reveals that the development beyond is minor in terms of views of the house.
- Future detail design and material selection will further mitigate impacts on the view through the selection of recessive design elements which would read as secondary to the boundary tree line.
- The crowns of the higher trees along the Heritage site boundary continue to extend beyond the building envelopes.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

The addition of some development in this view from the lawn area does not alter any understanding or appreciation of the historic significance of 'Sherwood Scrubs', and as such is acceptable. Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can conclude that the overall impact of the proposal on this viewpoint is Low.

6.0 Assessment of Viewpoints

SCHOOL OVAL

6.10 Viewpoint 10: Merrylands High School Oval

6.10.1 Summary

- View 10 has been taken from the boundary of Merrylands High School on Bristol Street looking north towards the site.
- Bristol St is a one-lane, two-way main road and is subject to a low amount of viewers for a short period of time.
- This viewpoint was chosen to provide a robust visual assessment from Bristol Street to the south of Merrylands High School.
- This is the most publicly accessible viewpoint of the school oval. Access to the High School for the purpose of taking photos was denied by school security.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- The viewpoint was taken at the edge of the school oval, with the camera at the fence edge. Despite being a school the area is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.7:1.
- The existing school buildings to the west of the viewpoint have a height which is visually equivalent to 3 - 4 storeys.
- The area behind the camera is characterised by dwelling-houses and dual occupancies, as residential flat buildings are not permissible in this zone.
- The southern boundary of the site is the geographic low point of the area and to the west of the site the topography rises.
- The site lies in the background of this viewpoint, beyond the two ovals and boundary vegetation, hence a sense of 'greenness' dominates the view.
- This viewpoint is at an elevation higher than the ground level of the site.

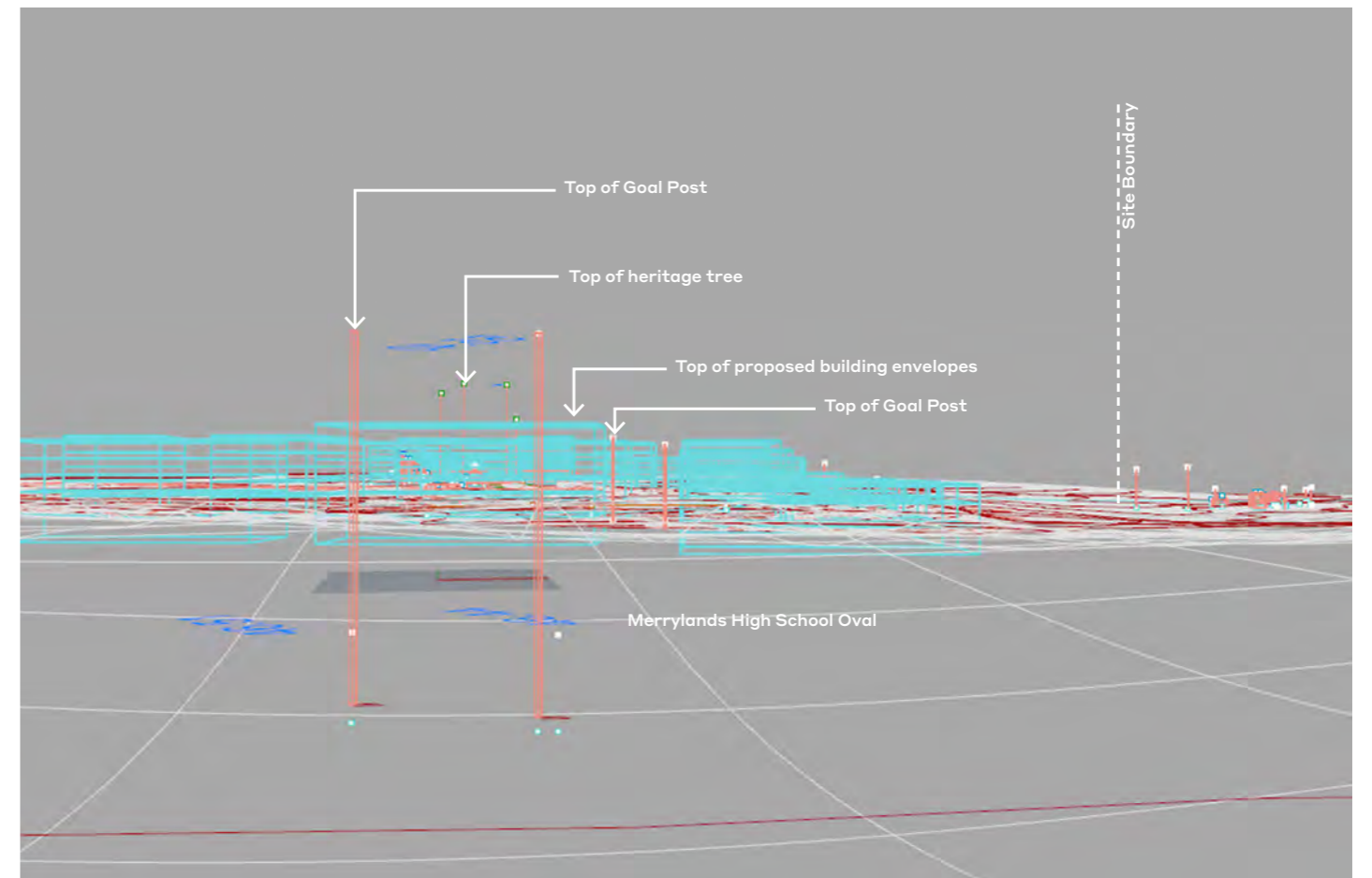
6.10.2 Viewpoint Location



77 Key Plan with indicative location of Viewpoint

1:10 000 @ A3

6.10.3 Viewpoint 10 Wireframe



78 3D Wireframe Image - 35mm Lens - Bristol Street across Merrylands High School towards Cardinal Gilroy Village development

6.10.4 Viewpoint 10 Photomontage



79 Canon 6D - 35mm Lens - Bristol Street across Merrylands High School towards Cardinal Gilroy Village development

6.10.5 Assessment of View

Table 11 – View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Semi-Private, Primary Road and Merrylands High School	This view is taken from the pathway of a primary road, looking across the private oval of Merrylands High School.	Medium
View Composition	Expansive	Restrictions to the view are in the background of the image.	Medium
Relative Viewing Level	Above ground level of site	Viewpoint elevation is RL 51.35 with highest envelope at RL 59.11 within subject site.	Low
Viewing Distance	Medium Range	The proposal is 229m from the viewpoint.	Medium
Viewing Period	Short - Medium	This view would be experienced in very short intervals by pedestrians or vehicles passing by. Longer viewing periods would occur occasionally in private by the students and users of the Merrylands High School Oval. During sporting events longer view periods will occur to.	Low - Medium
View loss or blocking	Minimal view loss or blocking.	Partial views to the trees in the background become blocked from the viewpoint.	Medium

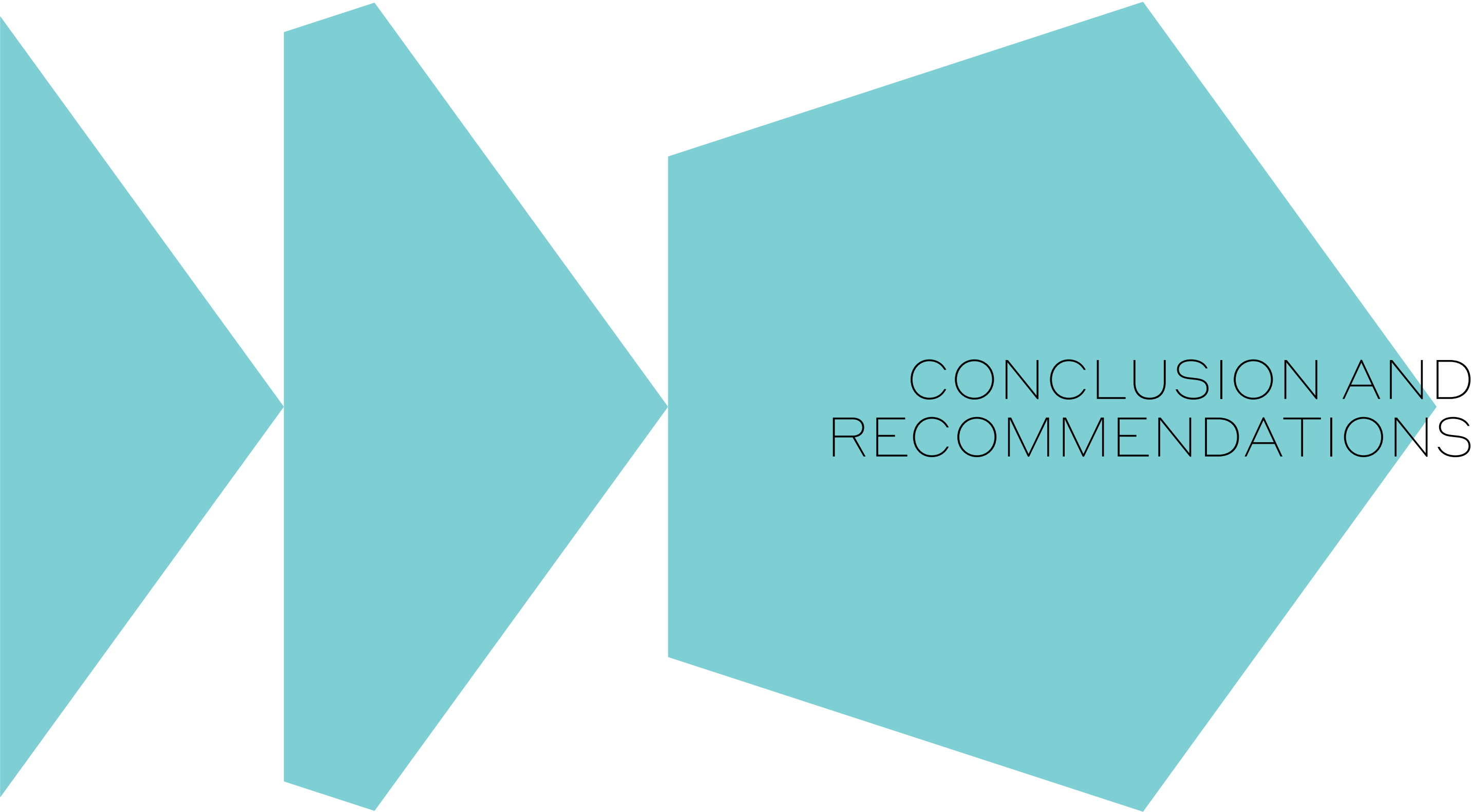
6.10.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary

to 2 storeys and 4-6 storeys adjacent to the southern boundary. This stepping of the heights can be seen in this viewpoint.

- The highest building is located centrally to the southern boundary with the buildings stepping down towards the western and eastern boundaries. This variation in building heights reduces the overall visual impact of the proposal. The proposal appears to nestle into its surroundings.
- The separations between buildings of a minimum of 12m provides view corridors throughout the site from the southern boundary. This maintains the extent and 'expansive' nature of the view. Within these building separations trees will be planted. Hence, the sense of 'greenness' is maintained in the foreground and upheld in the background to not appear visually jarring to the casual observer.
- The natural topography of the site allows the buildings to set into the natural depressions in the landscape. This allows for the proposal to integrate with the surroundings and not have any adverse visual impacts.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. These building setbacks coupled with the retention and planting of landscaping will ensure the built form blends in with the natural environment and does not appear visually jarring to the casual observer.
- Importantly, from this viewpoint the proposed built form will appear recessive behind the existing mature trees visible from Bristol Street given the extensive setback. This will further be enhanced by new landscaped areas within the site.
- The crowns of the trees within this view extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances. The heritage trees within Sherwood Scrubs remain visible and continue to act as a point of orientation for bypassers.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.



CONCLUSION AND
RECOMMENDATIONS

7.0 Conclusion and Recommendations

CONCLUSION

7.1 Other Components of Assessment

7.1.1 Physical Absorption Capacity

The physical capacity of the surrounding area to absorb the proposal is impacted on by the built form, topography and vegetation in the area. Existing natural elements of the landscape physically block or obscure the proposal in most cases with the tree line extending above the line of development in all viewpoints.

Existing built forms block the proposal when combined with the topography of the context. From lower areas to the east the residential buildings on higher ground block the proposal from view, even though these buildings are only 1 or 2 storeys.

Along Kenyons Road the proposal contrasts in height to its 2 storey neighbours to the east yet this can be absorbed by the area as across Kenyons Road to the north-west similar buildings of 3 - 4 storeys exist. The extensive setback, with the buildings appearing recessed behind the existing vegetation further assists in the absorption of the proposal along this boundary.

High visibility of the proposal is experienced from Bristol Street across Merrylands High School Oval. This view presents the proposal as prominent contrasting to the current existing low-lying buildings on site. The assessment of this view reveals the capacity for the context to absorb this as the buildings within the school appear 3 - 4 storeys as they are on higher ground. Hence, the shift in height from the building line of the school to the proposal is not dramatic.

High visibility of the proposal is experienced when looking south-east from the Heritage Building. The capacity for this to be absorbed is minimal as there isn't any other built form visible from the Heritage site. Even though the proposal reveals itself through clearings in the thick vegetation line, the heritage trees on site still extend beyond the proposal and remain a dominant feature. This impact can be absorbed considering the use of the location of this view.

7.1.2 Visual Compatibility

The proposal has a moderate visual compatibility to the surrounding context due to different aspects of the proposal ranging in low to medium contrast from the current visual character.

Visual Compatibility with Urban Features

The buildings along the northern and eastern boundary can be considered as visually compatible with their context (2 storey buildings along the eastern boundary and 4 storey buildings along the northern boundary). This is due to the 1 and 2 storey residential dwellings appearing 2-3 storeys from their pitched roofs.

The layout of the proposal is compatible with its surroundings responding to the eastern layout of cul-de-sacs, ensuring these are not met by a solid form. Along the eastern boundary the setback of all buildings is at a minimum 15m yet where the cul de sacs meet the boundary there is a green space in the form of a private garden space or open space.

The 5 and 6 storey buildings differ from the direct visual character of the sites surroundings. If we travel 500m (by walking or driving) from the site buildings of 4 storeys dominate along the roads edge. Hence, the area is increasing its density in a visually prominent way and the 5-6 storeys on site will not be as visually prominent as these developments, as they will be extensively setback from any public viewpoints.

Visual Compatibility with Scenic Values

The proposal can be constructed without impacting on any significant or scenic views in the area.

7.1.3 Mitigation Measures

A number of mitigation measures have been included as guiding design principles in the masterplan to ensure that visual impact is reduced. These guiding principles will be maintained through the site specific DCP.

Extensive setbacks along all Boundaries

To reduce immediate visual impact and dominance on the context the masterplan ensures extensive setbacks from all boundaries.

These setbacks integrate landscape buffers, public pathways and one-way roads. This setback also integrates landscape mounding and screening to ensure noise and headlights from the cars do not impact on the neighbours.

This results in a minimum 15m setback of any proposed built form from the boundary (excluding Building A to its western boundary to the townhouses which is a suitable setback to its neighbours), reducing any immediate visual impact.

Highest density placed internally to the site

To mitigate the impact on visual compatibility the proposal has placed the highest buildings internal to the site and along the southern boundary. The 5 and 6 storey buildings in the northern precinct are setback from boundaries with residential buildings between 46m - 126m (approximately).

Even though these buildings differ in visual character they are not placed adjacent to any existing neighbouring buildings and hence the loss of visual character is not enhanced by a clear contrast.

The visual character is carefully modified to ensure a smooth transition from contextual 2 storey buildings to the proposed 5 and 6 storey buildings centrally located and on the southern boundary.

The higher buildings placed along the southern boundary step in height from the eastern boundary to the western boundary. This increase in building heights is not visually jarring as the topography increases significantly to the 2 and 3 storey school buildings.

Responding to Topography

Topography has been considered across the site to ensure the built form responds to its context appropriately. Along Kenyons Road the 4 storey RACF building steps in levels to respond to the topography, having a higher sensitivity to its context.

The 5 / 6 storey building in the southern precinct is a result of the topography dropping dramatically from the north end to the south end of the building. Similarly the 4 and 5 storey buildings across the site have achieved this extra level due to the topography.

Significant Vegetation Retained

To ensure the physical absorption impact remains low, mature trees that will obscure the proposal have aimed to be retained. This mitigation measure ensures physical absorption along Kenyons Road and the eastern residential context is maximised. The retention of these trees ensures the horizon remains to be dictated by the crowns of the trees and not the proposed buildings.

Heritage Site Mitigation Measures

Mitigation measures applied to the heritage site include extensive setbacks of 15m and the retaining of mature trees resulting in no change to the lot boundary curtilage of the heritage item.

The design of the masterplan does not situate any buildings directly along the boundary of the heritage site rather has placed a green open space (the central park) adjacent to the heritage site, directly in response to the remnant bowling green.

Furthermore in the detailed architectural design, materiality, colours and finishes of future structures would be the subject of further heritage assessment in future development applications, as will be the detailed landscape design.

7.0 Conclusion and Recommendations

CONCLUSION

7.2 Overall Extent of Visual Impact

The visual impact of the proposal in its surroundings has been managed through appropriate design and planning mitigation measures. These measures have been demonstrated to reduce the overall visual impact of the proposal to a low level. To the casual observer the proposal does not appear visually jarring from any of the public viewpoints.

Within the heritage site the visual impact of the proposal can be considered a residual visual impact. Due to the private nature and importance of the heritage site, viewer sensitivity and use being low, this visual impact can be deemed as acceptable in the circumstances. The form of the building envelopes seen from Sherwood Scrubs generally sit below the existing boundary landscaping and where the envelopes are read above or behind the tree line they do not unacceptably alter the setting of the heritage item. The house, and rear buildings, retain their relationship with each other, as well as with the open, tree fringed lawn.

Furthermore, a positive outcome for the Heritage Site has been achieved that is not documented in this visual assessment. The increased landscaping that will support the existing open green space on the Heritage Site, through the proposed central park, creates an improved outcome for the setting and views of the heritage item.

The visual impact on the residential context can be considered low as there is no current significant or scenic value to these views. Measures have been taken to ensure the increase in density is achieved sensitively to these neighbours. This can be seen through the stepping of heights in the built form and extensive setbacks.

The visual impact on the Merrylands High School can be considered acceptable as there is no current significance to these views other than the expansiveness of the oval and 'greenness' of it. These buildings overlooking the open space can be physically absorbed by the context and do not take away from the 'greenness' of the view.

Overall the visual impact of the proposal on the surrounding context can be deemed as low and acceptable. The masterplan is providing a new green space accessible by the public and offers opportunities for interaction between the retirement village and the schools, Cerdon College and Merrylands High School. In the instances where visual impact is moderate, mitigation measures have been taken through extensive setbacks, retaining of mature trees and proposed new landscaping and vegetation.

The overall masterplan has been designed sensitive to the surrounding visual character and this is evident through the 10 key view points assessed. The design principles mitigating the visual impact and allowing for the final outcome to be low will be maintained through the site specific DCP for Cardinal Gilroy Village.

**ETHOS
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