

VISUAL AND LANDSCAPE ASSESSMENT

CALDERWOOD CONCEPT PLAN MP 09-008Z MOD 4

13 JULY 2018



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1.0 INTRODUCTION

Taylor Brammer have compiled a 2018 Visual Impact Assessment Report to accompany the Calderwood MOD4 Landscape Report

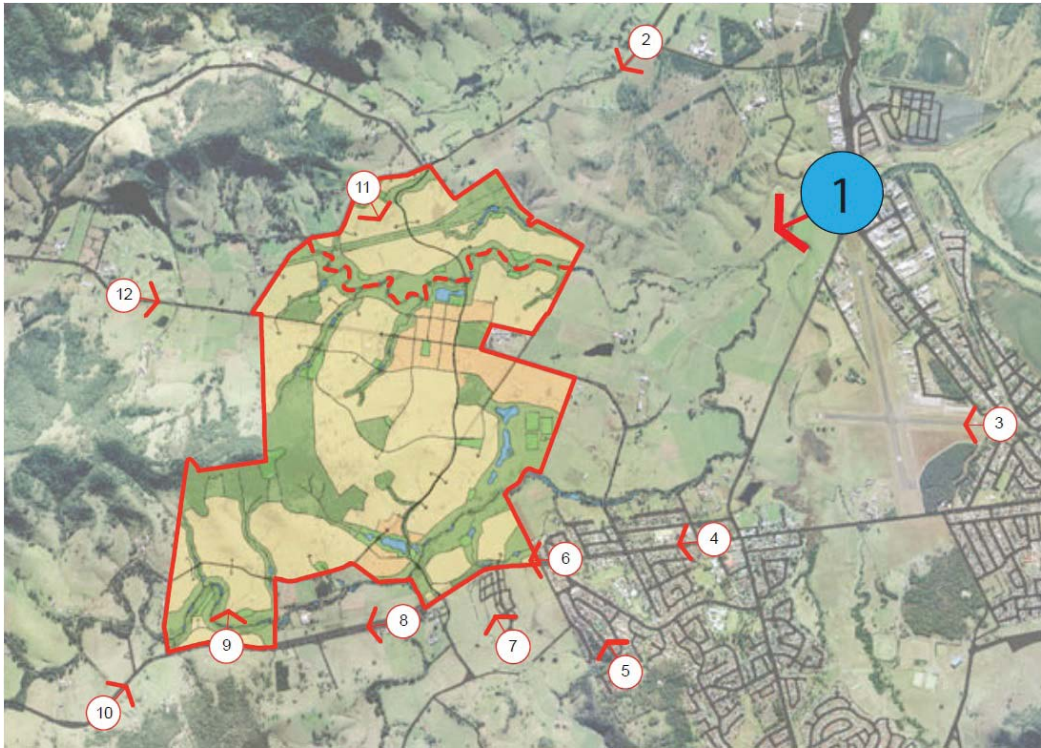
2.0 METHODOLOGY

A review of the existing Visual and Landscape Assessment produced by Environmental Partnership (2010) was conducted. The Report contained 12 strategic viewpoints in relation to the Calderwood Urban Development Project. It identified areas of visible urban development and areas of open space and/or environmental conservation/management.

New photographs have been taken from the same 12 strategic viewpoints, again with the visible urban development and areas of open space marked out.

The 2018 Visual Impact Assessment Report shows the 2010 and 2018 photographs side by side for comparison along with key points for consideration and potential mitigation measures

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View Location Map

Location: Princes Highway bridge over Marshall Mount Creek
Elevation (approx): 8 m
Distance to Site Boundary: 2.15 km
View Direction: Perpendicular to road

PRINCES HIGHWAY BRIDGE OVER MARSHALL MOUNT CREEK

Key points for consideration

- Urban Development will be visible in the middle ground of view.
- Escarpment is a dominant feature in view background.
- Higher proportion of open space visible than urban development.
- Minor encroachment of urban development on the lower reaches of the ridgeline.

Potential mitigation measures:

- Development of streetscape tree canopy to screen development.

MOD 4 Comment

- No additional visual impact
- Foreground planting has increased in size

LEGEND

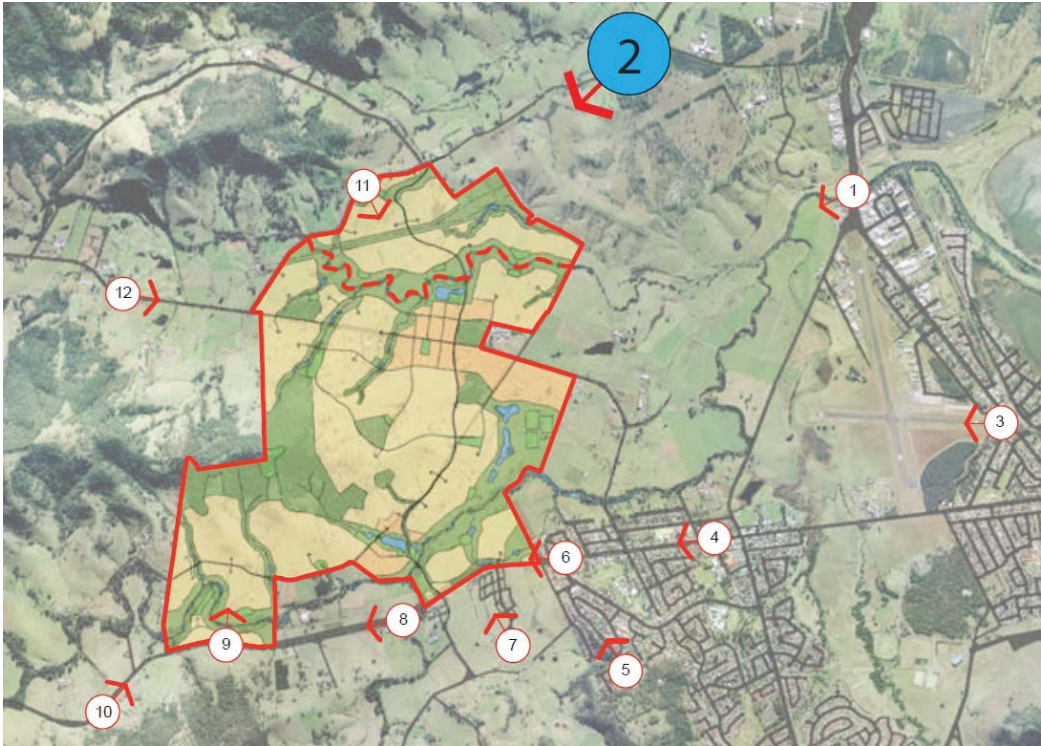
- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Intersection of Yallah Road and Marshall Mount Road
Elevation (approx): 25 m
Distance to Site Boundary: 1.5 km
View Direction: Down road

Intersection of Yallah Road & Marshall Mount Road

- Key points for consideration:
- Urban Development will not be visible.

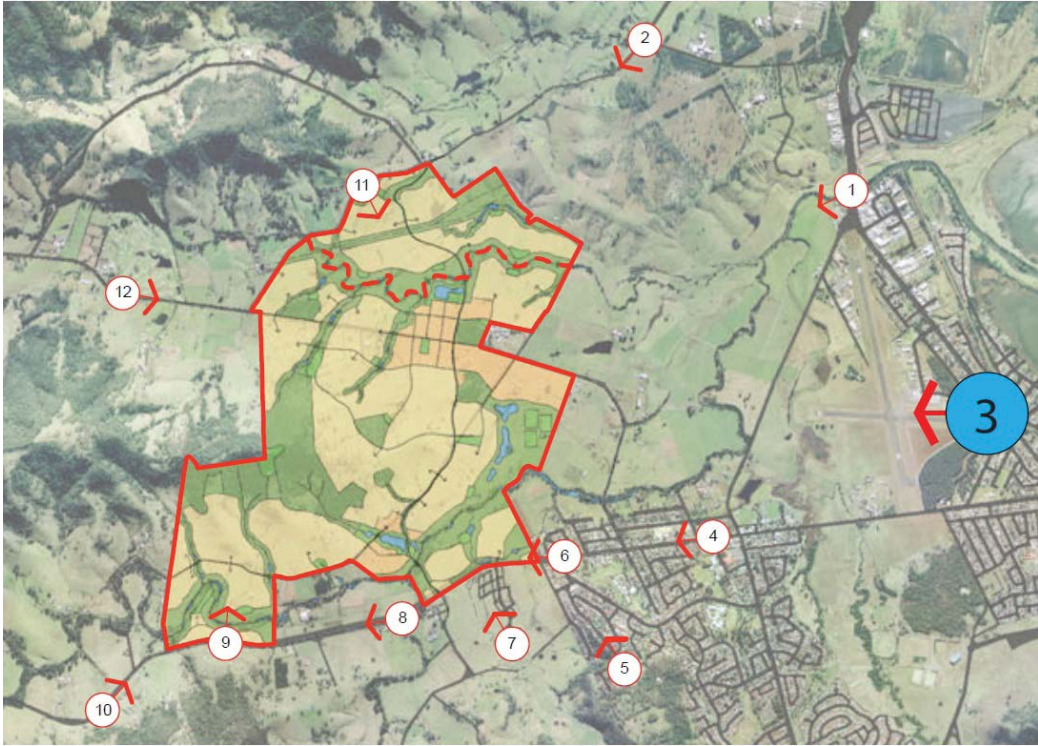
- MOD 4 COMMENT
- No change in visibility of development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Eastern edge of Illawarra Regional Airport off Princes Highway
Elevation (approx): 5 m
Distance to Site Boundary: 3.35 km
View Direction: Perpendicular to road

EASTERN EDGE OF ILLAWARRA REGIONAL AIRPORT OFF PRINCESS HIGHWAY

Key points for consideration:

- Escarpment is dominant feature in the view background.
- Urban development will be visible in the middle ground of view.
- Urban development is confined to lower slopes of Johnsons Spur.
- More open space visible than urban development.
- Middle ground ridgelines conserved as open space

Potential mitigation measures:

- Development of streetscape tree canopy to screen development.

MOD 4 COMMENT

- No change in visibility of development

LEGEND

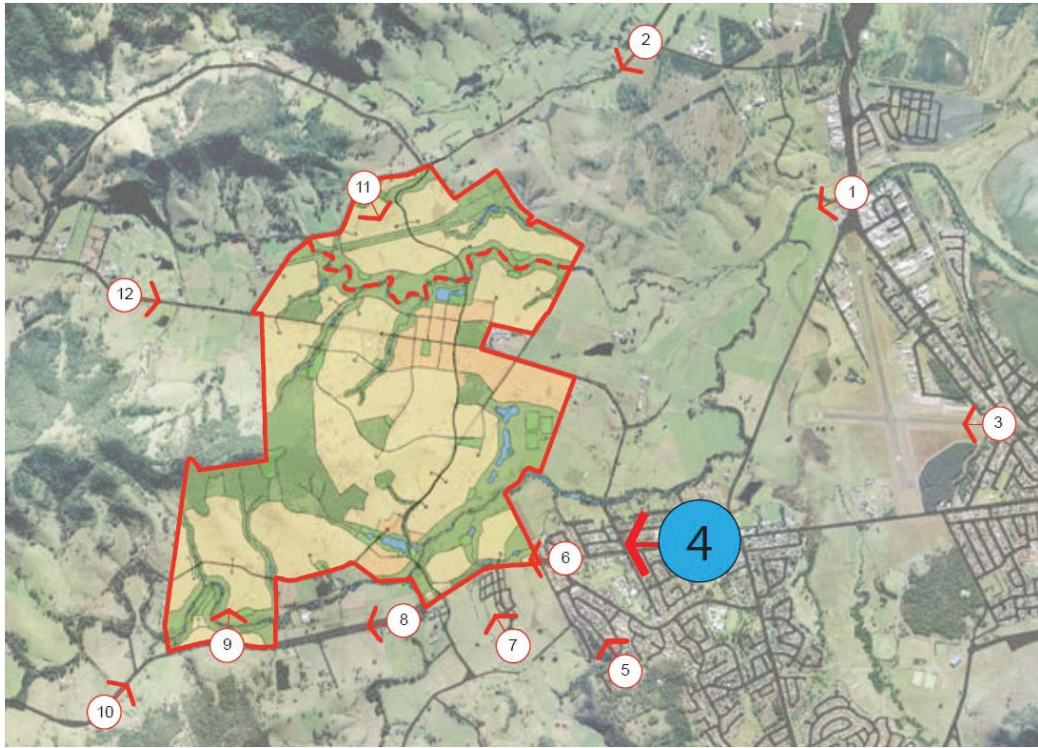
- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Intersection of Macquarie Street and Tongarra Road, Albion Park
Elevation (approx): 17 m
Distance to Site Boundary: 700 m
View Direction: West along road

INTERSECTION OF MACQUARIE STREET AND TONGARRA ROAD, ALBION PARK

- Key points for consideration:
- Urban development will not be visible

MOD 4 COMMENT

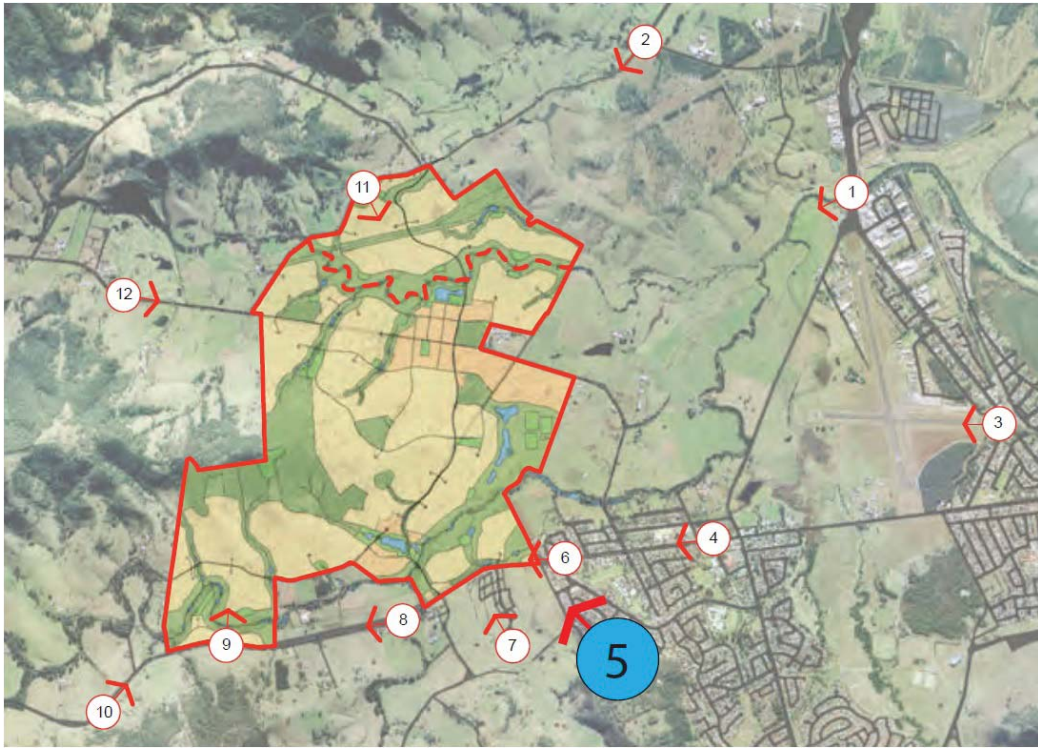
- No change in visibility of development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Crest Road, Albion Park
Elevation (approx): 85 m
Distance to Site Boundary: 1 km
View Direction: Perpendicular to road

CREST ROAD, ALBION PARK

Key points for consideration:

- Escarpment is dominant feature in the view background.
- Urban development will be visible in the middle ground of view.
- More urban development visible than open space.
- Urban development covers the lower portions of the ridgeline

Potential mitigation measures:

- Development of streetscape tree canopy to screen development.
- Optimise alignment of tree canopy and possible ridge top parkway road to provide vegetated ridgeline.

MOD 4 COMMENT

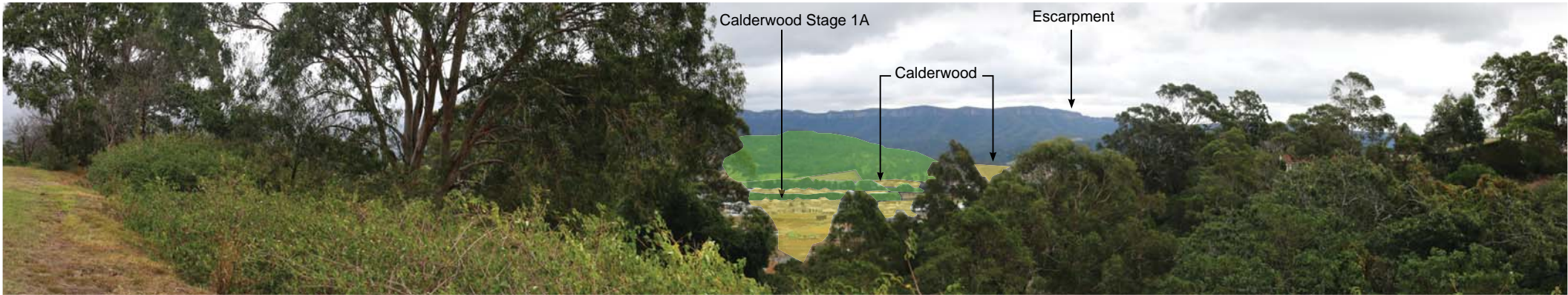
- Less of the development can be seen due to the increase of tree and shrub size in the foreground.
- Area of open space has increased within Calderwood as the urban development that was previously shown to the foreground of Calderwood is no longer being constructed.

LEGEND

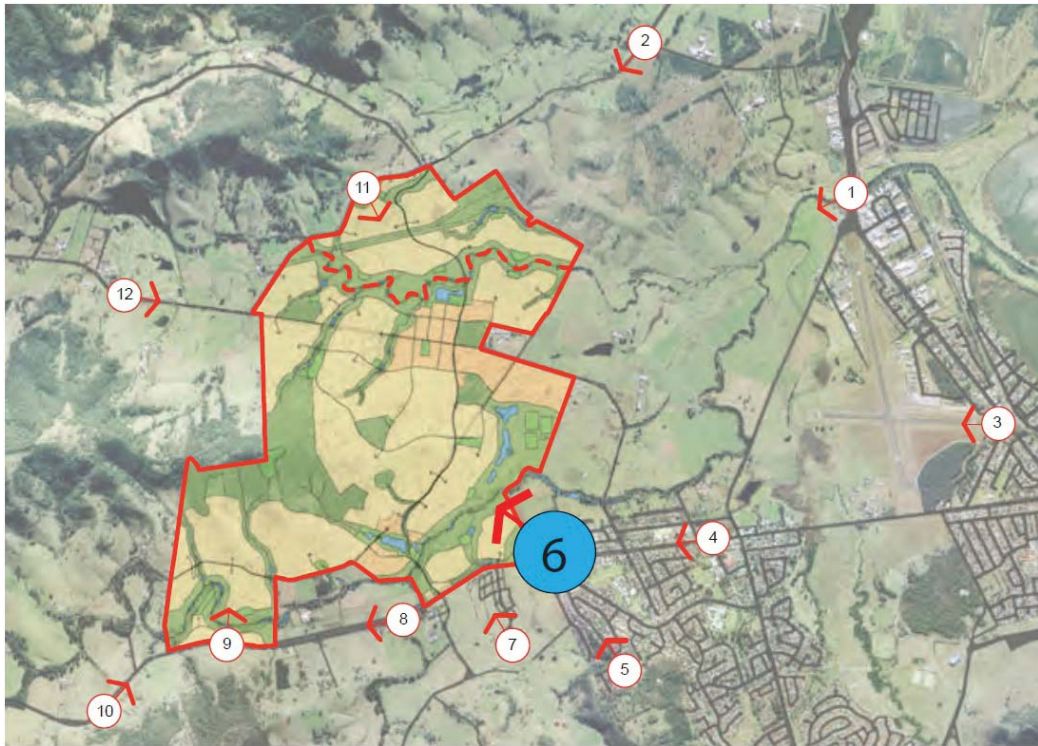
- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Intersection of Pollock Crescent and Illawarra Highway, Albion Park
Elevation (approx): 21 m
Distance to Site Boundary: 170 m
View Direction: 45 degree angle to Illawarra Highway

INTERSECTION OF POLOCK CRESCENT AND ILLAWARRA HIGHWAY, ALBION PARK

Key points for consideration:

- Escarpment is dominant feature in the view background.
- Urban development will be visible in the middle ground of view.
- More open space visible than urban development.
- Urban development covers much of the ridgeline.
- Visibility of urban development will be further reduced by aging of street trees in foreground.

Potential mitigation measures:

- Development of streetscape tree canopy to screen development.

MOD 4 COMMENT

- Less of the development can be seen due to the increase of tree size in the foreground.

LEGEND

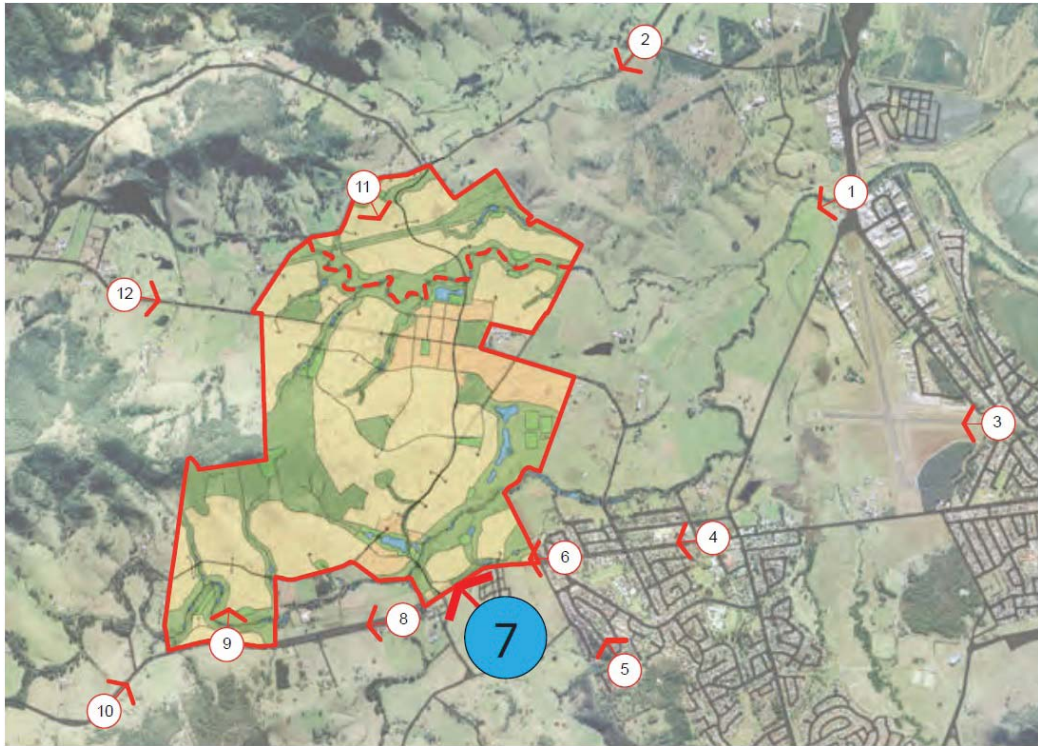
- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Eden Place, Tullimbar
Elevation (approx): 25 m
Distance to Site Boundary: 700 m
View Direction: North along road

EDEN PLACE, TULLIMBAR

Key points for consideration:

- Escarpment is a dominant feature in the view background.
- Urban development will be visible from buildings although views from public domain will become fragmented as Tullimbar's urban development proceeds.
- Development is in the middle ground of view.
- More urban development visible than open space.
- Urban development covers some lower portions of the ridgeline.

Potential mitigation measures:

- Optimise alignment of tree canopy and possible ridge top parkway road to provide vegetated ridgeline.

MOD 4 COMMENT

- Less of the development can be seen due to new Tullimbar development in the foreground.

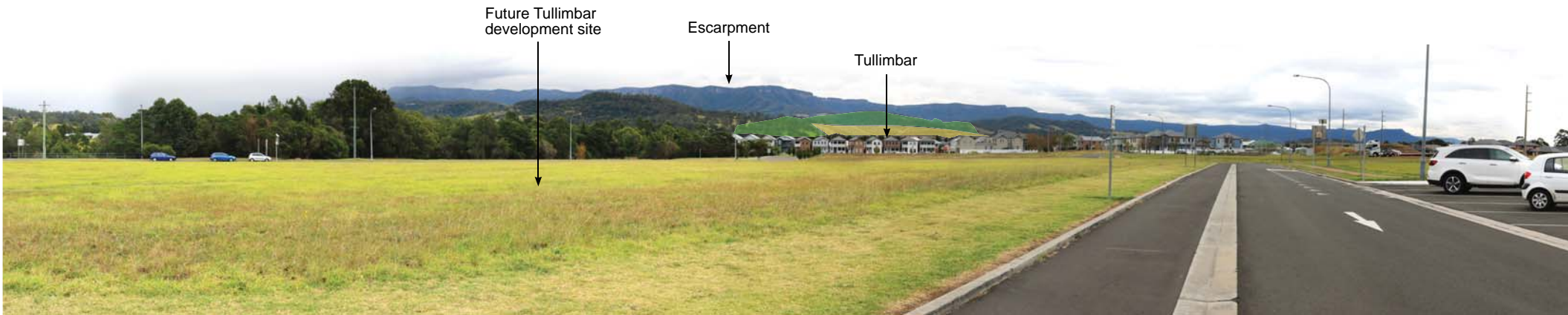
LEGEND

- Open Space and/or environmental conservation / management
- Urban Development

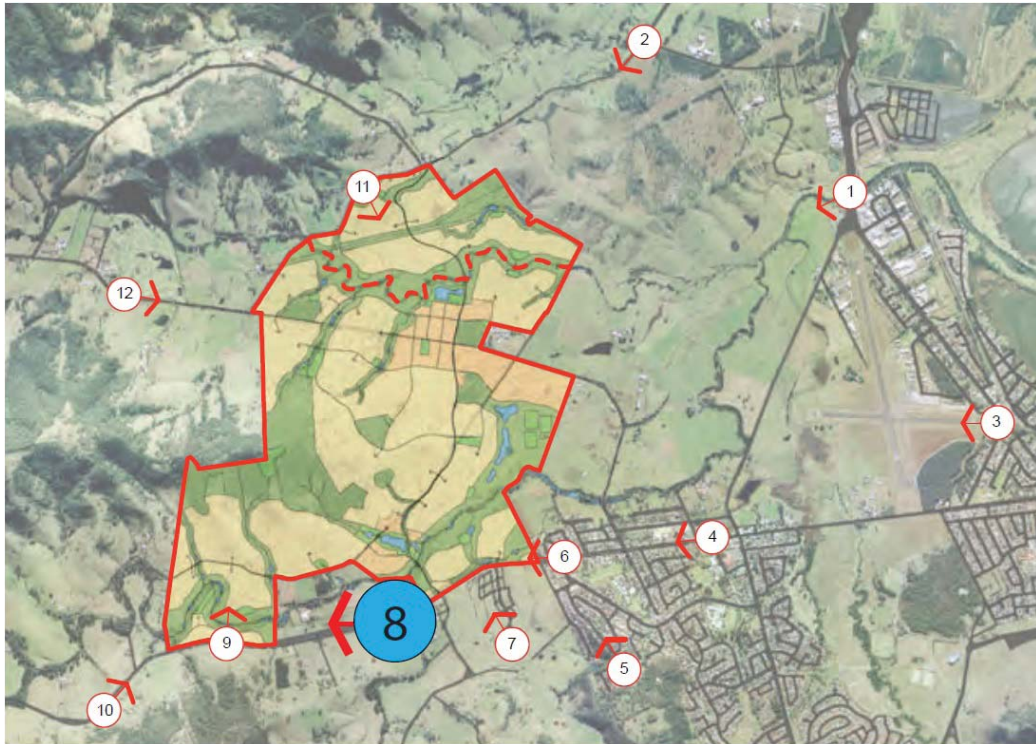
MOD 4 Comment



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Illawarra Highway
Elevation (approx): 19 m
Distance to Site Boundary: 300 m
View Direction: West along road

ILLAWARRA HIGHWAY

Key points for consideration:

- Urban development will be visible.
- Development is in the middle ground of view.
- Riparian vegetation screens some areas of urban development.
- More open space visible than urban development.
- Ridgeline is largely covered by open space.

Potential mitigation measures:

- Development of streetscape tree canopy to screen development.
- Possible larger lots on the ridgeline adjoining Johnstons Spur increase potential for trees in private open space.

MOD 4 COMMENT

- No change in visibility of development

LEGEND

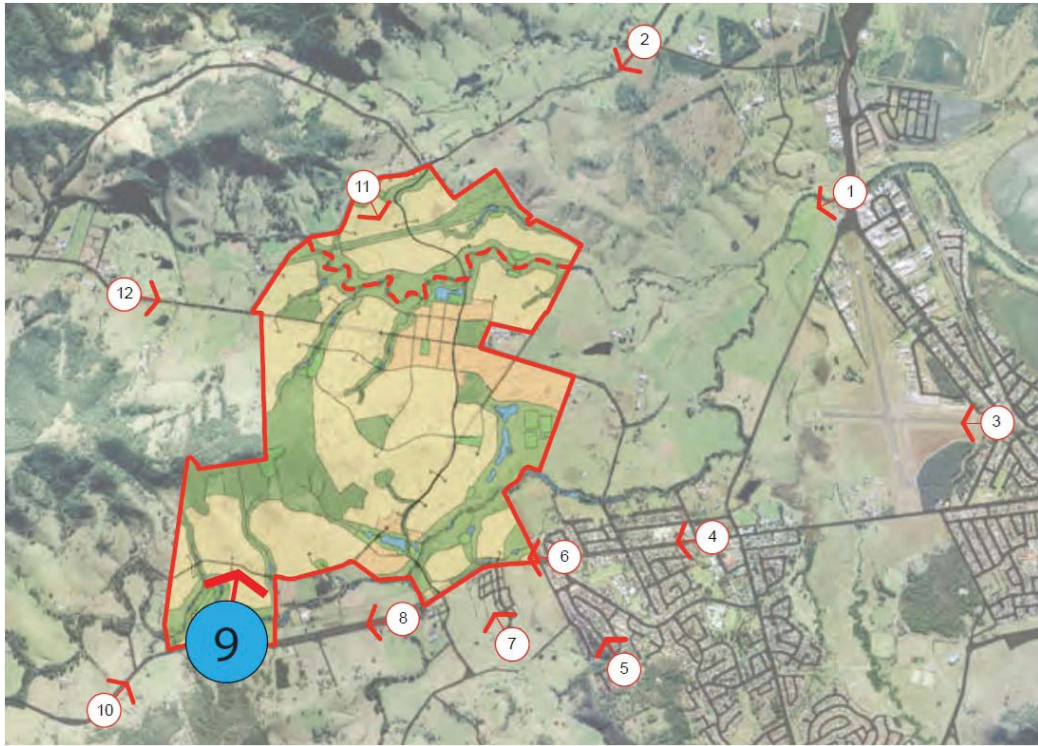
- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Illawarra Highway
Elevation (approx): 43 m
Distance to Site Boundary: 1 m
View Direction: Perpendicular to road

ILLAWARRA HIGHWAY

Key points for consideration:

- Urban development will be visible.
- Foreground development would be likely to block views to urban development beyond creek.
- Urban development extends to edge of Illawarra Highway.
- More urban development visible than open space.
- Urban development includes the ridgelines.

Potential mitigation measures:

- Development of streetscape tree canopy to screen development.
- Possible larger lots in foreground and background to increase potential for trees in private open space to screen development.
- Development of street tree canopy and/or boundary treatment planting to Illawarra Highway.

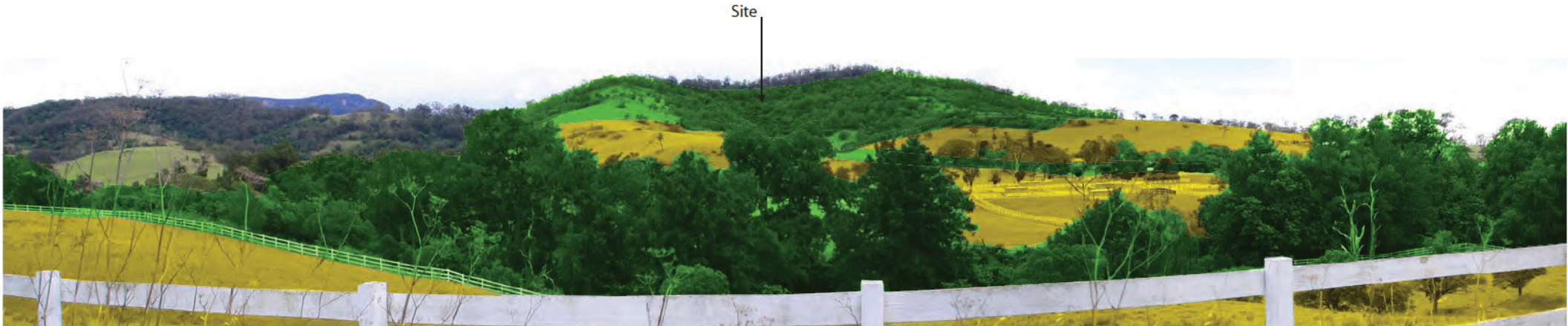
MOD 4 COMMENT

- No change in visibility of development

LEGEND

- Open Space and/or environmental conservation / management
- Urban Development

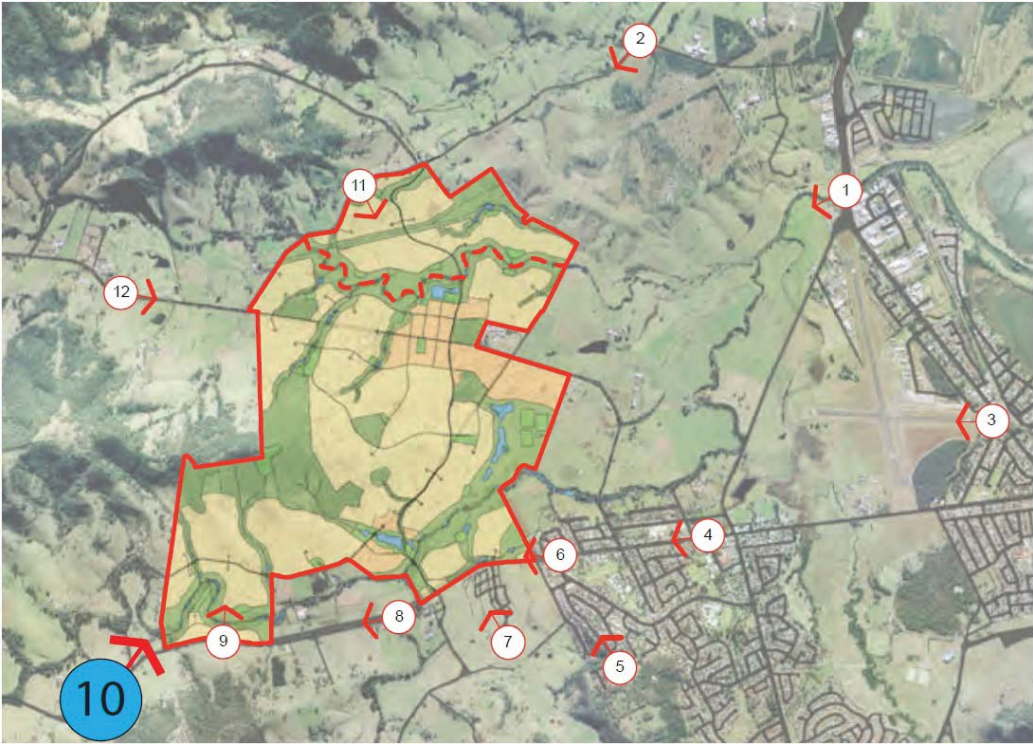
MOD 4 Comment



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Illawarra Highway
Elevation (approx): 55 m
Distance to Site Boundary: 700 m
View Direction: East down road

ILLAWARRA HIGHWAY

Key points for consideration:

- Some urban development will be visible in the middle ground of view.
- More open space visible than urban development visible on the lower portions of the ridgeline.
- Direct view of urban development for vehicles travelling east along the Illawarra Highway.

Potential mitigation measures:

- Development of streetscape tree canopy to screen development.
- Possible larger lots on ridgeline and at the interface with Jonhston's Spur increase potential for landscape tree canopy to screen private open space.

MOD 4 COMMENT

- Less of the development is seen due to the increase of tree size in the foreground.

LEGEND

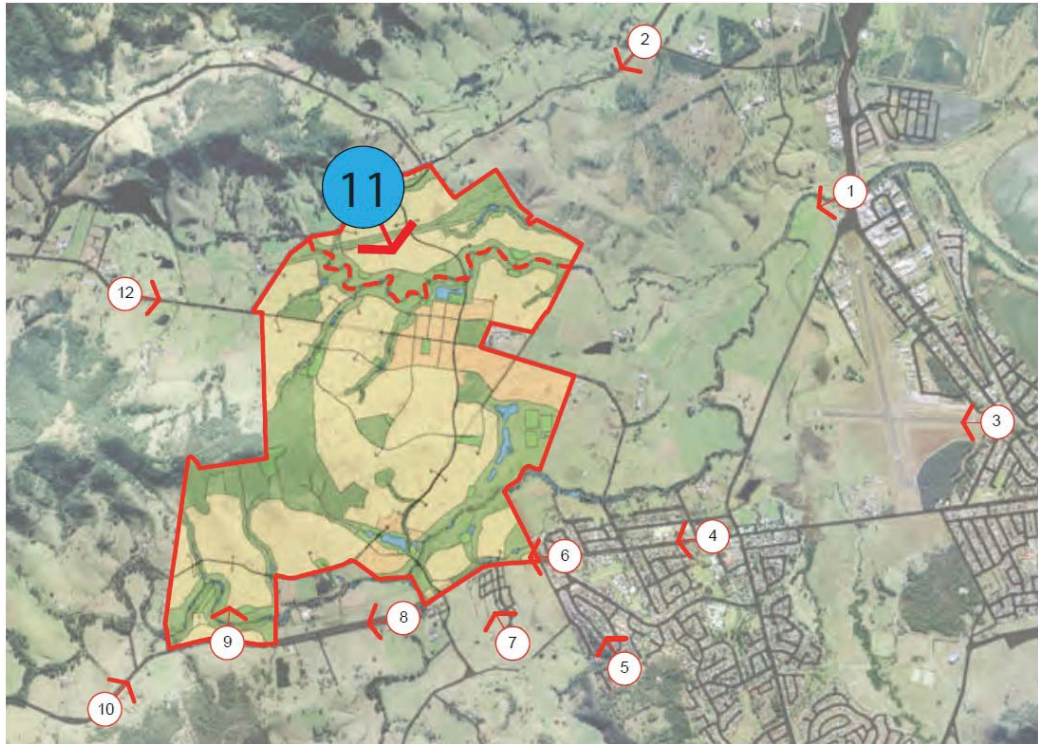
- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location:	Marshall Mount Homestead and Barn
Elevation (approx):	55 m
Distance to Site Boundary:	0 m
View Direction:	South East

MARSHALL MOUNT HOMESTEAD AND BARN

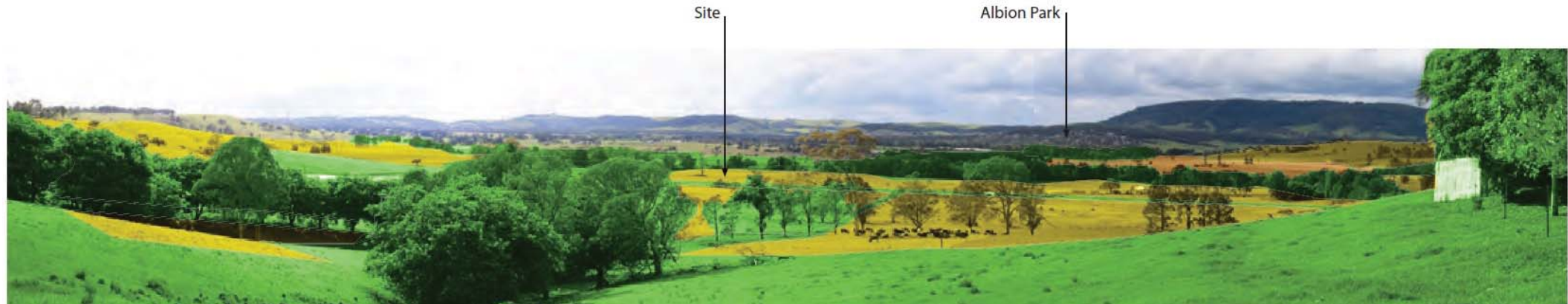
- Key points for consideration:
- Proposed open space adjoining Marshall Mount Road visible in the foreground.
 - Urban development in the middleground of view will be partially visible through open space.
 - Vegetated road and open space corridors will further break up areas of urban development.

- Potential mitigation measures:
- Early establishment of open space adjacent to Marshall Mount Road.

- MOD 4 COMMENT
- No change in visibility of development

LEGEND

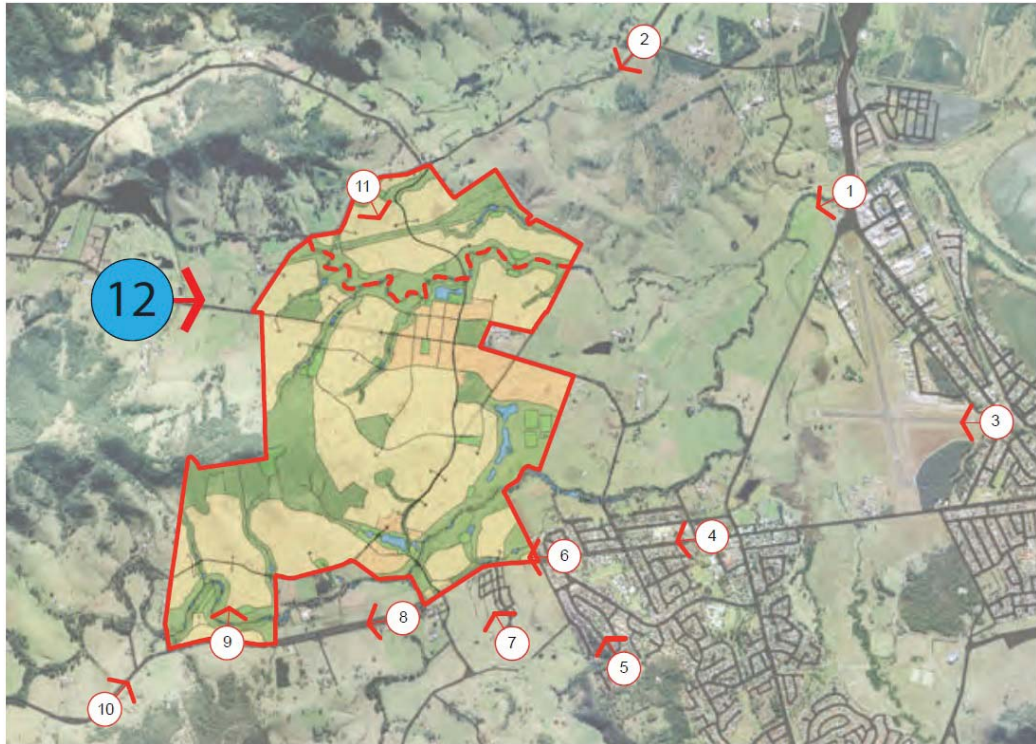
- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018



View Location Map

Location: Calderwood Valley Golf Course
Elevation (approx): 49 m
Distance to Site Boundary: 1,100 m
View Direction: Down road

CALDERWOOD VALLEY GOLF COURSE

- Key points for consideration:
- Urban development will not be visible.

MOD 4 COMMENT

- No change in visibility of development

LEGEND

- Open Space and/or environmental conservation / management
- Urban Development



View with Development overlay - Visual & Landscape Assessment 2010



View with Development Overlay - MOD4 May 2018

4.0 CONCLUSION

The following observations were made in the Visual and Landscape Assessment prepared in 2010 and are still relevant.

SPECIFIC OBSERVATIONS

Observations from the analysis of existing site conditions and potential views in relation to the preliminary structure plan include:

- The site is predominantly rural in character having been largely cleared for past agricultural land uses
- The wooded ridgelines are a significant feature of the visual and landscape character of the Calderwood Valley, and views towards the Illawarra Escarpment
- The natural character of the upper reaches of Johnstons Spur will be conserved and will assist to reduce the impact of the development. The retention of the natural ridgeline minimises the areas where development is observed at the top of ridgelines
- Development of the valley will be visible from immediately adjoining areas including Marshall Mount Road, Calderwood Road, and Illawarra Highway
- Lower slopes of Johnstons Spur are visible from the east and south - and are proposed for development
- Proposed development will change the landscape character from rural to urban
- Views of the site from the north are restricted by an adjoining ridgeline
- Views lines from adjoining areas are reduced to varying degrees by existing development and vegetation
- The site is visible from the escarpment to the north west, west and south, however these viewing locations are generally not publicly accessible

VISUAL IMPACT OF URBAN DEVELOPMENT

- For the majority of views of the development the Escarpment will remain the dominant visual feature
- For the majority of views Johnstons Spur and the associated ridgeline will remain an important visual feature
- Johnstons Spur is proposed in the concept plan to be retained for open space, environmental conservation and/or management purposes which will lessen the visual impact of development
- Additional tree canopy cover along main roads, the ridgeline and at the interface with Johnstons Spur will lessen the visual impact of urban development within the less visually prominent lowland areas
- The retention of tree canopy cover along the main riparian corridors of Macquarie Rivulet and Marshall Mount Creek will lessen the visual impact of urban development within the less visually prominent lowland areas

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