

### 03\_\_\_\_\_ Visual Assessment

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**03\_MacDonald Road.** Glimpse views to the proposed development area are available.



**04\_View from M5 Motorway** looking north towards proposed large lot housing. The rural setting of the site will be changed as a consequence of development.

### 03 Visual Assessment

Vantage Point	Visual effect	Visual Sensitivity	Visual Impact	Recommendations
<p><b>03_</b></p> <p>MacDonald Road.</p>	<p><b>Moderate</b> visual effect.</p> <p>New large houses on one hectare rural style lots are proposed to the west of Macdonald Road on entry to the site under the M5 Motorway. Glimpse views of this area are available from the road.</p> <p>Existing roadside vegetation and site tree planting provide some screening to the proposed new housing locations. The proposed environmental living lot development will allow for the retention of most of the site vegetation and allow for additional screen vegetation to be established between houses.</p> <p>A vegetated embankment restricts views to the east of Macdonald Road at this location.</p>	<p><b>Low</b> visual sensitivity.</p> <p>A low number of motorists will be affected by the changed view and views will be fleeting.</p> <p>The change will be partly obscured by existing site and roadside vegetation.</p>	<p><b>Low</b> visual impact.</p> <p>Minimal visual access to the new development is anticipated at this location.</p>	<p>Recommend detail designs adopt the following to minimise the impact of new large houses in the rural (E4) zone:</p> <ul style="list-style-type: none"> <li>_ensure generous side, front and rear setbacks;</li> <li>_predominance of landscape area;</li> <li>_controls on extent of cut and fill</li> <li>_retention of existing vegetation</li> <li>_incorporate new significant and connected canopy tree planting.</li> </ul> <p>Provide informal, relaxed street tree planting on Macdonald Road, in combination with similar informal tree planting in private front yards, in response to the ongoing rural character of the area</p>
<p><b>04_</b></p> <p>M5 Motorway (at MacDonald Road bridge).</p>	<p><b>High</b> visual effect.</p> <p>For motorists travelling north along the M5 Motorway over the MacDonald Road bridge towards the development will be new 5m acoustic walls. This view will replace the existing outward view towards open rural lands.</p> <p>Note that views to this area from the section of the motorway between the Brooks Road on-ramp and the Macdonald Road bridge are totally obscured by existing acoustic walls.</p>	<p><b>Low</b> visual sensitivity.</p> <p>A large number of motorists will be affected however views will be fleeting and motorists will be travelling at high speeds. Motorists attention will be focussed on the road rather than passing views.</p>	<p><b>Moderate</b> visual impact.</p> <p>The existing predominantly rural panorama will change will affect a large number of motorists for a short duration.</p>	<p>Not applicable.</p>

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**05\_**M5 Motorway travelling south. Glimpse views to the proposed development area are available.



**06\_**Typical view towards Ingleburn Conservation zone from environmental living lot zone on Denham Court

### 03 Visual Assessment

Vantage Point	Visual effect	Visual Sensitivity	Visual Impact	Recommendations
<p><b>05_</b></p> <p>M5 Motorway (at Campbelltown Road intersection).</p>	<p><b>Low</b> visual effect.</p> <p>Distant, glimpse views between existing site vegetation, roadside vegetation and road embankments are available towards new development areas for motorists travelling south on this section of the motorway. Retention of the Maxwell Creek North Conservation zone will minimise the extent of change. Proposed development to the east of the site, not part of this proposal, will provide a new more urban context for development. It is possible that distant and fleeting views of the town centre will be possible.</p>	<p><b>Low</b> visual sensitivity.</p> <p>Views will be limited to motorists travelling south at high speed along the motorway. Only a small portion of the view will be affected.</p>	<p><b>Low</b> visual impact.</p> <p>Minimal visual access to the new development is anticipated at this location.</p>	<p>Provide substantial screen tree planting in proposed open space zones on the eastern boundary of the development.</p>
<p><b>06_</b></p> <p>Environmental living lot area at Denham Court.</p>	<p><b>Moderate</b> visual effect.</p> <p>The rear outlook of existing large lot residences located on Culverston Avenue will be changed from open woodland to large lot rural development. This is already the predominant land use in the vicinity. A new rural road along the edge of the conservation zone provides greater visual access and improved edge condition to the natural woodland.</p>	<p><b>Moderate</b> visual sensitivity</p> <p>The altered views affect a low number of existing residents for a long duration. Overlooking and privacy concerns may be raised.</p>	<p><b>Moderate</b> visual impact.</p>	<p>Recommend detail designs adopt the following to ensure the following:</p> <ul style="list-style-type: none"> <li>_provision of a generous and regular front setback to new houses on the new Zouch Road extension to contribute to the creation of a high quality rural streetscape and edge to the conservation zone.</li> <li>_provision of generous side setback to maximise views from Culverston Avenue through to the conservation zone.</li> <li>_provision of substantial backyard landscaping and customary attention to privacy and overlooking issues.</li> </ul> <p>Provide informal street tree planting on the new Zouch Road extension, in combination with similar informal tree planting in private front yards, to respond to the rural character of the area</p>

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08\_View from Croatia Avenue looking towards the development site.

### 03 Visual Assessment

Vantage Point	Visual effect	Visual Sensitivity	Visual Impact	Recommendations
07_  Cubitt Drive.	<b>Low</b> visual effect.  The views from Cubitt Drive towards the development encompass the proposed Ingleburn and Zouch Road conservation zones where no changes will occur as a result of the development.	<b>Low</b> visual sensitivity.  The development will be viewed by a small number of local residents only. Proposed changes within the view shed are negligible.	<b>Low</b> visual impact.	Not applicable
08_  Croatia Avenue.	<b>Moderate</b> visual effect.  Views towards the site are local only and are filtered by mature stands of existing vegetation particularly in association with Maxwell Creek North. Mid ground views towards to Cambelltown Road ridge line will be affected by proposed removal of vegetation to accommodate the town centre and Campbelltown Road widening. The proposed conservation zones will assist greatly to mitigate the impact of these changes. The remainder of the Edmondson Park (north) development, not part of this application, involves the residential development of the area immediately north of the site including the area around Croatia Avenue. The visual effect, or change, resulting from the proposed development in this future context will be much lower than in the current predominantly rural setting.	<b>Moderate</b> visual sensitivity.  Changes will affect a relatively low number of existing residents. New residents in these areas (that is, residents who are part of the new development) will not be sensitive to the change.	<b>Moderate</b> visual impact.	Retain existing riparian and mature vegetation wherever possible. Provide selective screening in linear riparian parks to screen and buffer new rows of housing. Provide a high quality landscape continuously along each street to reinforce the landscape vision, provide street identity, and create comfortable, pedestrian friendly and shady avenue street.

### 03\_\_\_\_\_ Visual Assessment

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09\_View from Camden Valley Way at Rynan Avenue looking towards the development



10\_Camden Valley Way. Low local ridge lines screen the development from views.

### 03 \_\_\_\_\_ Visual Assessment

Vantage Point	Visual effect	Visual Sensitivity	Visual Impact	Recommendations
<p><b>09_</b></p> <p>Rynan Avenue &amp; Jardine Drive</p>	<p><b>Moderate</b> visual effect.</p> <p>Local views towards the site from Rynan Avenue and Jardine Drive are filtered by substantial existing vegetation in the foreground.</p> <p>Mid ground views towards to Cambelltown Road ridge line will be affected by proposed removal of vegetation to accommodate the town centre and Campbelltown Road widening.</p> <p>The remainder of the Edmondson Park (north) development, not part of this application, involves the residential development of the area immediately north of the site including Jardine Drive and Rynan Avenue. The visual effect, or change, resulting from the proposed development in this future context will be much lower than in the current predominantly rural setting.</p>	<p><b>Moderate</b> visual sensitivity.</p> <p>Changes will affect a relatively low number of existing residents in the mid-distance view shed. New residents in these areas (that is, residents who are part of the new development) will not be sensitive to the change.</p>	<p><b>Moderate</b> visual impact.</p>	<p>Provide selective screening in linear riparian parks to screen and buffer new rows of housing.</p> <p>Provide a high quality landscape continuously along each street to reinforce the landscape vision, provide street identity, and create comfortable, pedestrian friendly and shady avenue street.</p>
<p><b>10_</b></p> <p>Camden Valley Way.</p>	<p><b>Moderate</b> Visual effect.</p> <p>The landform between Camden Valley Way (CVW) and the development site is flat to undulating. Camden Valley Way is located on a local ridgeline.</p> <p>Views from CVW are currently obscured by existing local ridge lines just beyond the northern boundary of the site. As the necessitate the removal of existing vegetation on the Campbelltown Road ridge line, there is potential for changed distant views from CVW to a more urban ridge line view and town centre built form.</p>	<p><b>Moderate</b> visual sensitivity.</p> <p>Large numbers of motorists will be affected however the views would be fleeting and the change will affect only a small portion of the overall view.</p> <p>Longer duration views of the town centre and new housing will be available from the north of Camden Valley Way.</p>	<p><b>Moderate</b> visual impact.</p>	<p>Retain existing mature ridge line and riparian vegetation wherever possible.</p> <p>Provide new large native evergreen street tree planting along the Campbelltown Road ridge line.</p> <p>Provide a high quality landscape continuously along each street to reinforce the landscape vision, provide street identity, and create comfortable, pedestrian friendly and shady avenue street.</p>

### 03\_\_\_\_\_ Visual Assessment

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11\_Views from Fox Valley Road..

### 03\_\_\_\_\_ Visual Assessment

Vantage Point	Visual effect	Visual Sensitivity	Visual Impact	Recommendations
11_ Fox Valley Road.	<p><b>Moderate</b> Visual effect.</p> <p>Distant views towards the elevated town centre development will be visible from this elevated residential street.</p> <p>Loss of existing trees on the Campbelltown ridge line will affect views from his vicinity.</p> <p>New large lot housing on the Zouch Road extension will be visible from this location.</p>	<p><b>Low</b> visual sensitivity.</p> <p>A relatively low number of local residents will be affected for possible long durations depending on orientation of homes</p> <p>The views will be distant, background views. Only a small portion of the overall view will be affected.</p>	<p><b>Low</b> visual impact.</p>	<p>Retain existing mature ridge line vegetation wherever possible.</p> <p>Provide new large native evergreen street tree planting along the Campbelltown Road ridge line.</p> <p>Provide a high quality landscape continuously along each street to reinforce the landscape vision, provide street identity, and create comfortable, pedestrian friendly and shady avenue street.</p>

## 04 Landscape Strategies

38 A number of landscape strategies are recommended to mitigate the visual impact of the proposed development. These are noted specifically at each of the identified viewpoints in the Visual Assessment Table. They have been developed as a response to the potential impacts anticipated by the development proposal. These are summarised on the following plan.

Refer **Figure 9\_Landscape Strategies Diagram** .

A number of landscape strategies recommended for the Edmondson Park South development are as follows.

### *Town Centre*

*Objective: Minimise the visual impact of the new town centre development when viewed from distant vantage points.*

- \_The proposed location of the town centre will cause loss of significant trees in elevated locations. Provide new large evergreen street tree planting to screen and soften the town centre edge condition and to provide green connections through the town centre zone.
- \_Limit building heights to 12m (3-5 storeys - below mature tree heights) at the town centre edges.
- \_Carefully consider the final location and detail design of any 30m (10 storey) buildings to address their high visual and landmark context.
- \_Provide generous view corridors between town centre blocks (24m, 6 storey) buildings to allow views through to the conservation zones to the east and west of the town centre. Final locations for the view corridors to be determined at detailed town centre design stage.

### *Conservation Zones*

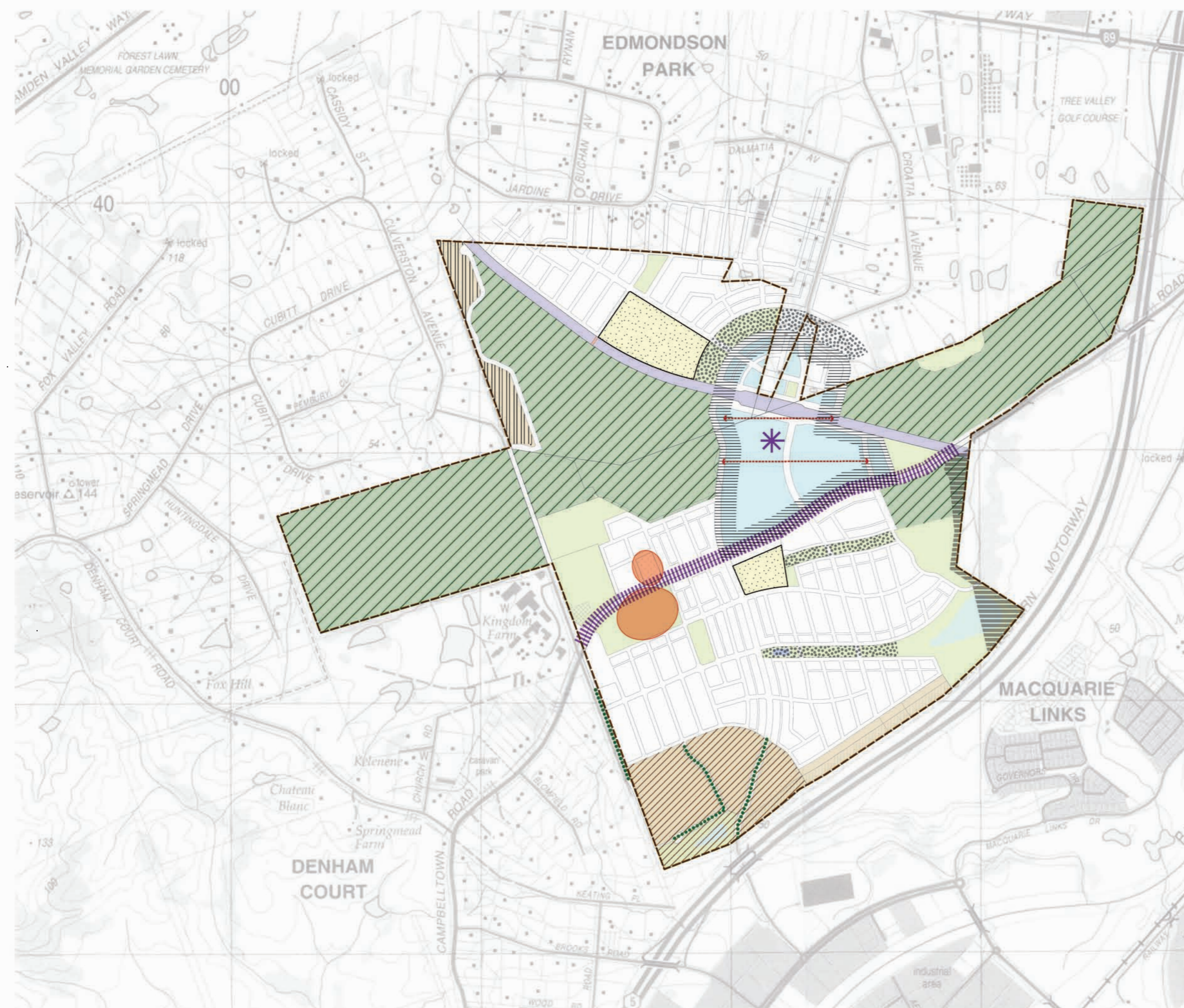
*Objective: Provide a viable, sustainable conservation zone for long term ecological, recreational, community and visual benefits.*

- \_Promote the ongoing rehabilitation and management of the natural woodland vegetation in conservation lands as a buffer to development.


### *Residential (R1) Zone*


*Objective – Minimise the visual impact of new urban development when viewed from distant vantage points.*


- \_Ensure the provision of lot size and shape, and relevant built form setbacks in the more compact development areas, to allow reasonable opportunity for immediate or future establishment of canopy tree planting on private land. In time this will provide natural shade, amenity and temperature control of houses, as well as visual softening of the development.
- \_Retain and protect existing trees in elevated or prominent locations, and generally wherever possible, to ensure that significant landscape landmarks are preserved.
- \_Provide significant evergreen street tree planting in medium density areas to maximise year round softening of the most compact areas of development.
- \_Provide landscape setbacks in private lots (low density areas) to allow canopy tree planting on private land to contribute to streetscape character.
- \_Suggest a palette of recessive colours to minimise the intrusion of housing and development in the landscape when viewed from distant vantage points.
- \_Prepare detail designs for landscaped areas for medium density development (private domain), open space areas, schools, and other community facilities to address the creation and preservation of canopy vegetation.




**GENERAL**


 Provide specific detailed landscape design response to existing valued heritage items in order to properly address landscape and visual heritage issues and their relationship to surrounding development.


 Develop detailed designs for schools and other community facilities that respect and retain major natural site vegetation where possible.


 Develop DCP controls to ensure provision of a generous and regular front setback and generous side setbacks to allow views through to the conservation zone.

**TOWN CENTRE**


 Proposed widening of Campbelltown Road will cause loss of significant existing ridgeline tree vegetation. Provide new large evergreen street tree planting.


 Limit building heights to 12m at town centre edges. Provide large evergreen street tree planting to screen and soften the town centre edge condition.


 Final location and detail design of 30m buildings to address their high visual and landmark context.


 Encourage generous view corridors between blocks of six storey (24m) town centre buildings to allow views to the conservation zone beyond. Locations to be determined at detailed town centre design stage.

**RESIDENTIAL ZONE**


 Provide streetscape treatment that responds to the rural character of these areas - informal, relaxed street tree planting in combination with similar front yard landscaping.

 Recommend detail designs consider minimising the impact of large new houses by ensuring generous side, front and rear setbacks and predominance of landscape area incorporating significant and connected canopy tree planting.

 Develop significant screen vegetation along eastern site boundary to minimise visual impact from the M5 Motorway.

 Provide selective screening in linear riparian zones to screen and buffer new rows of housing.

**CONSERVATION ZONES**

 Promote ongoing rehabilitation and management of natural vegetation in conservation lands as a ridgeline buffer to new development.

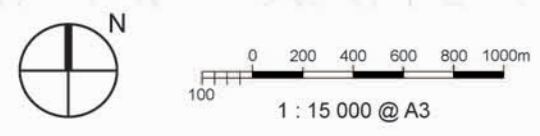


Figure 9: Landscape Strategies Diagram



## 04 Landscape Strategies

### *Environmental Living (E4) Zone*

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*Objective: Minimise the visual impact of new development when viewed from vantage points around the site.*

- \_Provide streetscape treatment to rural streets that responds to the rural character of these areas. Use informal, relaxed tree planting layouts in combination with similar front yard landscaping.
- \_Recommend detail designs that ensure the provision of generous and regular front setbacks to allow front yard landscaping to contribute to the streetscape.
- \_Recommend detail designs that ensure the provision of generous side and rear setbacks to allow a predominance of landscape area incorporating significant and connected groups of canopy tree vegetation.
- \_Provide for the protection, augmentation and effective long term management of existing significant site vegetation.

### *M5 Motorway*

*Objective: Minimise the impact of changed views from the M5 Motorway.*

- \_Provide streetscape treatment to the new street in the rural residential zone to the south west of the site in a way that responds to the rural character of the area. Use informal tree planting layouts in combination with similar front yard landscaping.
- \_Recommend detail designs that ensure the provision of generous front, side and rear setbacks to allow a predominance of landscape area incorporating significant and connected canopy tree vegetation.

### *Campbelltown Road*

*Objective: Create a new arterial road that addresses the new town centre but that also acknowledges its significant location on a local ridge line. Ensure that the new character of Campbelltown Road appropriately addresses the different landscapes it passes through.*

- \_Retain existing tree vegetation within the new road reserve wherever possible.
- \_Provide new large, evergreen street tree planting along Campbelltown Rd.
- \_Control building heights and front setbacks of new buildings along Campbelltown Road to provide comfortable scale.
- \_Provide public domain treatments that address the new town centre and highlight the quality of the new development.
- \_Provide a different streetscape treatment where the new Campbelltown Road passes through the conservation and open space zones.

### *Heritage Items*

*Objective: Retain the significance of site heritage items and tell the stories clearly.*

- \_Provide a site specific detailed landscape design response and interpretive plan for existing valued heritage items in order to properly address visual and heritage issues and their relationship to surrounding development.
- \_Prepare detail designs for landscaped areas for medium density development (private domain), open space areas, schools, and other community facilities to address the creation and preservation of canopy vegetation.
- \_Provide for the protection, augmentation and effective long term management of existing significant site vegetation.

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