



**CLOUSTON** associates



**BUNGARRIBEE ESTATE**  
**VISUAL ASSESSMENT**  
NS 1061 29/07/2010

Cover Image:

View to the West overlooking the site of the former Bungarribee Homestead.

# BUNGARRIBEE ESTATE, VISUAL ASSESSMENT



for Landcom by

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Date	Issue	Status	Checked
03.08.2010	Issue G	Final	CL <i>Crosbie/Primer</i>
29.07.2010	Issue F	Revised	CL <i>Crosbie/Primer</i>
06.05.2010	Issue E	Final Revised	CL <i>Crosbie/Primer</i>
15.03.2010	Issue D	Final	CL <i>Crosbie/Primer</i>
11.03.2010	Issue C	Final Draft	CL <i>Crosbie/Primer</i>
08.03.2010	Issue B	Second Draft	CL <i>Crosbie/Primer</i>
05.03.2010	Issue A	Draft for review	CL

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## 1. INTRODUCTION

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This Visual Assessment report relates to the proposed Bungarribee Residential Estate being developed by Landcom.

Specifically, the assessment addresses key views from the site of the former heritage homestead to the surrounding landscape when the proposed Bungarribee residential estate is constructed. The site is located adjacent to the Western Sydney Parklands (WSP) and lies within the Blacktown City Council local government area (See Figure 1.0).

### 1.1 PURPOSE OF THE REPORT AND PLANNING CONSIDERATIONS

The purpose of this report is to provide an objective assessment of:

- The views that will be experienced of the surrounding landscape from the Heritage Park and Homestead site.
- Whether the replacement of the proposed two storey dwellings adjoining the park with single storey dwellings will result in any additional views to the surrounding landscape.

This report should be read in conjunction with the digital video that illustrates these views in detail and from which images have been extracted for this report.

### 1.2 SCOPE AND LIMITS OF THIS REPORT

The report has been based on a professional assessment of the key views. At this juncture the opinions of adjoining landowners or other persons who may regularly view this landscape now or in the future have not been sought.

### 1.3 REPORT METHODOLOGY AND BACKGROUND DOCUMENTS

The principal methodology adopted for this visual assessment is based on the analysis of a digital 3D model, based on dimensioned design plans for the estate that form part of the Bungarribee Estate Development Application.

Key components of the project methodology include:

- Review of all background documentation and reports prepared for the Bungarribee Estate.
- A detailed briefing of a digital imaging company 'Virtuocity' to prepare a 3D digital model of key views.
- Analysis of all key views based on site photography overlaid by the proposed 3D digital model of the estate from five critical viewpoints.

Key background documents that have informed this assessment include:

- Development Application for the Bungarribee Estate Heritage Park and View Park (2010).
- Bungarribee Precinct and Western Sydney Parklands Heritage Impact Study (2007).





Figure 1.0

Bungarrabee Estate • Visual Assessment  
SITE LOCATION



## 1.4 TERMS USED IN THIS REPORT

The following provides a brief explanation of the terms and abbreviations commonly used in Visual Assessment reports and which appear in this report:

- **Visual catchment:** an area or areas from which a subject site is visible, the boundaries of which are normally determined by what may be seen from the site itself up to and including the visual horizon.
- **Viewsheds:** these apply to the quantum of the subject site that may be seen from any given viewpoint.
- **Visual Receptors:** the public or community at large who would have regular views of or from the subject site, either by virtue of living/working within the visual catchment or from transport routes, paths, parks, lookouts and the like.

## 1.5 BACKGROUND TO THIS REPORT

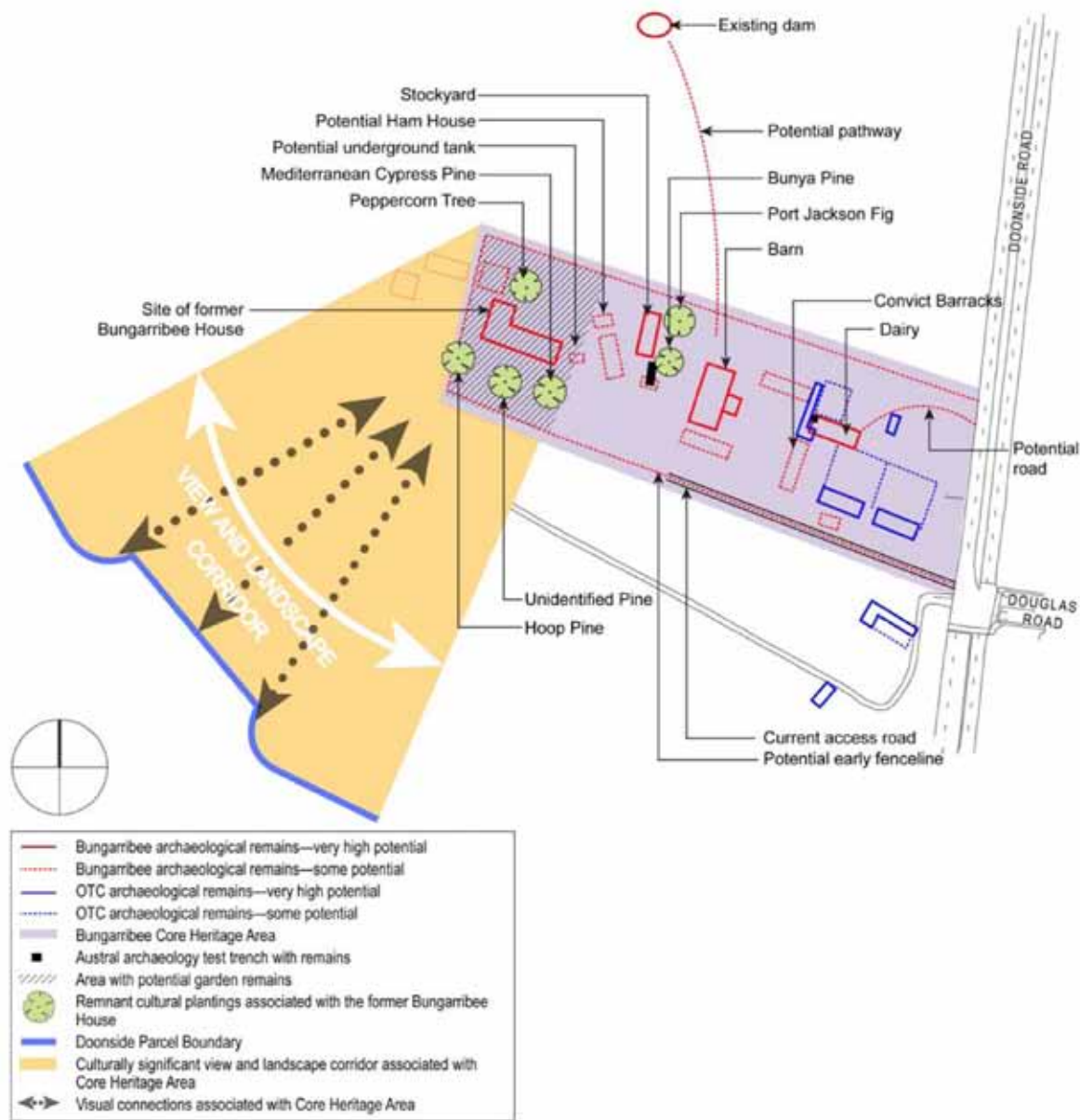
The Bungarribee Residential Estate is to be developed on the site of what is now mostly open grassland, designated as the Doonside Residential Parcel, a large part of which was the land forming the historic Bungarribee Estate and Homestead listed on the State Heritage Register as an archaeological site. An important factor in the development of the Masterplan for the residential estate being developed by Landcom was the designation of a Core Heritage Area centred on the site of the former Homestead (see Figure 1.0 for Site Location and Figure 1.3 for the Development Proposal in the context of the Western Sydney Parklands).

To establish the extent and orientation of that curtilage, a Visual and Landscape Assessment was prepared by Richard Lamb in 2006 in conjunction with a Heritage Impact Statement prepared for this and adjoining sites by Godden Mackay Logan in 2007.

As may be seen in the *Heritage Impact Statement*, Figures 4.7 and 4.8 (Figure 1.1 and Figure 1.2 of this report) identified that a core heritage area around the homestead and a view corridor both be designated as parks. A Development Application (DA) has been lodged with Blacktown City Council for the proposed design of the Heritage Park and View Park which seeks to meet the goals and objectives agreed for these parks (see Fig. 1.4).

The landscape design for this DA was developed in consultation with the Heritage Branch of the NSW Department of Planning. During those consultations the Heritage Branch requested that Landcom consider locating single storey dwellings on the streets adjoining the southern and western boundaries of the Heritage Park with a view to maintaining key views westward from the park, as also to minimise the residential impact on the park's character.

Whilst Landcom indicated it believed that two storey dwellings in these locations would not obstruct views and that such dwellings would be complimentary to the park's character, both parties agreed that Landcom would prepare a 3D digital model of some of the critical views from and adjoining the park. The model would show the completed dwellings incorporated at both single and two storey scale to establish whether larger dwellings would have the impacts anticipated by the Heritage Branch. This report summarises the findings from that 3D view modeling.



**Figure 4.7** Plan showing approximate location of remnant cultural plantings within the Core Heritage Area and culturally significant view and landscape corridor associated with the Core Heritage Area. Note that developable areas within the view and landscape corridor are also identified.

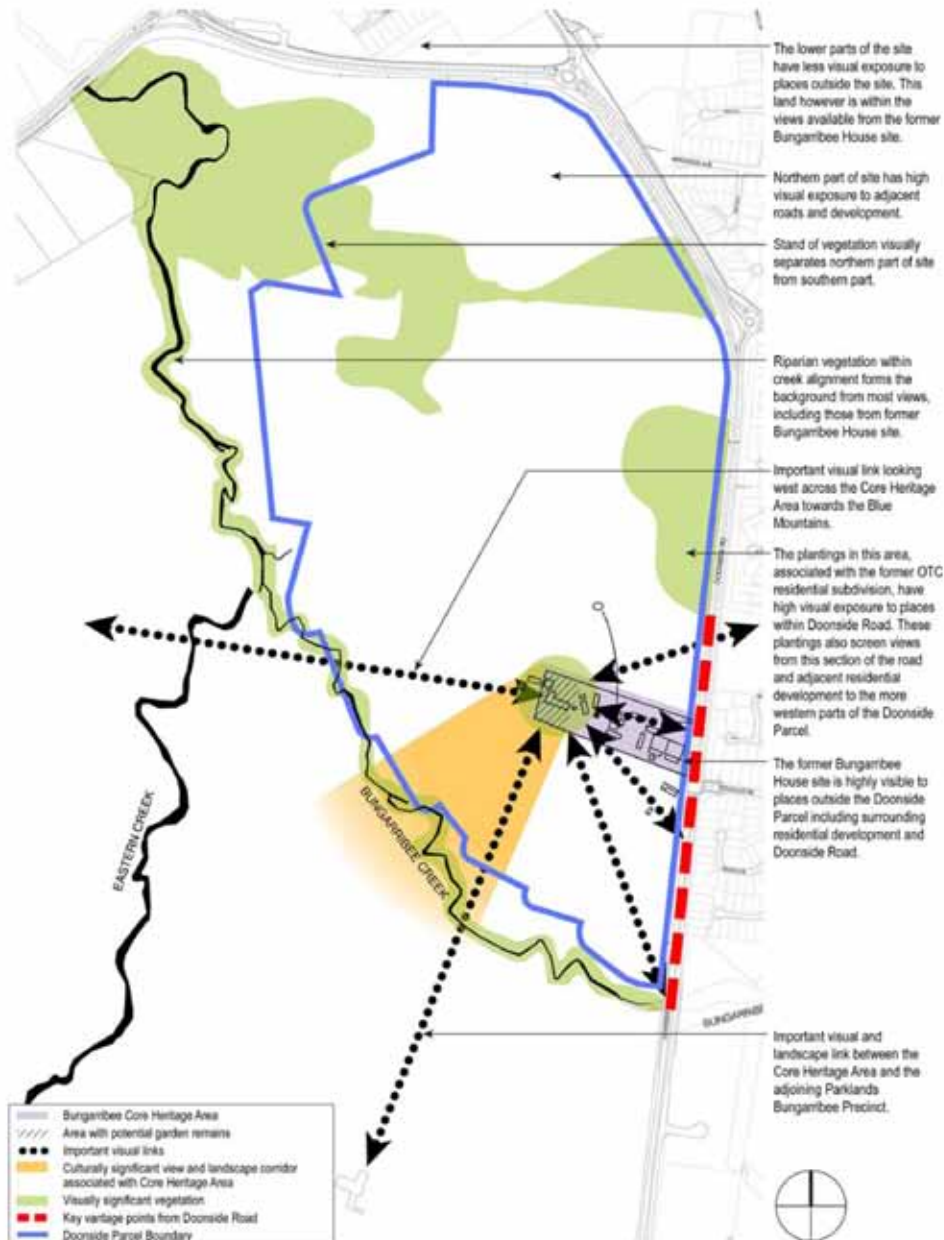
Source: Bungarribee Precinct and Western Sydney Parklands Heritage Impact Study (Godden Mackay Logan Pty Ltd, 2007).



**Figure 1.1**

**Bungarribee Estate • Visual Assessment  
HERITAGE IMPACT STUDY FIGURE 4.7**





**Figure 4.8** Plan showing identified visual corridors/connections and landscape values within and adjacent to the Doonside Parcel. Note the culturally significant view and landscape corridor captures views to and from the Core Heritage Area both from within the Doonside Parcel and the adjoining Parklands Precinct.

Source: Bungarribee Precinct and Western Sydney Parklands Heritage Impact Study (Godden Mackay Logan Pty Ltd, 2007).



**Figure 1.2**

**Bungarribee Estate • Visual Assessment  
HERITAGE IMPACT STUDY FIGURE 4.8**

## 1.6 THE 3D DIGITAL MODEL

Working with Landcom, APP (Project Managers) and the project's Landscape Architects CLOUSTON Associates, Virtuocity P/L prepared the 3D Digital modeling.

The model was prepared using the following methodology:

- Panoramic photographs taken from five agreed viewpoints on the park that were spatially located on site (photos taken at 1.5 metres above ground at the proposed finished ground level);
- Preparation of an accurate 3D model of the proposed residential and parklands based on plans, levels and dimensions from the project's early design documentation
- Completion of a brief video presentation that pans across each view with a voice-over commentary. The images in Figs 1.5 to 1.23 are extracted from that video presentation.

## 1.7 DESCRIPTIONS OF THE FIVE VIEWS

Figure 1.3 illustrates the broader landscape setting and Figure 1.4 identifies locations of the five viewpoints and panoramas that were modeled for the presentation:

**View A** sets the character of the estate entry. While this does not relate to the key views from the Homestead, it provides an important character setting for the estate, parks and dwellings;

**View B** is located at the end of a proposed spine path crossing the park; viewing west

**View C** is located at the centre of the former Homestead site; viewing west

**View D** is located on the southeast corner of the View Park;

**View E** is located at the southwest corner of the Heritage Park at an elevated location overlooking the view park and adjoining dwellings.

The following commentary (taken from the video presentation) identifies the key features of each view when panning across the full panorama, snapshots of which are included in this section. Note that the light white line across several of these images denotes the existing tree horizon in the background. The names that appear in the upper parts of the image are the relative locations of local parks and landmarks in the background (Fig. 1.3).

### VIEW A (Figure 1.5)

*In the first part of View A we are looking south east with the new houses visible in the background and the estate entry on the right identified by sculptural features that represent the agricultural fence posts that were common in this area. Also evident are the long raised planting beds in the mid ground representing ploughed furrows of the former landscape of this locality.*

*As the view pans west and then northwest the entry road to the estate comes into view (Figure 1.6) as does the northern side of the entry which mirrors the sculptural features on the south. A large fig tree in the background of the entry area provides a strong backdrop as do the flowering trees to the north, reflecting the former orchards of this area.*



**Figure 1.3**

## Bungarribee Estate • Visual Assessment

### THE STUDY SITE IN LOCAL CONTEXT





Figure 1.4

Bungarribee Estate • Visual Assessment  
HERITAGE PARK & VIEW PARK - WITH VIEWPOINTS





**VIEW B (Figure 1.7)**

*In this view we can see two storey houses lining the main access road (Figure 1.8). Note that the transition to single storey houses in the next image (Figure 1.9) does not reveal any additional background views, particularly given the presence of two storey houses in the background. Indeed, as the land falls away, the single storey houses on the streetfront provide a rather weak address to the park and street from an urban design perspective.*

*As the view pans west, the site of the former Homestead appears in the background (Figure 1.10). The two larger trees are specimens that remain from the garden of the original Homestead. Note that from this view the distant horizon to the northwest is obscured by the rising ground and street trees.*

**VIEW C (Figure 1.11)**

*As this first part of View C pans west, we see the proposed intermittent low sandstone walls that will provide a sense of enclosure to the Homestead site. The existing Hoop Pine can be seen clearly in the background.*

*As the view turns west, the proposed houses to the west of the Park can be seen in the background behind the street trees (Figure 1.12). Note that the transition from two storey (Figure 1.12) to single storey houses (Figure 1.13) in the background of these image does not reveal any significant additional glimpses to the distant horizon.*

*Furthermore the presence of future trees in the backyards of these houses (not shown in this image) is likely to limit any such minor glimpses initially over time as they mature, whether or not the houses on the streetfront are single or two storey.*

NB. Following review of the earlier 3D modelling for the video, the Heritage Branch and Blacktown City Council officers requested that an extension to the View C panorama be prepared to identify the nature of views from the Homestead site to the north and northeast, where the display village and sales office/community centre will be located.

As the initial video set-up did not permit this originally unplanned view extension without major rebuilding of the 3D model, this additional sketch has been prepared by hand (see Figure 1.24) and is based on the dimensioned designs and extrapolation from the 3D model.

Note that any additional wider views here are largely obscured by tree planting within the park and on the adjoining streetfront.



#### *VIEW D (Figure 1.14)*

*View D starts here looking southward down View Park (Figure 1.15). To the left can be seen the residential street adjoining the east side of View Park. As the view pans southwest the full extent of the view corridor can be appreciated. Visible on the far horizon is the water tower at Erskine Park. In the midground the trees adjoining Bungarribee Creek are evident as is the land beyond that will form part of the Western Sydney Parklands.*

*Turning further to the west and northwest the houses on the street adjoining the west side of the View Park can be seen behind the park's boundary planting (Figure 1.16).*

*As the image pans to the estate's main street, the view is to the northwest. Note again that the image transition of the dwellings from two storey (Figure 1.16) to single storey (Figure 1.17) does not provide any view of the distant horizon. With two storey dwellings the street appears to have a stronger appearance when viewed from the park.*

*As the image pans to the north, the sandstone wall and access staircase to the Heritage Park and Homestead site comes into view, with the existing Hoop Pine evident on the right (Figure 1.18).*

*The next view, View E, will be located on the upper level to the west of the Hoop Pine as shown in the middle of this image.*

#### *VIEW E (Figure 1.19)*

*The image starts from a southwest orientation with the Bungarribee Creepline trees clearly visible in the background looking down the View Park (Figure 1.20). As the image pans to the west the dwellings adjoining the southwest corner of the Heritage Park come into view (Figure 1.21).*

*Here again the transition of the image from two storey (Figure 1.21) to single storey (Figure 1.22) reveals that no additional background horizon landscape is revealed with single storey dwellings. Furthermore from a best practice urban design perspective the single storey dwellings form a weak street corner to the Park at this important location, while also limiting the natural surveillance of the Park.*

*The opportunity to create a strong 'anchor' building at two storeys on the corner closest to the View Park ensures a strong framework for the street whilst still permitting a clear opening of sky view in this location.*

*As the image pans north the white horizon line clearly demonstrates that single storey dwellings in this location will not provide any view to the distant horizon (Figure 1.23).*

NB. Following review of the earlier 3D modelling for the video, the Heritage Branch and Blacktown City Council officers requested that the design be adjusted to seek a more open view westward from this point. The current version of the video and the snapshots in this report reflect those design changes which include:

- use of skillion roofs on the two storey streetfront houses to lower the overall ridge height
- selection of street tree species in the street behind this block that have a mature height of 8-12 metres and
- omission of the corner street tree on the streetfront to open up the view.



Fig 1.5

Bungarrabee Estate • Visual Assessment  
VIEW A



Fig 1.6

Bungarrabee Estate • Visual Assessment  
VIEW A LOOKING TO ENTRY





Fig 1.7

Bungarribee Estate • Visual Assessment  
VIEW B



Fig 1.8

Bungarribee Estate • Visual Assessment  
VIEW B: 2 STOREY DWELLINGS



Fig 1.9

Bungarribee Estate • Visual Assessment  
VIEW B: SINGLE STOREY DWELLINGS



Fig 1.10

Bungarribee Estate • Visual Assessment  
VIEW B: LOOKING TO HOMESTEAD SITE





Fig 1.11

Bungarrabee Estate • Visual Assessment  
VIEW C



Fig 1.12

Bungarrabee Estate • Visual Assessment  
VIEW C: TWO STOREY DWELLINGS





Fig 1.13

Bungarrabee Estate • Visual Assessment  
VIEW C: SINGLE STOREY DWELLINGS



Fig 1.14

Bungarrabee Estate • Visual Assessment  
VIEW D





**Fig 1.15**      **Bungarribee Estate • Visual Assessment**  
**VIEW D: LOOKING DOWN VIEW PARK**



**Fig 1.16**      **Bungarribee Estate • Visual Assessment**  
**VIEW D: TWO STOREY DWELLINGS**





Fig 1.17

Bungarrabee Estate • Visual Assessment  
VIEW D: SINGLE STOREY DWELLINGS



Fig 1.18

Bungarrabee Estate • Visual Assessment  
VIEW D: HERITAGE PARK STAIRCASE WALL



Fig 1.19

Bungarrabee Estate • Visual Assessment  
VIEW E



Fig 1.20

Bungarrabee Estate • Visual Assessment  
VIEW E: DOWN VIEW PARK





Fig 1.21

Bungarribee Estate • Visual Assessment  
VIEW E: TWO STOREY DWELLINGS



Fig 1.22

Bungarribee Estate • Visual Assessment  
VIEW E: SINGLE STOREY DWELLINGS





Fig 1.23	Bungarrabee Estate • Visual Assessment VIEW E: LOOKING NORTH
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Fig 1.24	Bungarrabee Estate • Visual Assessment VIEW C: ADDITION SKETCH LOOKING NORTH FROM HOMESTEAD SITE
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See explanation at end of text on View C

## 1.8 CONCLUSION

From the view analysis undertaken at each of the locations identified and supported by the 3D visual illustrations, the presentation demonstrates the importance and value of the View Park in maintaining a view corridor from the former Bungaribee Homestead and its associated landscape.

Equally, the presentation and report make clear that the substitution of single storey dwellings with two storey dwellings on streets immediately adjoining the south and west of the Heritage Park does not result in any additional gain in views to the distant horizon when viewing west and northwest from the Heritage Park and Homestead. Furthermore, the single storey dwellings provide a weak street address from an urban design perspective.

Minor adjustments to the streetfront house roof designs and street tree selection in View E looking west (carried out following review of the earlier 3D model and video) have however created a greater expanse of visible sky above the horizon line to assist the sense of a more open landscape when viewed from the southwest corner of the park.

This is achieved whilst also maintaining a strong urban design 'anchor' to this part of the streetscape.