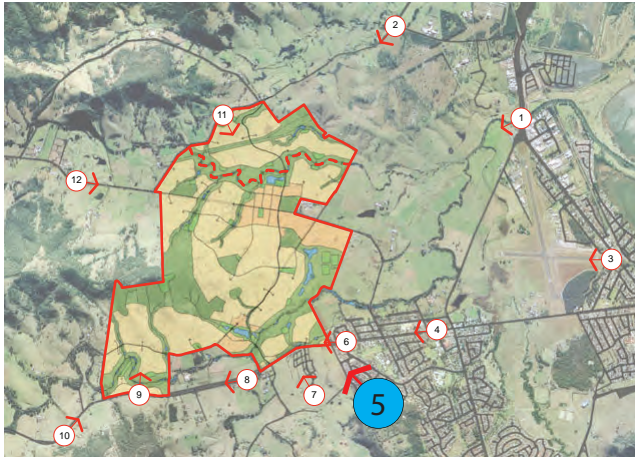


View 5



View Location Map

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



Existing View

Key points for consideration

- Escarpment is a 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

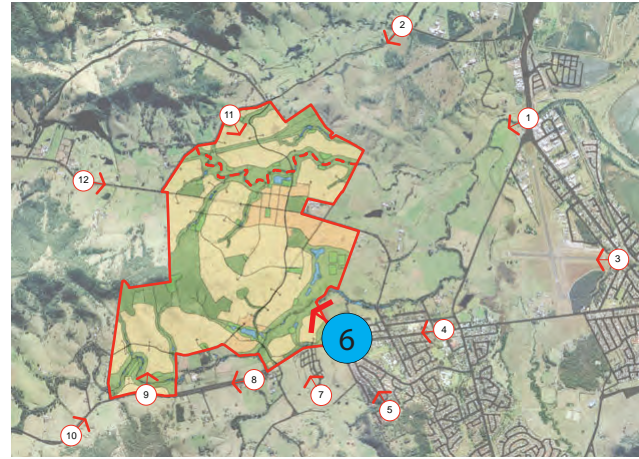
Potential mitigation measures

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



View with Development Overlay Open Space etc Urban Development

View 6



View Location Map

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

Key points for consideration

- Escarpment is a 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

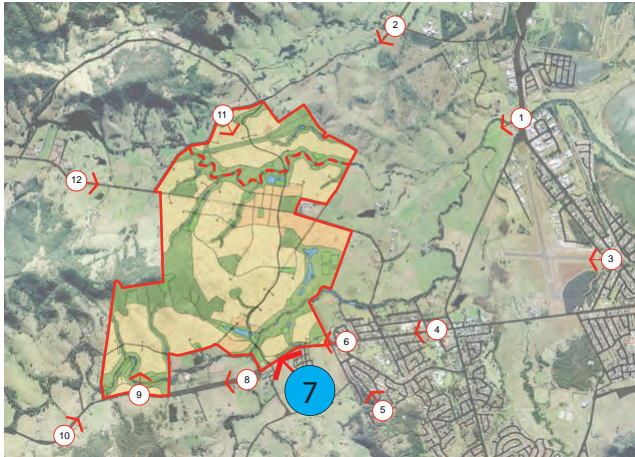
*Existing View*

View with Development Overlay

Open Space etc

Urban Development

View 7



View Location Map

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



Existing View

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

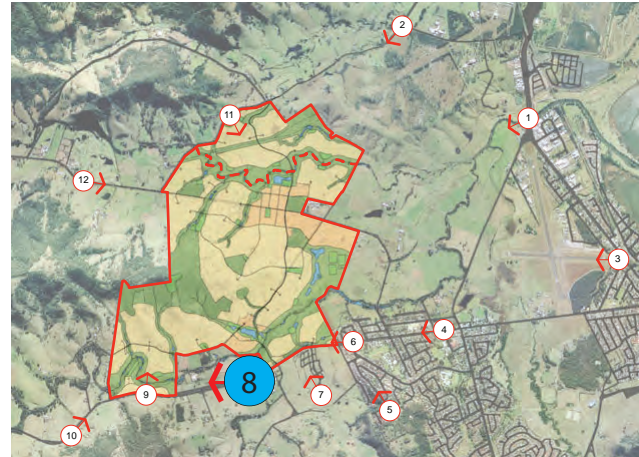
Potential mitigation measures

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



View with Development Overlay Open Space etc Urban Development

View 8



View Location Map

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



Existing View

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



View with Development Overlay

Open Space etc

Urban Development

View 9

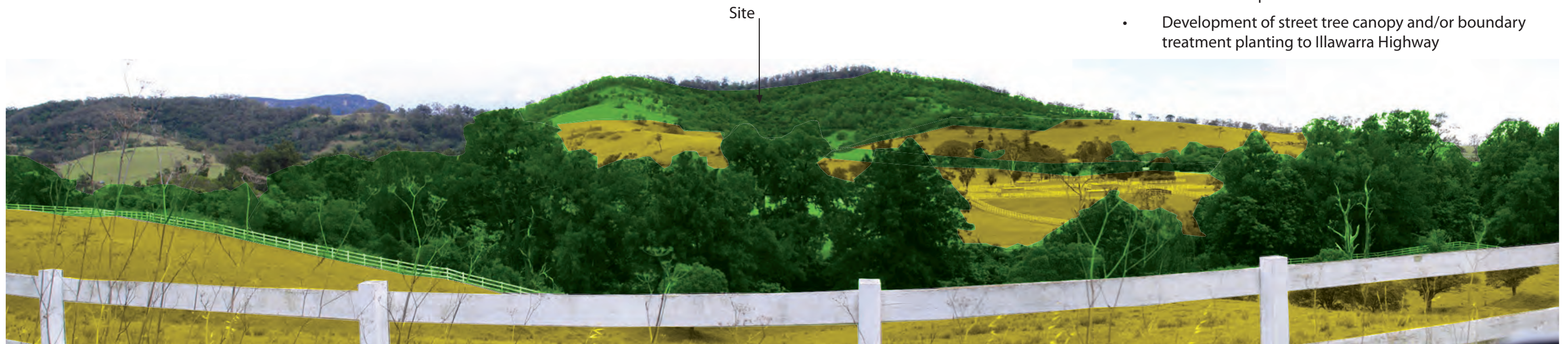


View Location Map

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



Existing View



View with Development Overlay

Open Space etc

Urban Development

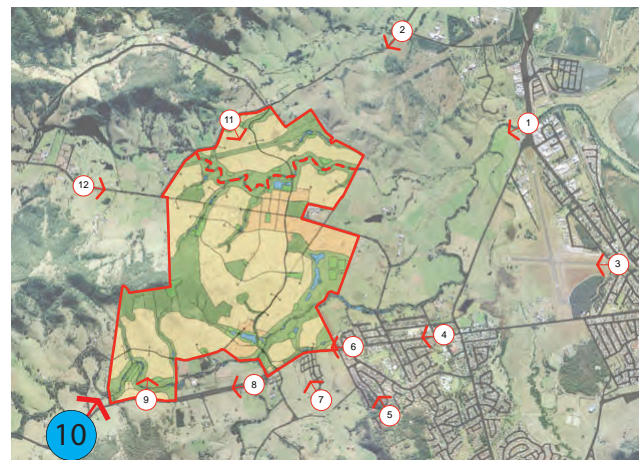
Key points for consideration

- 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

View 10



View Location Map

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



Existing View

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

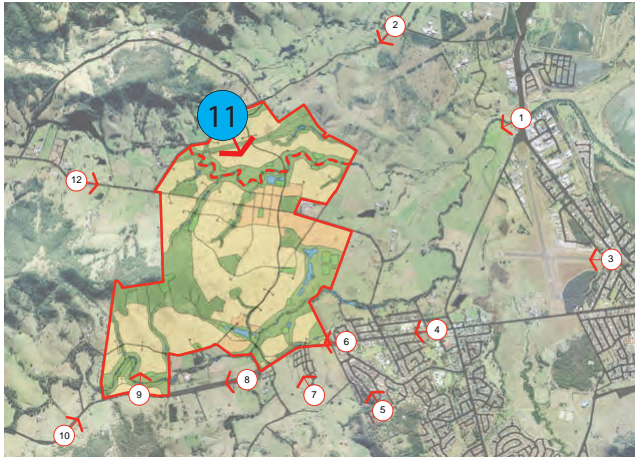
- Development of streetscape tree canopy to screen development
- Possible larger lots on ridgeline and at the interface with Jonhston's Spur increase potential for landscape tree canopy to screen private open space



View with Development Overlay

Open Space etc Urban Development

View 11



View Location Map

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



Existing View

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

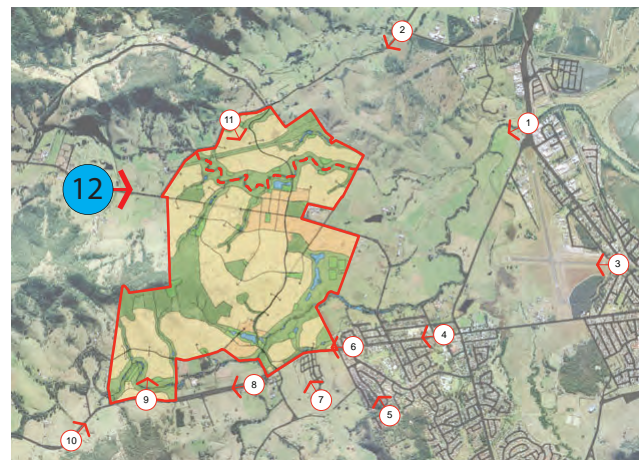
Potential mitigation measures

- Early establishment of open space adjacent to Marshall Mount Road



View with Development Overlay Open Space etc Urban Development Town Centre

View 12



View Location Map

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



Existing View

Key points for consideration

- Urban development will not be visible



View with Development Overlay - No Visible Development

3.4 Summary Visual and Landscape Issues

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

4.0 Strategies for Visual Mitigation

There are a range of potential strategies that can be employed in ongoing planning, design, and implementation to mitigate views to the urban development.

Developed areas

Building type / character

- Building height and massing to be considered - limit impact on vegetated and pastoral ridges
- Development type and intensity (eg. residential free standing, terrace, apartments, town centre) to be located where possible in lowland areas that are not visually prominent
- Building colour and materials palette to be considered in relation to visually prominent areas - limit contrast with visual context of existing vegetation and pastoral ridges

Landscape type / character

- Landscape typologies to promote integration with existing vegetation and pastoral ridges

Private domain landscape

- Encourage complimentary tree planting within private open space

Streetscape

Street alignment

- Diversity of alignments to reduce visual prominence of streets and develop informal street tree coverage to views

Public domain landscape

- Optimise early street tree and open space tree implementation

Open space

Planning / location

- Location of open space in context of development and critical view lines (eg. provide a natural landscape along the ridgelines which are the most sensitive zones for visibility)
- Retain existing stands of trees where possible
- Construct parklands as early as possible
- Colour and materials palette to be considered in relation to views from adjoining areas
- Design to reflect existing pattern of pastoral open spaces and vegetated pockets/corridors