

Minto Urban Renewal Project

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MINTO
RENEWAL

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On behalf of:



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1 introduction



Existing Precinct Plan of Minto

1.1 Purpose of the Analysis

The Minto Urban Renewal is located on the western facing hillside between Eagleview road and Pembroke Road. Due to its elevated location and the sloping topography of the site it can be seen from many locations in the surrounding Campbelltown area. The purpose of this viewscape analysis, of the proposed development, is to illustrate its potential visual impact of the these surrounding areas.

1.2 The Existing Site

The site currently contains both developed and undeveloped areas. The developed areas are three types of development. Darcy, Caroline, Fenton and Friendship are predominantly cottage style dwellings on blocks of between 450m² and 800m². This development is of a similar density to the majority proposed.

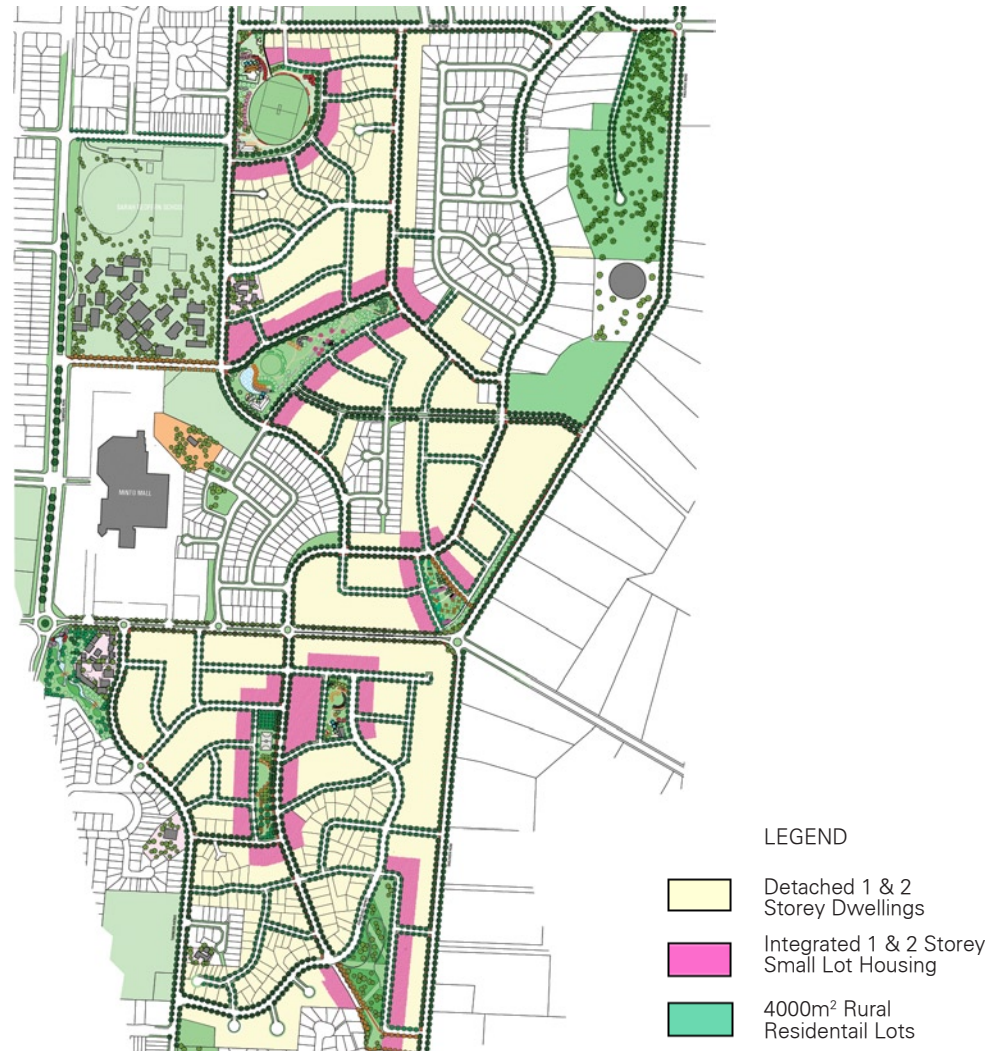
Erskine, Sarah (under demolition), Valley Vista (demolished), Goodwin and Dunlop contain or contained townhouse style dwellings on superlots. This development is more dense than the majority of the proposed development. The exception will be the proposed integrated housing to be constructed around the open space areas.

Both of these existing development types contain a large number of large native trees. These trees are located within the properties and provide a large amount of screening of the dwellings when viewed from the surrounding areas.

The final type of existing development is Campbellfields. This area has been constructed over the past 5 years. This area is typical of the current new development in western Sydney of detached dwellings of 450m² to 600m² lots. The predominant visual impact of this area is of red roofs. The area also does not include much tree planting and as such is likely to continue to look like this in the future.

In addition there is a large amount of unused land and open space areas on the site. Most of these areas including the Piggott precinct, have plantings of large native trees and from a distance they are visually the same as the developed areas. The Eagleview precinct is an exception to this and is the most prominent area when viewing the site from a distance as it is mostly clear and does not contain any large vegetation.

1 introduction



Proposed Masterplan for Minto

1.3 The Proposed Development

The proposed development of the site will be a renewed residential subdivision and includes the reconfiguration of the road network, the redistribution of public open space areas and the development of the existing undeveloped land.

The development is likely to include around 1120 dwellings in total on completion including a number of existing dwellings which will be retained and upgraded. This number is only slightly above the existing 1007 dwellings and is distributed over a greater land area.

The majority of the subdivision will be 450m² to 650m² lots containing one and two storey detached dwellings. Integrated small lot housing will be incorporated surrounding the open space areas to provide activity and surveillance to these areas. The ridge top along Eagleview Road including the Piggott precinct, will be zoned for environmental protection and as such will contain 4000m² rural residential lots to assist in maintaining the “green hills” of Campbelltown. In the Piggott area it is proposed that as much of the existing vegetation as possible

be retained, while ensuring bush fire protection measures are achieved. The DCP contains specific controls for the 4000m² lots requiring the planting of large native trees which will enhance the vegetation along the ridge top.

The site specific DCP for the site includes controls on the materials and colours to be utilised in the development. These controls require the use of natural and neutral tones to be drawn from those colours found in the native bushland of the area. This requirement will assist in the protection of the visual environment and reduce the impact of the development when viewed from surrounding areas.

The proposed development will require a considerable amount of regrading to occur in order to create suitable grades across the site. As such in those areas which will be largely redeveloped (Erskine, Sarah, Eagleview, Valley Vista, Dunlop and Goodwin), it will be necessary to remove most of the existing vegetation. To reduce the impact of this a street tree planting strategy has been prepared as part of the DCP.

1 introduction

The existing development does not include street tree planting and it is intended that this extensive new planting and that proposed for the public open space areas will greatly reduce the visual impact of the development over time and will return the site to a similar visual condition to the existing over the next 10 to 20 years.

In addition Fenton will be retained as existing and the cottage precincts of Darcy, Caroline and Friendship will only be only partly redeveloped allowing the retention of many of the existing trees. In addition to this street tree planting will also be undertaken in the cottage precincts to further enhance the existing vegetation. These areas will break up the visual appearance of the new development areas during the establishment and maturing of the plantings in the new development areas..

The development will be staged over approximately ten years which will mean that early stages will be becoming established as later stages are cleared minimising the impact of

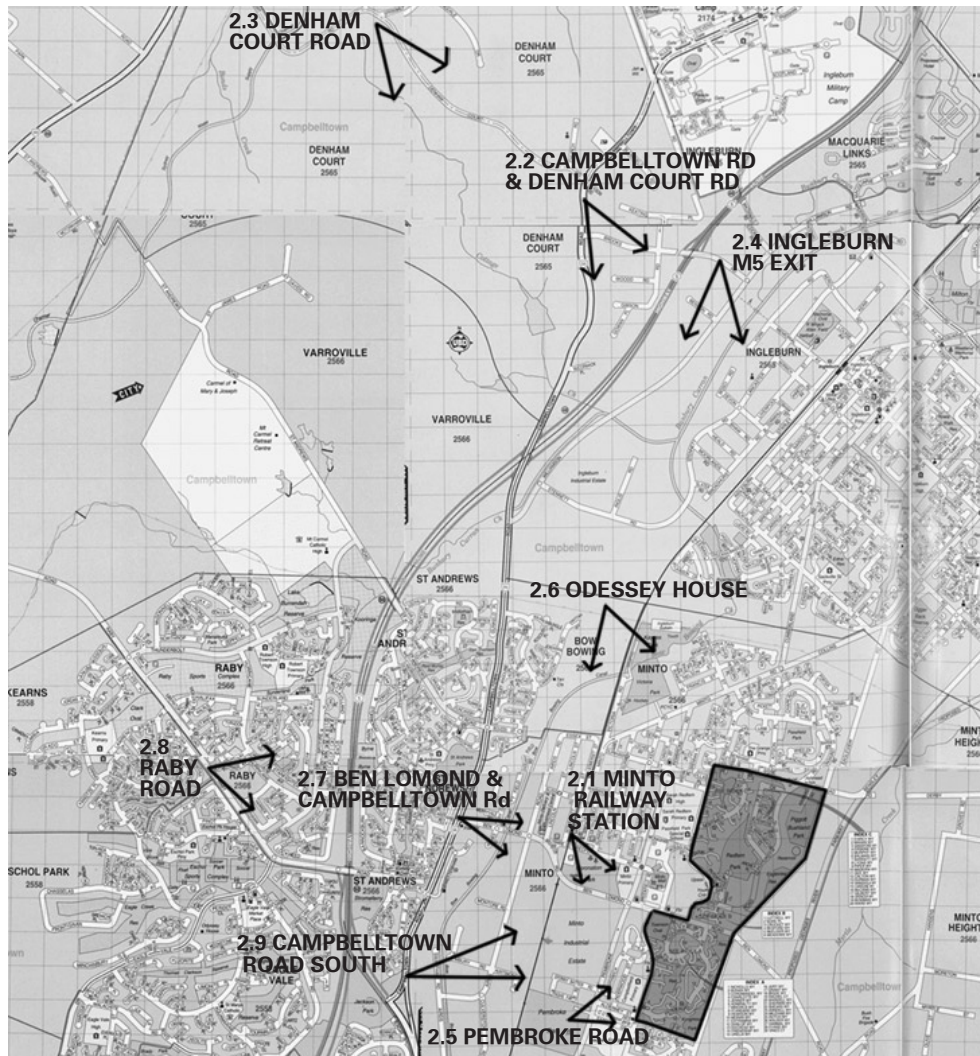
the removal of existing vegetation and any one time. By the time the final stages are complete the first stages will already be reaching maturity.

1.4 Methodology

The methodology followed in the preparation of this plan is as follows:

1. Determine in conjunction with Council officers, the significant entry points and areas where the site will be visually prominent in the surrounding areas.
2. Conduct a photographic survey of these areas.
3. Analyse the photographs and describe the likely impact of the development on the views from these significant areas.
4. Draw conclusions on the visual impact of the development over time.

2 visual analysis



Key Plan of View Locations

LEGEND

- 2.1 Minto Railway Station
- 2.2 Campbelltown Road & Denham Court Road
- 2.3 Denham Court Road
- 2.4 M5 Exit Ingleburn
- 2.5 Pembroke Park
- 2.6 Odessey House
- 2.7 Benlomond Road & Campbelltown Road
- 2.8 Raby Road
- 2.9 Campbelltown Road South

2 visual analysis

2.1 Minto Railway Station

The Minto Railway Station is an important entry point to the Minto area. It can be seen that due to the slope of the land and the development between the station and the development area the site is not prominent in the views from this location.

It is possible to see some of the existing townhouses in the Dunlop precinct and as such the new development in this location will also be visible. In the short term after the construction the dwellings will be clearly visible. The colouring of these dwellings will reduce their impact and as the tree planting matures the view will return to be very similar to the existing character.



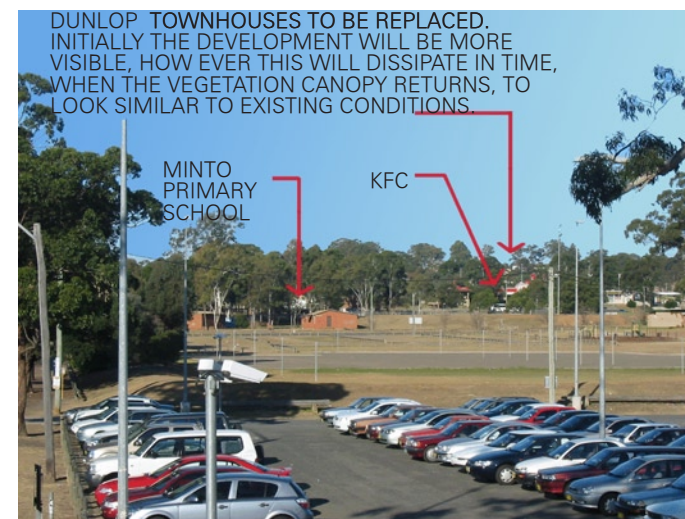
View from the ramp, Minto Railway Station looking east.



View from the street, Minto Railway Station looking south east.



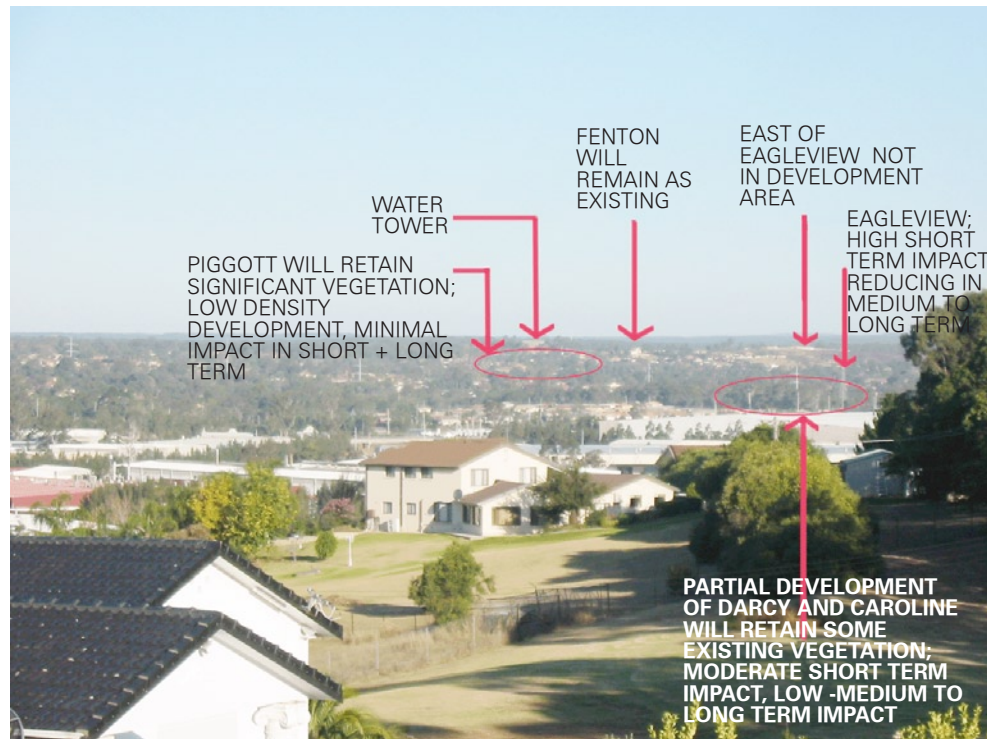
View from the ramp, looking south east toward Pembroke Park



View from the ramp, Minto Railway Station looking east toward Townson

2 visual analysis

2.2 Campbelltown Road & Denham Court Road



View from Campbelltown Road looking south east.

The Denham Court area is located on the ridge to the west of the M5 motorway and contains a number of large houses largely on rural residential lots. In this area the site forms a prominent part of the distant view across the valley to the south east. The water tower and the Eagleview precinct are clearly visible. The large existing houses in the existing areas are prominent in the view. The proposed development will provide additional screening of these items.

The Fenton area will remain as existing and the Piggott area will undergo some clearing but will retain a significant amount of its existing vegetation. The Darcy and Caroline areas will also retain much of their existing vegetation and it will be further enhanced by street tree planting. These areas will largely retain their existing character.

The existing clear area of Eagleview will be developed as residential lots and as such will look significantly different after the construction. The area does not currently contain any significant vegetation and as such stands out as

bare in its surroundings. Unlike the colouring of the existing dwellings the proposed dwellings will be in natural colours which will lessen their impact in the short and longer term.

Over time the proposed plantings in the area including the street trees, park planting and planting within private lots - particularly the 4000m2 lots proposed along the ridge top, will mature and the new development will appear similar to the existing established areas.

2 visual analysis

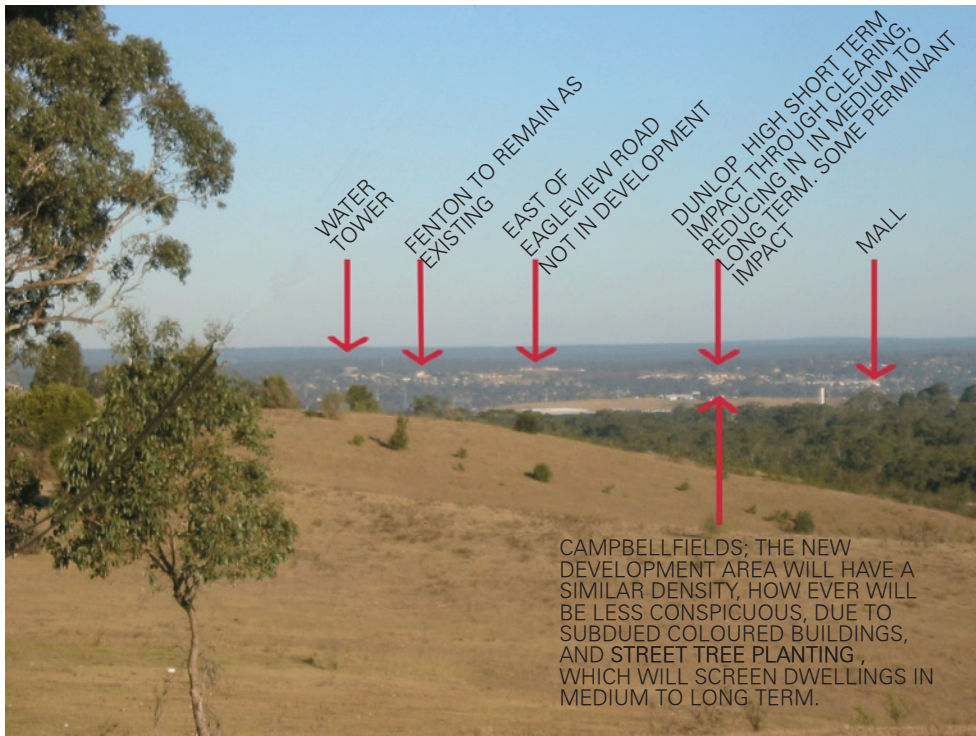
2.3 Denham Court Road

The site is visible from the rear of Denham Court along the ridge on Denham Court Road. This type of view is typical of that available from the hills to the west of the M5.

The visual impact of the development to the northern part of the site will be as for the view previously described from Campbelltown Road and Denham Court Road. It is possible from this location to also see the southern portion of the site.

The recent development at Campbellfields is clearly visible and is typical of new residential development in western Sydney. The development does not contain any street tree planting and is likely to continue to look as it does now in the future. The density of this existing development is similar to that proposed for the majority of the site. The controls on the materials and colours in the proposed development will mean that even when first constructed, the proposed dwellings will not be as visually prominent as these red roofs. In addition the tree planting will, over time, further reduce the impact of the development.

The Dunlop area will be largely cleared as part of the proposed development in order to allow appropriate grades for dwellings, access roads and stormwater flow. As such in the sort to medium term the new dwellings in this area will be clearly visible and at a similar density to the Campbellfields area. In the longer term the mature street trees and other plantings will transform the area back to looking similar to its present state.



View from Denham Court Rd looking south east.

2 visual analysis

2.4 M5 Exit Ingleburn

This view is significant because a significant amount of traffic enters the area via this exit from the M5 Motorway.

This location is not as elevated from the site and as such much of the proposed development area is hidden from view by the other intervening development. In addition the existing vegetation provides greater screening of the built elements. As such the visual impacts described in the previous views will not be as great from these closer areas where the site is visible.

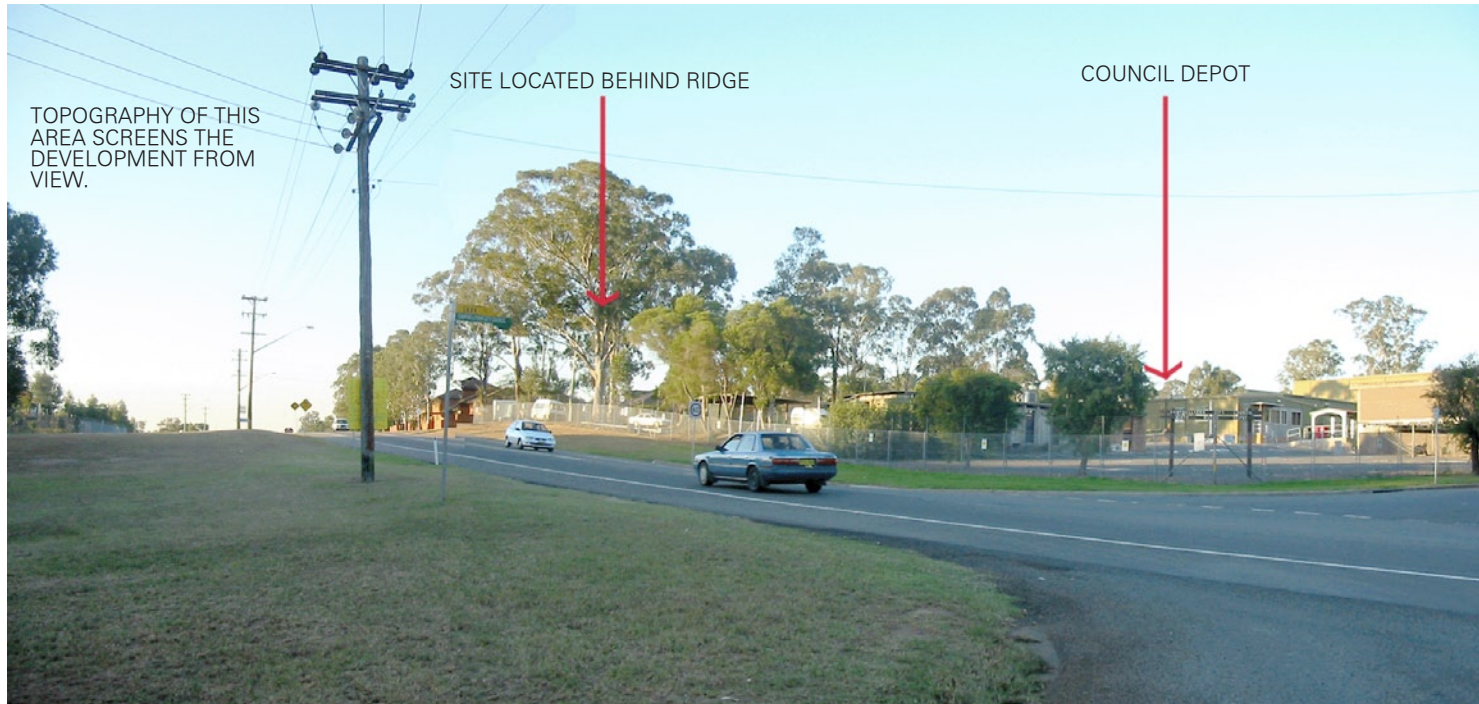


View from M5 exit at Ingleburn looking south east.

2 visual analysis

2.5 Pembroke Park

Pembroke Park is a regional recreation area and as such is of significance to the broader community. Due to the topography of the area it is not possible to see the Minto Renewal site from the park.



View from Pembroke Park of Pembroke Road, looking north east toward Friendship.

2 visual analysis

2.6 Odessey House

Odessey House is located on the opposite directly across the valley from the Minto site, also in this area is a large number of residential dwellings which will have a similar view. This ridge is on the same elevation to the site and as such the existing vegetation provides an effective screen to the dwellings on the site.

The water tower and the Eagleview precinct are clearly visible. The Fenton area will remain as existing and the Piggott area will retain a significant amount of its existing vegetation. The Darcy and Caroline areas will also retain much of their existing vegetation and will be further enhanced by street tree planting.

The existing clear area of Eagleview will be developed as residential lots and as such will look significantly different after the construction. The area does

not currently contain any significant vegetation and as such stands out as bare in its surroundings. Over time the proposed plantings in the area including the street trees, park planting and planting within private lots - particularly the 4000m2 lots proposed along the ridge top, will mature and the new development will appear similar to the existing established areas.

Due to the close proximity of this area to the site the use of materials, colours and vegetation to soften and

screen the development will have more influence over the view than in those areas where the view is more distant and blends into the wider Campbelltown Hills and beyond.

The proposed development will provide some additional screening of elements such as the large houses to the rear of the east of the site which are currently visually prominent.



View from Odessey House, looking east.

2 visual analysis

2.7 Benlomond Road & Campbelltown Road

Benlomond road is an important vehicular entrance point to the Minto area. From this vantage point the proposed development site dominates the view. The dominant type of development in the area is industrial and as such the most significant views will be that experienced while travelling by car.

The Eagleview precinct is the most prominent existing area and the new dwellings will be visually dominant in the short term as the full slope of the hill is seen from this entry, prior to the vegetation reaching maturity.

The areas requiring full development in the southern part of the site, Dunlop

and Goodwin, will also be prominent in the short term due to the need to clear much of the existing vegetation however the vegetation in the friendship area and along Pembroke Road as well as the industrial area in the foreground of this view, provide a degree of additional screening at this end of the site.



Intersection of Benlomond Road and Campbelltown Road, looking east.

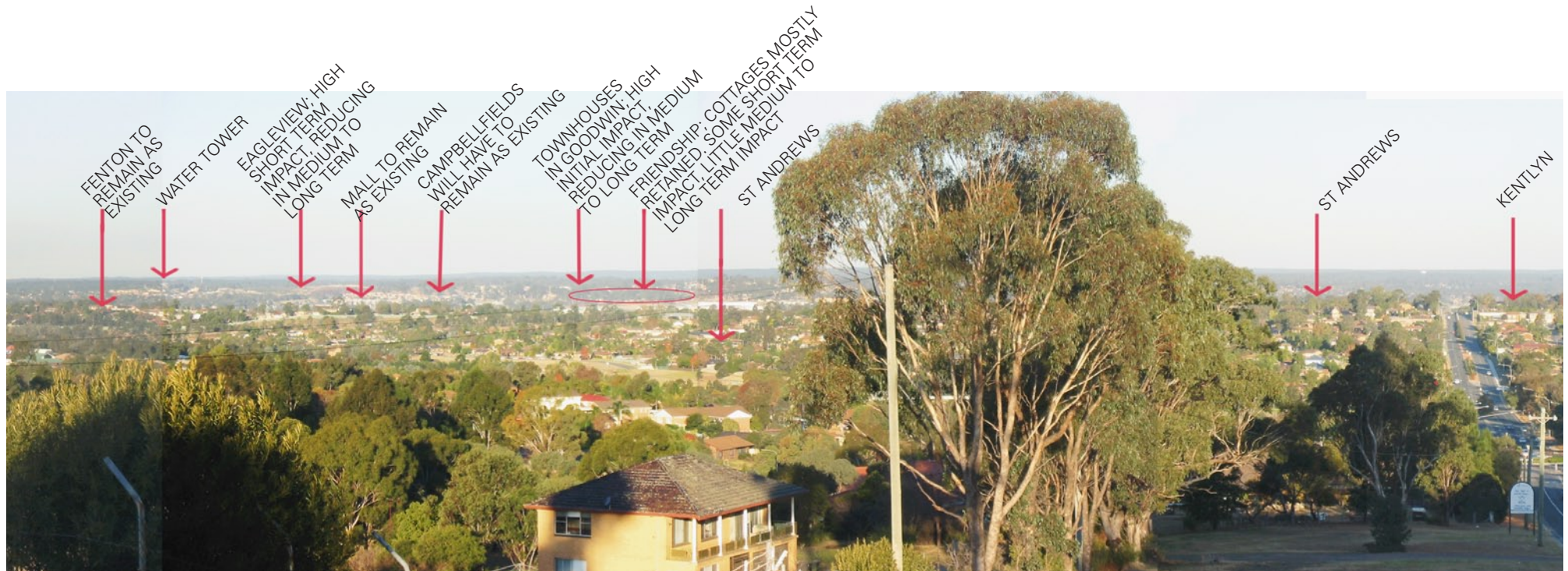
2 visual analysis

2.8 Raby Road

Raby Road is another entry point to the Campbelltown and Minto areas. In addition the area consists of a large amount of residential development which will be effected by the visual impact of the proposed development.

The view of the site is quite distant and although all areas are visible they are not visually dominant in the view as the site blends into the wider view of the Campbelltown hills and Beyond.

As can be seen by the example of the Campbellfields area the areas of new development will have some impact in the short term but over time will be screened by the vegetation and will appear similar to the existing developed area of the site do now.



Ridge on Raby Road, looking east.

2 visual analysis

2.9 Campbelltown Road South

This view is the last area along Campbelltown road before the view of the site is obscured by existing development, vegetation and landform.

This view will only be seen by those in the industrial estate and as glimpses from cars moving along Campbelltown Road.

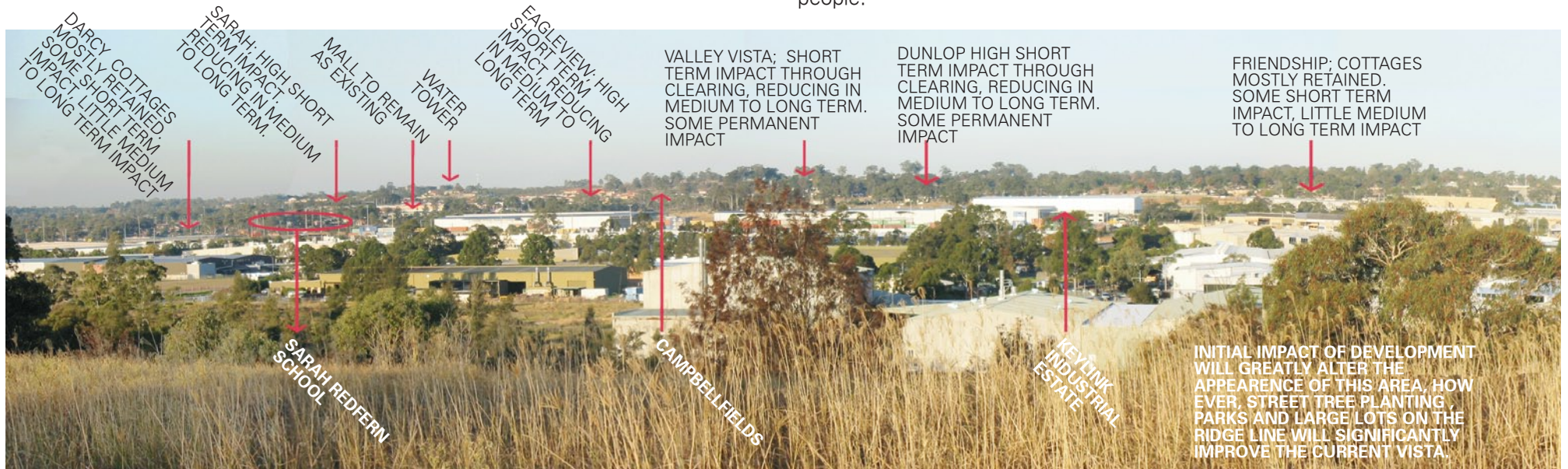
The water tower and the Eagleview precinct are clearly visible. The Fenton

area will remain as existing and the Piggott area will retain a significant amount of its existing vegetation. The Darcy and Caroline areas will also retain much of their existing vegetation and will be further enhanced by street tree planting.

The existing clear area of Eagleview will be developed as residential lots and as such will look significantly different after the construction. The area does not currently contain any significant

vegetation and as such stands out as bare in its surroundings. Over time the proposed plantings in the area including the street trees, park planting and planting within private lots - particularly the 4000m2 lots proposed along the ridge top, will mature and the new development will appear similar to the existing established areas.

The visual impact, is not as significant as for an entry or residential area as will not impact on a significant number of people.



South Campbelltown Road, looking east.

3.1 Visual Impact of the Development

The visual impact of the development will be similar from all the identified significant viewpoints. The survey undertaken has determined that close views of the site are minimal from the surrounding areas due to existing vegetation, topography and development. The site can not be seen from Pembroke Park and it should also be noted that similarly, it is not possible to see the site from the Campbelltown Road Exit of the M5 at Leumeah. From the eastern side of the site the ridge along Eagleview road obscures the site.

The most significant views of the site are achieved on the opposite side of the valley to the west and further on the hills to the west of the M5 Motorway. These views are distant and the site generally blends into the wider vista of the Campbelltown area.

The proposed development will impact upon the views of this prominent ridge however this impact will be minimised by the following:

1. Retention of existing vegetation where possible across the site;
2. Controls limiting the colours and materials utilised in the development to natural tones;
3. The implementation of an extensive street tree planting strategy, open space planting and controls for vegetation within properties;
4. The staging of the project will ensure only a section of the site at any given time will be in a cleared state.

In the short term the newly developed areas will have some impact on the views of the site however, over time the plantings will mature and the site will return to a character not dissimilar to that existing at present.

It is considered that this development will have less impact than other current developments in the Campbelltown area and the design controls to be employed will minimise the impact in both the short and long term, maintaining the green character of the area in the future.