

5.3 EXTERNAL VIEW SHED C- CNR COBBITTY RD & CAMDEN VALLEY WAY



Image 5.3.1- View shed C, as viewed from the Cnr of Cobbitty Rd & Camden Valley Way.

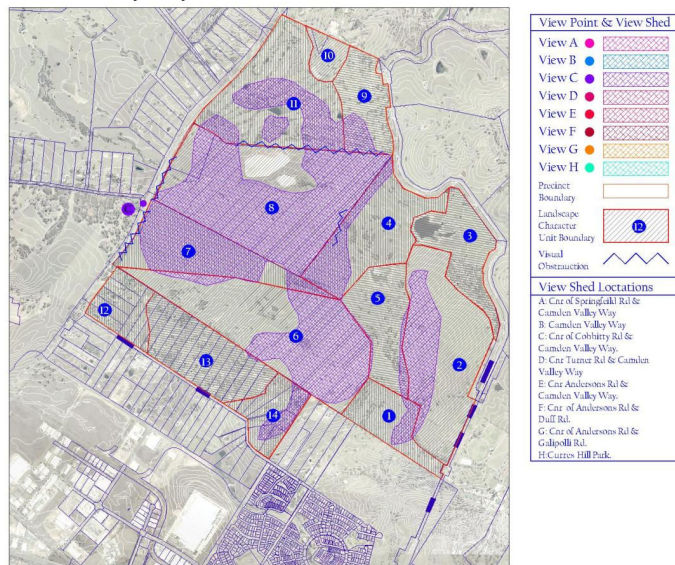


Image 5.3.2- View shed C from the Cnr of Cobbitty Rd & Camden Valley Way.

VISUAL CONNECTIONS TO THE LCU

Strong Views: 7 & 8
 Partial Views: 1, 2, 4, 6, 9, 11 & 14
 No Views: 3, 5, 10, 12 & 14

PERCENTAGE OF SITE VISIBLE

Approx 41%

GENERAL COMMENTS

This location will be the primary vehicular avenue to the Turner Rd Precinct; it provides strong views to the centre of the site.

While the views look expansive, the topography hides much of the site behind ridges and small valleys.

Road side plantings hinder distant views to the golf course. Almost all of the Turner Road small landholdings can't be seen from this location, with the acceptance of the eastern hill.

5.4 EXTERNAL VIEW SHED D- CNR TURNER RD & CAMDEN VALLEY WAY



Image 5.4.1- View shed D from the Cnr of Turner Rd & Camden Valley Way

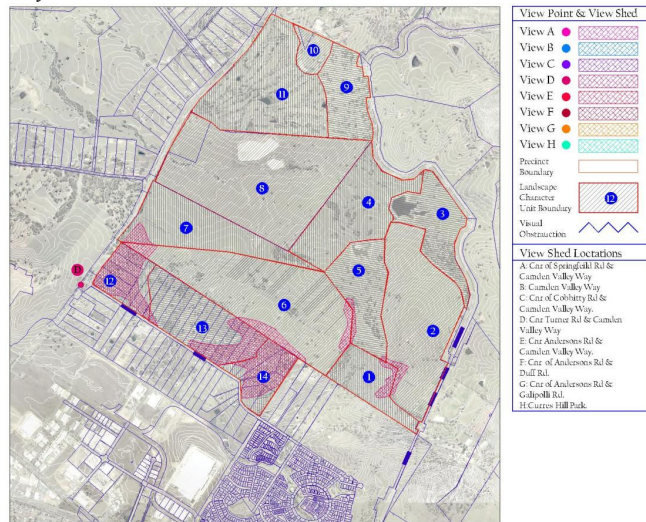


Image 5.4.2 - View shed D, from the Cnr of Turner Rd & Camden Valley Way

VISUAL CONNECTIONS TO THE LCU

Strong Views: 12 & 14

Partial Views: 1, 6, 7 & 13

No Views: 2, 3, 4, 5, 8, 9, 10 & 11

PERCENTAGE OF SITE VISIBLE

Approx 9%

GENERAL COMMENTS

This location provides views along Turner Road. Road side plantings hinder distant views along the boundary to Camden valley Way. With the exception of the properties along Tuner Rd and some elevated ridges to LCU 1 and 6, the remainder of the Turner Rd Precinct can't be seen.

5.5 EXTERNAL VIEW SHED E- CNR ANDERSONS RD & CAMDEN VALLEY WAY



Image 5.5.1 - View shed E from the Cnr of Andersons Rd & Camden Valley Way.

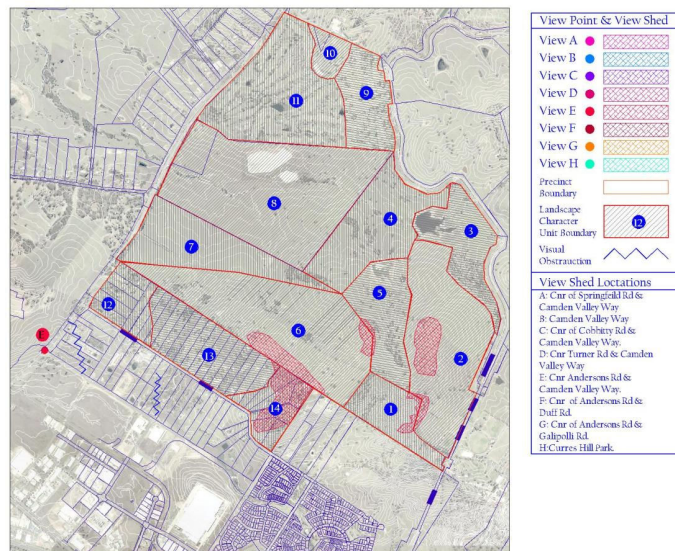


Image 5.5.2 - View shed E from the Cnr of Andersons Rd & Camden Valley Way

VISUAL CONNECTIONS TO THE LCU

Strong Views: 14

Partial Views: 1, 2 & 6

No Views: 3, 4, 5, 7, 8, 9, 10, 11, 12 & 13

PERCENTAGE OF SITE VISIBLE

Approx 5%

GENERAL COMMENTS

This location provides views from the entry to Harrington Park.

Road side plantings and the general topography hinder views onto the site. With the exception of the eastern properties along Turner Rd and some elevated ridges to LCU 1, 2 and 6, the remainder of the Turner Rd Precinct can't be seen.

5.6 EXTERNAL VIEW SHED F- CNR OF DUFF RD AND ANDERSONS RD



Image 5.6.1- View shed F, from the Cnr of Duff Rd & Andersons Rd.

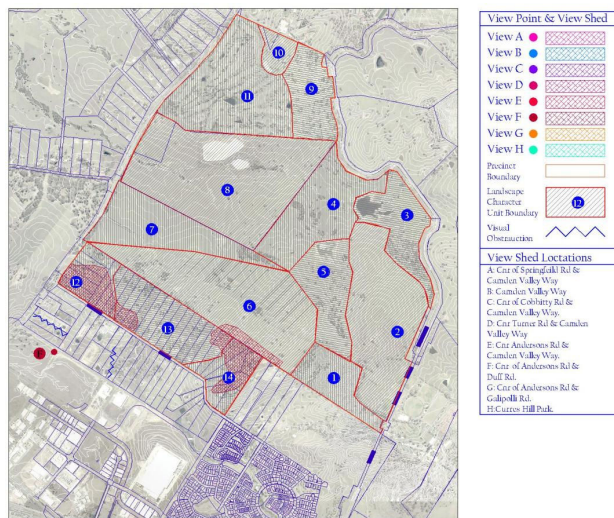


Image 5.6.2 - View shed F, from the Cnr of Duff Rd & Andersons Rd.

VISUAL CONNECTIONS TO THE LCU

Strong Views: 12 & 14

Partial Views: 6 & 13

No Views: 2, 3, 4, 5, 7, 8, 9, 10 & 11

PERCENTAGE OF SITE VISIBLE

Approx 5%

GENERAL COMMENTS

This location is the first intersection along Andersons Rd within Smeaton Grange.

Land from and structures hinder views onto site. The two raised sections to LCU 12 and 14 can be easily seen.

5.7 EXTERNAL VIEW SHED G- CNR OF GALLIPOLI RD AND ANDERSONS RD



Image 5.7.1- View shed G, from the Cnr of Gallipoli Rd & Andersons Rd.

VISUAL CONNECTIONS TO THE LCU

Strong Views: 13 & 14

Partial Views: 1 & 6

No Views: 2, 3, 4, 5, 7, 8, 9, 10, 11 & 12

PERCENTAGE OF SITE VISIBLE

Approx 11%

GENERAL COMMENTS

This location is the third intersection along Andersons Rd within Smeaton Grange.

The Turner Rd small landholdings provide a dominate ridge preventing views to the rest of the site, with the exception of sections of LCU 6, that are apart of the Kenny Ck catchment.

Existing plantings along Kenny Ck hinder views LCU 12 and part of LCU 13.

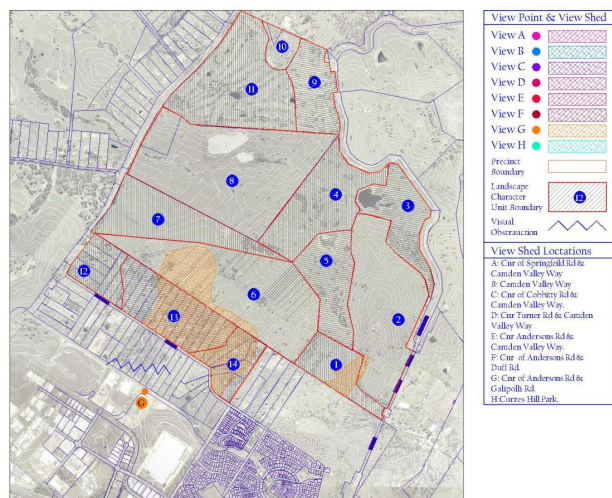


Image 5.7.2- View shed G, from the Cnr of Gallipoli Rd & Andersons Rd.

5.8 EXTERNAL VIEW SHED H- CNR CURRANS HILL PARK



Image 5.7.1- View shed H, from Currans Hill Park

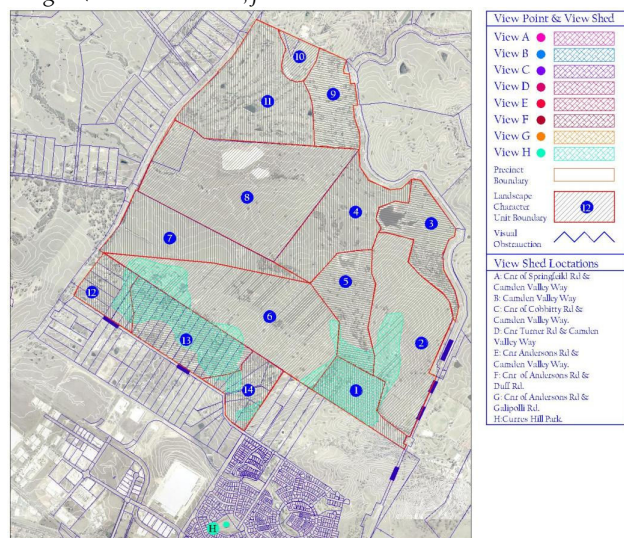


Image 5.7.1- View shed H, from Currans Hill Park

VISUAL CONNECTIONS TO THE LCU

Strong Views: 1 & 14
 Partial Views: 2, 5, 6, 12 & 13
 No Views: 3, 4, 7, 8, 9, 10 & 11

PERCENTAGE OF SITE VISIBLE

Approx 14%

GENERAL COMMENTS

This location is an elevated community park within Currans Hill.

The Turner Rd small landholdings provide a dominate ridge preventing views to the most of the site, with the exception of sections of LCU 1. This location is the only view shed to see most of LCU 1. The lower sections of Turner road can't be seen due to plantings and dwellings around the perimeter of the park.

5.9 ANALYSIS OF EXTERNAL VIEW SHEDS

LCU	EXTERNAL VIEWS TO THE LANDSCAPE CHARACTER UNITS													
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>
STRONG VIEWS	1	0	0	1	1	1	2	2	0	0	1	2	1	5
PARTIAL VIEWS	3	4	1	1	1	4	1	0	1	0	3	1	3	1
NO VIEWS	4	4	8	6	6	3	5	6	7	8	5	5	4	2

Table 5.9.1- This table shows the sum of total views each LCU is exposed to.

		EXTERNAL VIEWS TO THE OTHER LANDSCAPE CHARACTER UNITS								
LANDSCAPE CHARACTER UNITS	VIEW SHEDS	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	
	<u>1</u>	A	B	C	D	E	F	G	H	
	<u>2</u>	A	B	C	D	E	F	G	H	
	<u>3</u>	A	B	C	D	E	F	G	H	
	<u>4</u>	A	B	C	D	E	F	G	H	
	<u>5</u>	A	B	C	D	E	F	G	H	
	<u>6</u>	A	B	C	D	E	F	G	H	
	<u>7</u>	A	B	C	D	E	F	G	H	
	<u>8</u>	A	B	C	D	E	F	G	H	
	<u>9</u>	A	B	C	D	E	F	G	H	
	<u>10</u>	A	B	C	D	E	F	G	H	
	<u>11</u>	A	A	B	C	D	E	F	G	H
	<u>12</u>	A	B	C	D	E	F	G	H	
	<u>13</u>	A	B	C	D	E	F	G	H	
<u>14</u>	A	B	C	D	E	F	G	H		

STRONG VIEWS PARTIAL VIEWS NO VIEWS

Table 5.9.2- Table shows the relationship between the LCU and the View Sheds

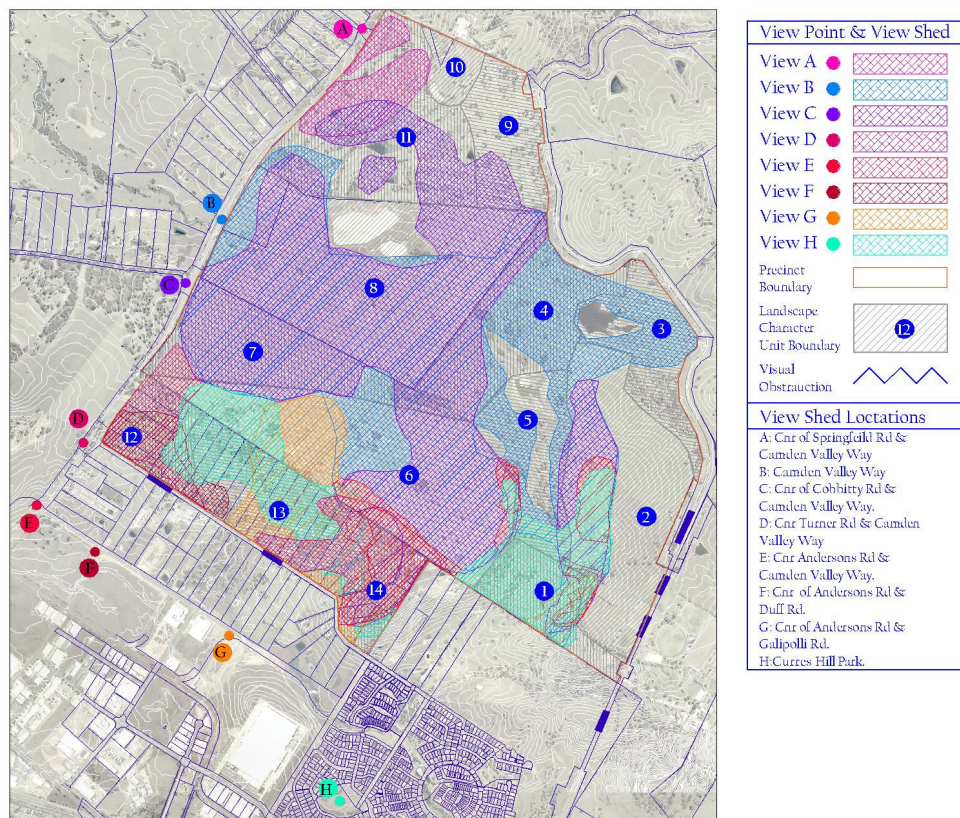


Image 5.9.3- Turner Road Precinct with the total external view sheds shown..

From these graphs you can see that LCU 14 is exposed the largest amount of ‘strong’ from external view sheds, and LCU’s 7, 8 & 12 are the next most exposed units. Only LCU 10 was unable to be seen from any view shed, while LCU 2, 3 & 9 contain no strong views.

6.0 CONNECTIONS OF EXTERNAL VIEW SHEDS TO LANDSCAPE CHARACTER UNITS

6.1 INTERNAL VIEW SHED – LCU 1



Image 6.1.1- Internal View From LCU 1

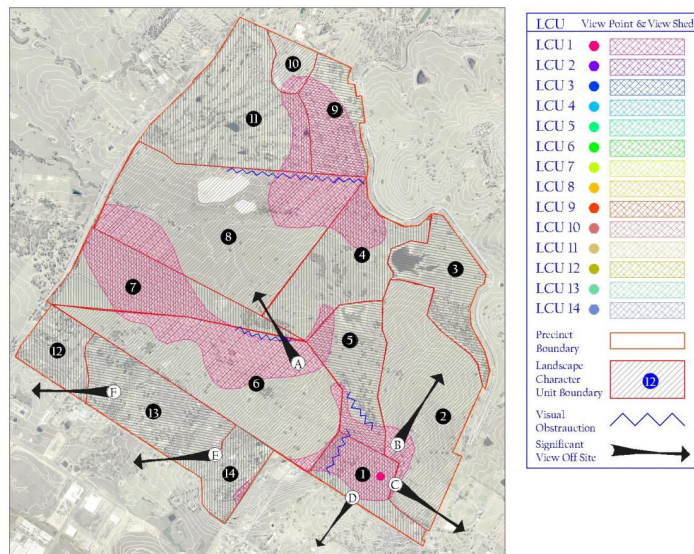


Image 6.1.2- Internal View From LCU 1

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 6 & 7

Partial Views: 4,8,9,10,& 11

No Views: 3, 12, & 13

PERCENTAGE OF SITE VISIBLE

Approx 24%

VIEWS OFF SITE

- A. Views to Oran park with distant views to the Blue Mountains.
- B. Views to the Scenic Hills.
- C. Views to St Gregory's buildings.
- D. Views to Currans Hill with distant views to Mt Annan.
- E. Views to Smeaton Grange with distant views to Harrington Park.
- F. Views to Narellan Vale with Distant views to Razorback Range.

6.2 INTERNAL VIEW SHED – LCU 2



Image 6.2.1- Internal View From LCU 2



Image 6.2.2- Internal View From LCU 2

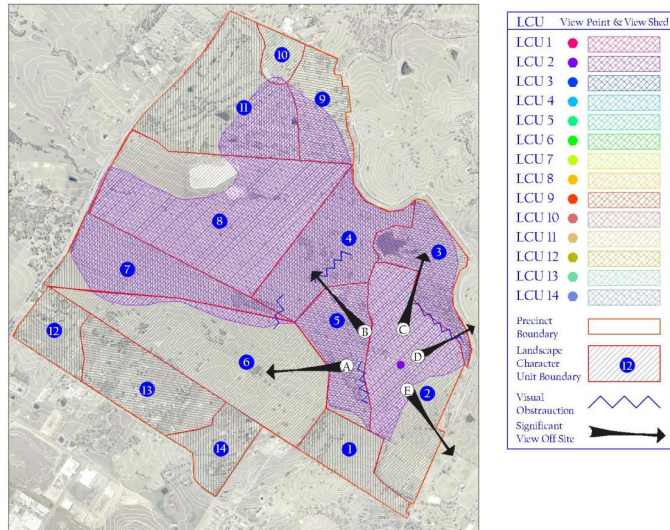


Image 6.2.3- Internal View From LCU 2

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 3, 4, 5, 7, 8 & 9

Partial Views: 6 & 11

No Views: 1, 10, 12, 13 & 14

PERCENTAGE OF SITE VISIBLE

Approx 51%

VIEWS OFF SITE

- A. Views to Harrington Park.
- B. Views to the Oran Park and surrounding Precinct.
- C. Views to the Scenic Hills.
- D. Views to St Gregory's buildings.
- E. Views to Currans Hill with distant views to Mt Annan.

There Sydney Water Channel could not be distinguished from this location.

6.3 INTERNAL VIEW SHED – LCU 3



Image 6.3.1- Internal View From LCU 3



Image 6.3.2- Internal View From LCU 3

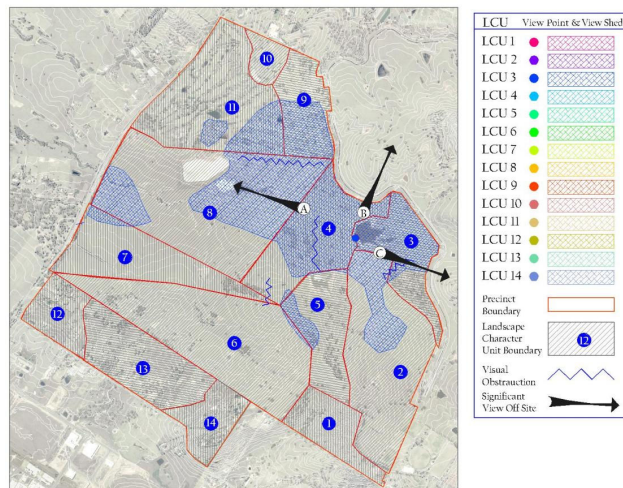


Image 6.3.3- Internal View From LCU 3

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 4, 8 & 9
 Partial Views: 2, 5, 7 & 11
 No Views: 1, 6, 10, 12, 13 & 14

PERCENTAGE OF SITE VISIBLE

Approx 26%

VIEWS OFF SITE

- A. Views to the Scenic Hills
- B. Views to Mt Annan
- C. Views to the Smeaton Grange & Narellan Vale. Distant views to Razorback Range.
- D. Views to Harrington Park.
- E. Views to Oran park with distant views to the Blue Mountains
- F. Views to Catherine Fields.

There Sydney Water Channel can not be distinguished from this location.

6.4 INTERNAL VIEW SHED – LCU 4



Image 6.4.1- Internal View From LCU 4



Image 6.4.2- Internal View From LCU 4

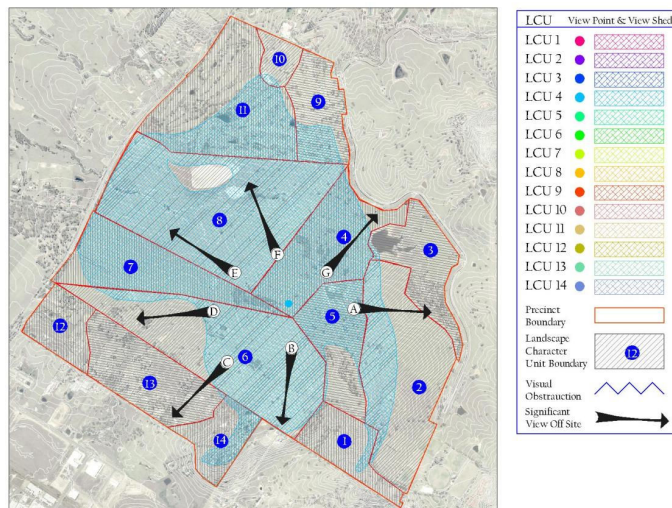


Image 6.4.3- Internal View From LCU 4

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 6, 7, 8 & 11
 Partial Views: 1, 2, 5, 9 & 14
 No Views: 3, 10, 12 & 13

PERCENTAGE OF SITE VISIBLE

Approx 55%

VIEWS OFF SITE

- A. Views to the Scenic Hills.
- B. Views to Mt Annan.
- C. Views to Smeaton Grange, Narellan Vale with distant views to Razorback Range.
- D. Views to Harrington Park.
- E. Views to Oran Park with distant views to the Blue Mountains.
- F. Views to Catherine Fields.

6.5 INTERNAL VIEW SHED – LCU 5



Image 6.5.1- Internal View From LCU 5



Image 6.5.2- Internal View From LCU 5

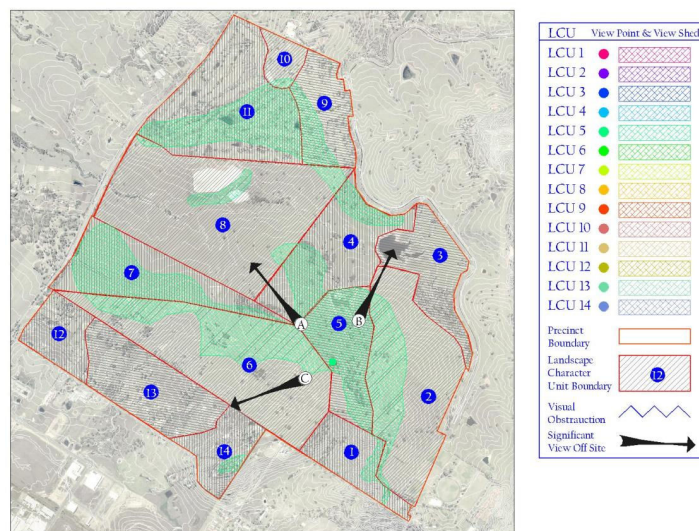


Image 6.5.3- Internal View From LCU 5

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 6, 7 & 11

Partial Views: 1, 2, 4, 8, 9 & 14

No Views: 3, 10, 12 & 13

PERCENTAGE OF SITE VISIBLE

Approx 28%

VIEWS OFF SITE

- A. Views to Catherine Fields.
- B. Views to the Scenic Hills.
- C. Views to the Scenic Hills.
- D. Views to the Scenic Hills.

6.6 INTERNAL VIEW SHED – LCU 6



Image 6.6.1- Internal View From LCU 6



Image 6.6.2- Internal View From LCU 6

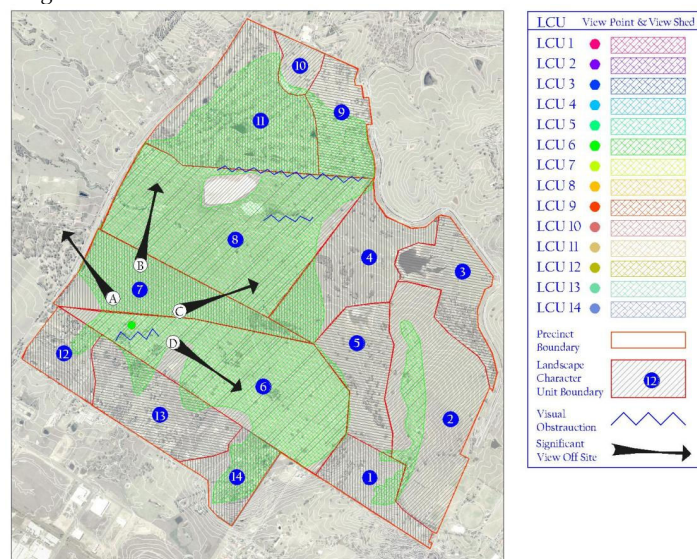


Image 6.6.3- Internal View From LCU 6

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 7, 8, 9, 11 & 14
 Partial Views: 1, 2, 4, 10, 12 & 13
 No Views: 3 & 5

PERCENTAGE OF SITE VISIBLE

Approx 53%

VIEWS OFF SITE

- A. Views to Oran Park.
- B. Views to Catherine Fields.
- C. Views to the Scenic Hills.
- D. Views to the Scenic Hills.

6.7 INTERNAL VIEW SHED – LCU 7



Image 6.7.1- Internal View From LCU 7



Image 6.7.2- Internal View From LCU 7

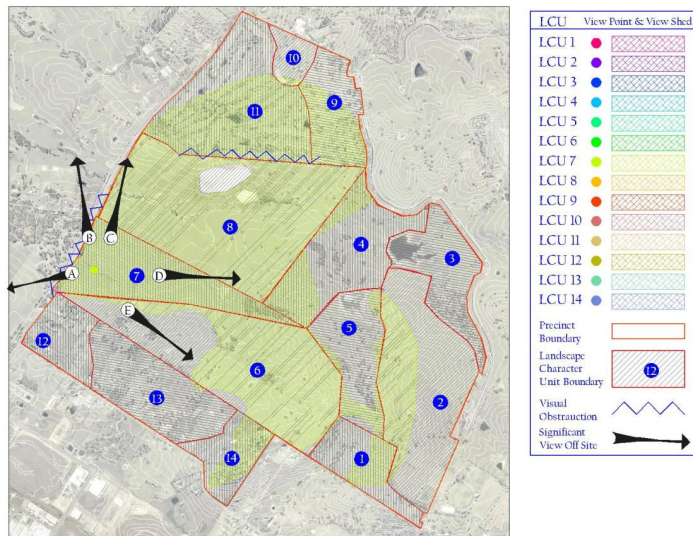


Image 6.7.3- Internal View From LCU 7

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 6, 8, 9 & 11
 Partial Views: 1, 2, 4, 5, 10 & 14
 No Views: 3, 12 & 13

PERCENTAGE OF SITE VISIBLE

Approx 53%

VIEWS OFF SITE

- A. Views to Harrington Park Stage Two.
- B. Views to Oran Park.
- C. Views to Catherine Fields.
- D. Views to the Scenic Hills.
- E. Views to the Scenic Hills.

6.8 INTERNAL VIEW SHED – LCU 8



Image 6.8.1- Internal View From LCU 8



Image 6.8.2- Internal View From LCU 8

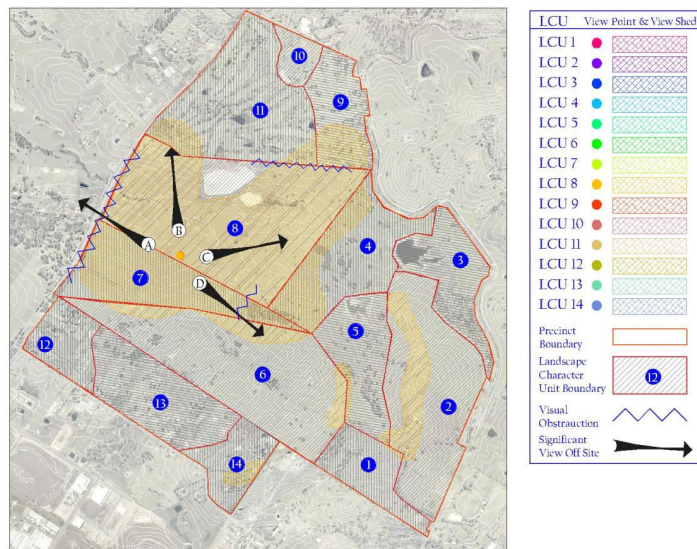


Image 6.8.3- Internal View From LCU 8

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 7

Partial Views: 2, 4, 5, 6, 9, 11 & 14

No Views: 1, 3, 10, 12 & 13

PERCENTAGE OF SITE VISIBLE

Approx 33%

VIEWS OFF SITE

- A. Views to Oran Park.
- B. Views to Catherine Fields.
- C. Views to the Scenic Hills.
- D. Views to the Scenic Hills.

6.9 INTERNAL VIEW SHED – LCU 9



Image 6.9.1- Internal View From LCU 9



Image 6.9.2- Internal View From LCU 9

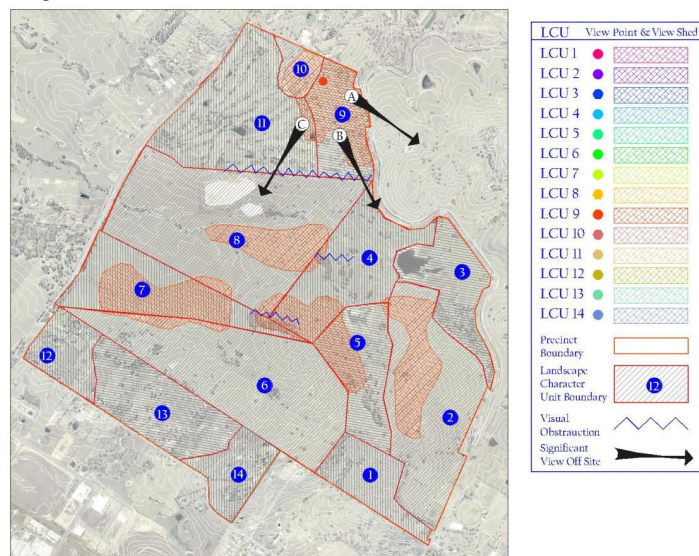


Image 6.9.3- Internal View From LCU 9

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 10

Partial Views: 2, 4, 5, 6, 7, 8 & 11

No Views: 1, 3, 12, 13 & 14

PERCENTAGE OF SITE VISIBLE

Approx 16%

VIEWS OFF SITE

F. Views to the Scenic Hills.

G. Views to St Gregory's College.

H. Views to Mt Annan & Narellan Vale.

There Sydney Water Channel could not be distinguished from this location.

6.10 INTERNAL VIEW SHED – LCU 10



Image 6.10.1- Internal View From LCU 10



Image 6.10.2- Internal View From LCU 10

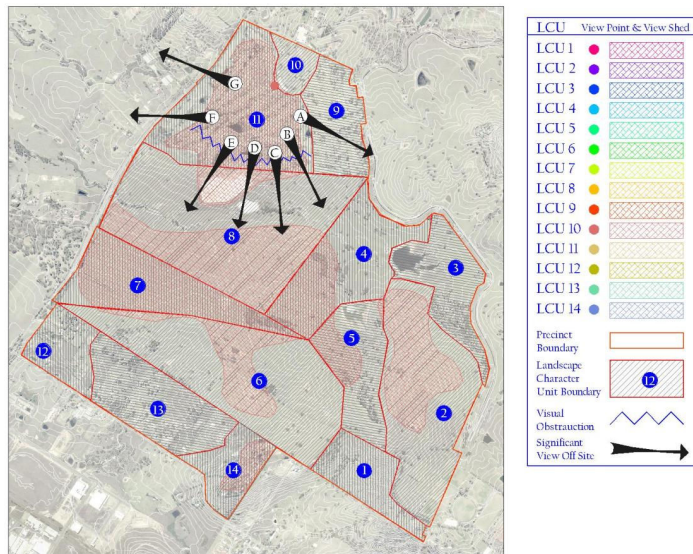


Image 6.10.3- Internal View From LCU 10

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 7, 8 & 11
 Partial Views: 2, 4, 5, 6 & 14
 No Views: 1, 3, 12 & 13

PERCENTAGE OF SITE VISIBLE

Approx 36%

VIEWS OFF SITE

- A. Views to the Scenic Hills.
- B. Views to St Gregory's College.
- C. Views to Currans Hill and Mt Annan.
- D. Views to Narellan Vale
- E. Views to Smeaton Grange.
- F. Distant views to Razorback Range.
- G. Views to Oran Park and the Blue Mountains.

6.11 INTERNAL VIEW SHED – LCU 11



Image 6.11.1- Internal View From LCU 11

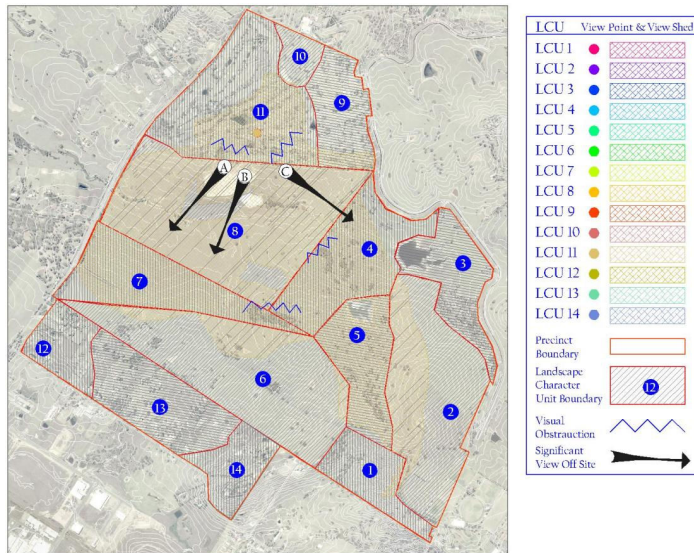


Image 6.11.2- Internal View From LCU 11

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 4, 5, 7 & 8

Partial Views: 1, 2, 6 & 9

No Views: 3, 10, 12, 13 & 14

PERCENTAGE OF SITE VISIBLE

Approx 45%

VIEWS OFF SITE

A. Views to Mt Annan

B. Views to the Scenic Hills.

C. Views to the Scenic Hills.

6.12 INTERNAL VIEW SHED – LCU 12



Image 6.12.1- Internal View From LCU 12



Image 6.12.2- Internal View From LCU 12

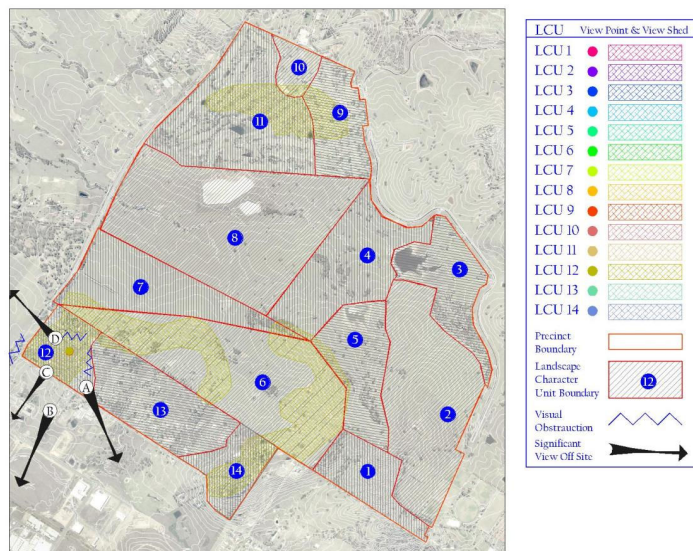


Image 6.12.3- Internal View From LCU 12

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 14

Partial Views: 6, 9, 11 & 13

No Views: 1, 2, 3, 4, 5, 7, 8 & 10

PERCENTAGE OF SITE VISIBLE

Approx 16%

VIEWS OFF SITE

- A. Views to Harrington Park Stage Two.
- B. Views to Oran Park.
- C. Views to Catherine Fields.
- D. Views to the Scenic Hills.
- E. Views to the Scenic Hills.

6.13 INTERNAL VIEW SHED – LCU 13



Image 6.13.1- Internal View From LCU 13



Image 6.13.2- Internal View From LCU 13

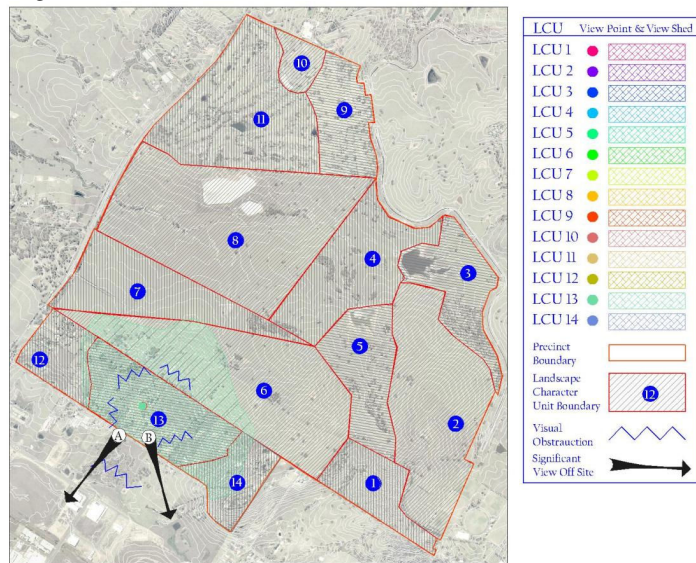


Image 6.13.3- Internal View From LCU 13

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 14

Partial Views: 6 & 12

No Views: 1, 2, 3, 4, 5, 7, 8, 9, 10 & 11

PERCENTAGE OF SITE VISIBLE

Approx 13%

VIEWS OFF SITE

A. Views to Smeaton Grange.

B. Views to Mt Annan.

6.14 INTERNAL VIEW SHED – LCU 14



Image 6.14.1- Internal View From LCU 14



Image 6.14.2- Internal View From LCU 14

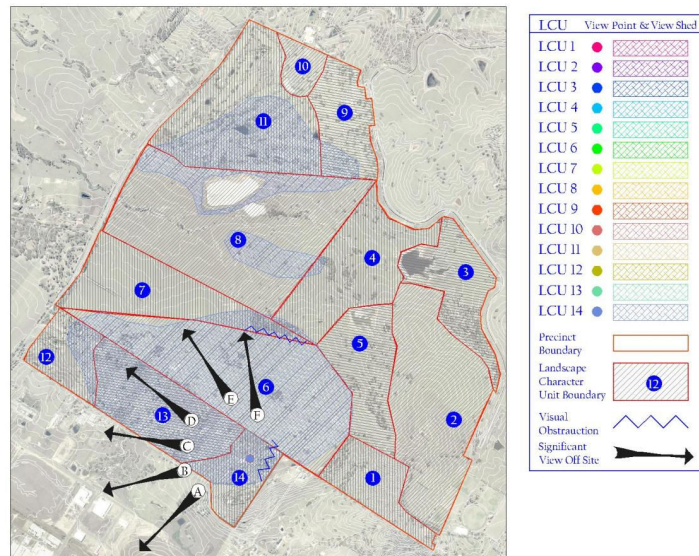


Image 6.14.3- Internal View From LCU 14

VISUAL CONNECTIONS TO OTHER LCU

Strong Views: 6 & 13
 Partial Views: 7, 8, 9, 11 & 12
 No Views: 1, 2, 3, 4, 5 & 10

PERCENTAGE OF SITE VISIBLE

Approx 35%

VIEWS OFF SITE

- A. Views to Mt Annan.
- B. Views to Smeaton Grange with distant views to Razorback Range.
- C. Views to Harrington Park and Narellan.
- D. Views to Harrington Park Stage Two.
- E. Views to Oran Park.
- F. Views to Catherine Fields.

6.15 ANALYSIS OF INTERNAL VIEW SHEDS

LCU	INTERNAL VIEWS TO THE LANDSCAPE CHARACTER UNITS													
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>
STRONG VIEWS	0	0	1	3	2	5	8	7	5	1	4	0	1	3
PARTIAL VIEWS	4	9	0	7	6	7	3	4	6	3	7	3	2	5
NO VIEWS	9	4	12	3	5	1	2	2	2	9	2	10	10	5

Table 6.15.1- This table shows the sum of total views each LCU is exposed to.

VIEW SHEDS		INTERNAL VIEWS TO THE OTHER LANDSCAPE CHARACTER UNITS													
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>
LANDSCAPE CHARACTER UNITS	<u>1</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>2</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>3</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>4</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>5</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>6</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>7</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>8</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>9</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>10</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>11</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>12</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>13</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	<u>14</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14

Strong Views **Partial Views** **No Views**

Table 6.15.2- This table shows the relationship between the LCU and the internal views sheds form other LCU.

		LANDSCAPE CHARACTER UNITS-INTERNAL VIEWS OFF SITE													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
PROMINENT VISIBLE LOCATIONS	BLUE MOUNTAINS	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	CATHERINE FIELDS	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	CURRANS HILL	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	HARRINGTON GROVE	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	HARRINGTON PARK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	MOUNT ANNAN	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	NARELLAN	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	NARELLAN VALE	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	ORAN PARK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	RAZORBACK RIDGE	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	SCENIC HILLS	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	SMEATON GRANGE	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	ST GREGORY'S	1	2	3	4	5	6	7	8	9	10	11	12	13	14

Strong View **Distant View** **No View**

Table 6.15.3- This table shows the relationship between the LCU and the internal views sheds form other LCU.

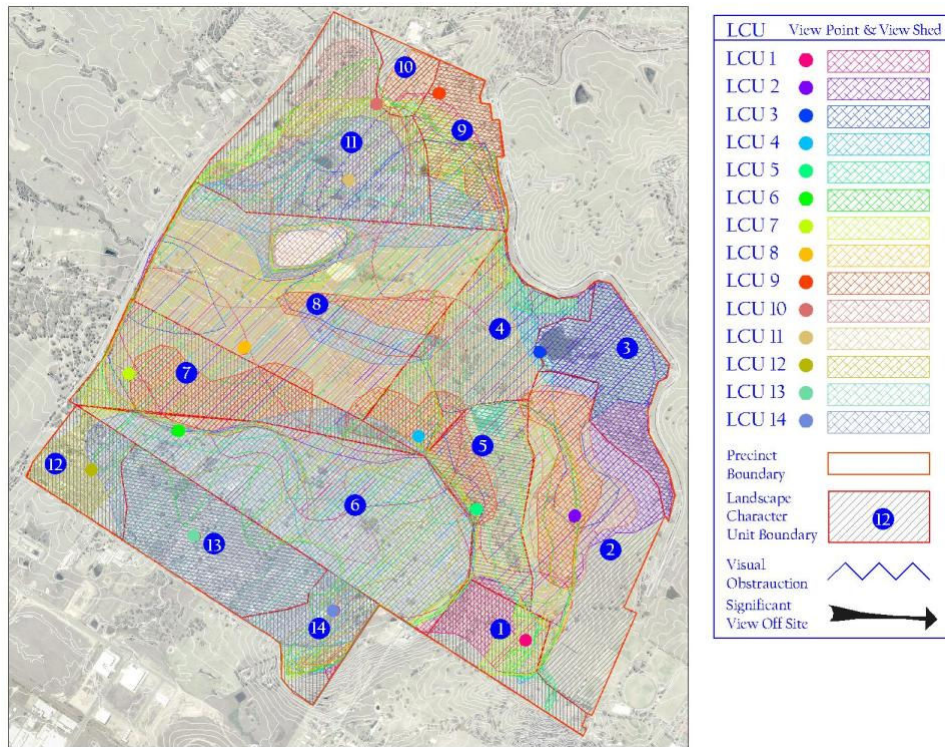


Image 6.15.3- The Turner Road Precinct with the total internal view sheds shown.

From these graphs you can see that LCU 7 is exposed the largest amount of 'strong' from internal view sheds, and LCU 8 is the next most exposed unit. LCU's 3, 6, 9, 11 and 14 also contain a high amount of strong views from other units.

LCU's 1, 2 & 12 were containing no strong views.

7.0 COMPOSITE MAP OF PROMINENT VIEWS AND CONSTRAINTS OF THE TURNER ROAD PRECINCT

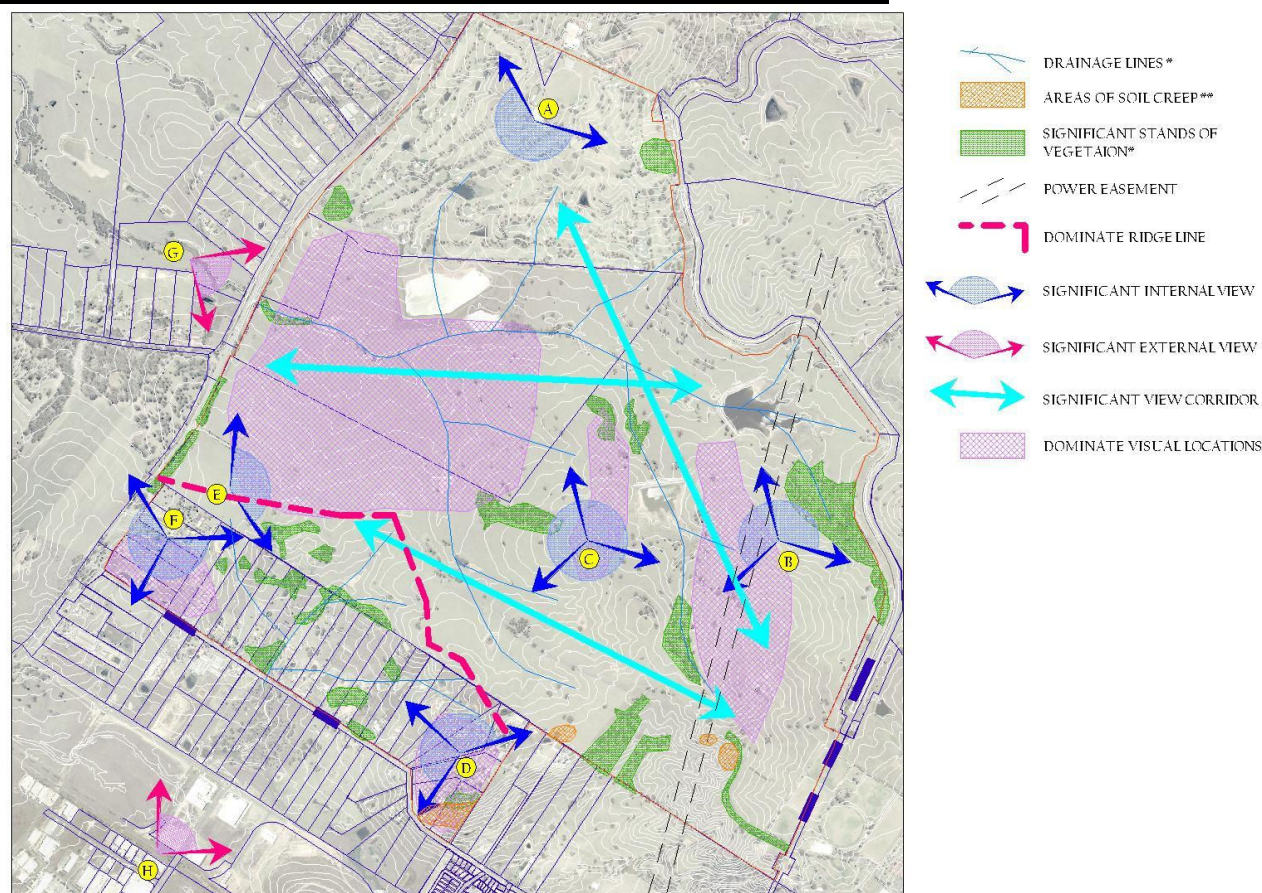


Image 7.0 The study site with the prominent views and constraints.

* Significant tree information by Eco Logic Australia. 2007, pg 10

** Soil creep information by Douglas Partners 2007. dwg. 5

Image 7.0 shows a composite map outlining the major issues established when assessing the internal and external view sheds. The map defines view corridors within the site; areas within the site that provide strong views throughout; and areas that are dominate visual locations and can be seen from many of the studied view sheds. The map also defines areas that contain significant stands of vegetation as outlined in the *Turner Road Ecological Assessment 01-07*, by Eco Logic Australia Pty Ltd, and shows steep areas with potential soil creep as outlined in the *Draft Land Capability & Contamination Assessment, 03-07*, by Douglas Partners.

Internal points A, B, C, D, E, & F, are dominate views that were identified in chapter 6, which are located within the study site. They are located on knolls and hill tops, which contain broad, distant views across the precinct. Points G & H are indicative of the views established from the external view shed study in chapter 5. Point G indicates the dominate views onto site, established from the western boundary, the Camden Valley Way. Views from this location are expansive, and can see the majority of the site. Any development along Camden Valley Way would have a visual effect on the views beyond it. Amelioration measures and guidelines will be needed to ensure the structures and landscape treatments are appropriate to minimise the impact of development and integrate it into the landscape. Point H indicates the views south of the site, from Smeaton Grange & its surrounding suburbs. From these locations you are unable to see beyond the ridgeline that separates the Marist land holdings and the Turner Road small land holders. The most dominate features from these locations is the hill at the eastern end of Turner road, and the dwellings along the hill top at the western end of Turner Road. While most of the small land holdings can be easily seen from point H, and development will need integration into the landscape to minimise its effect, the eastern and western extents of Turner Rd will need extra considerations due to the prominence within the ridge line. The report by Douglas &

Partners identifies the Eastern hill within the small land holdings as an area with steep topography that has the potential for land creep, which will also effect how this section of land will be developed. The map also indicates the stands of significant vegetation. These stands will provide opportunities and constraints for development as they will need to be conserved and incorporated into the development.

8.0 LEVEL OF DEVELOPMENT FOR EACH LCU WITHOUT COMPROMISING MAJOR VIEW SHEDS

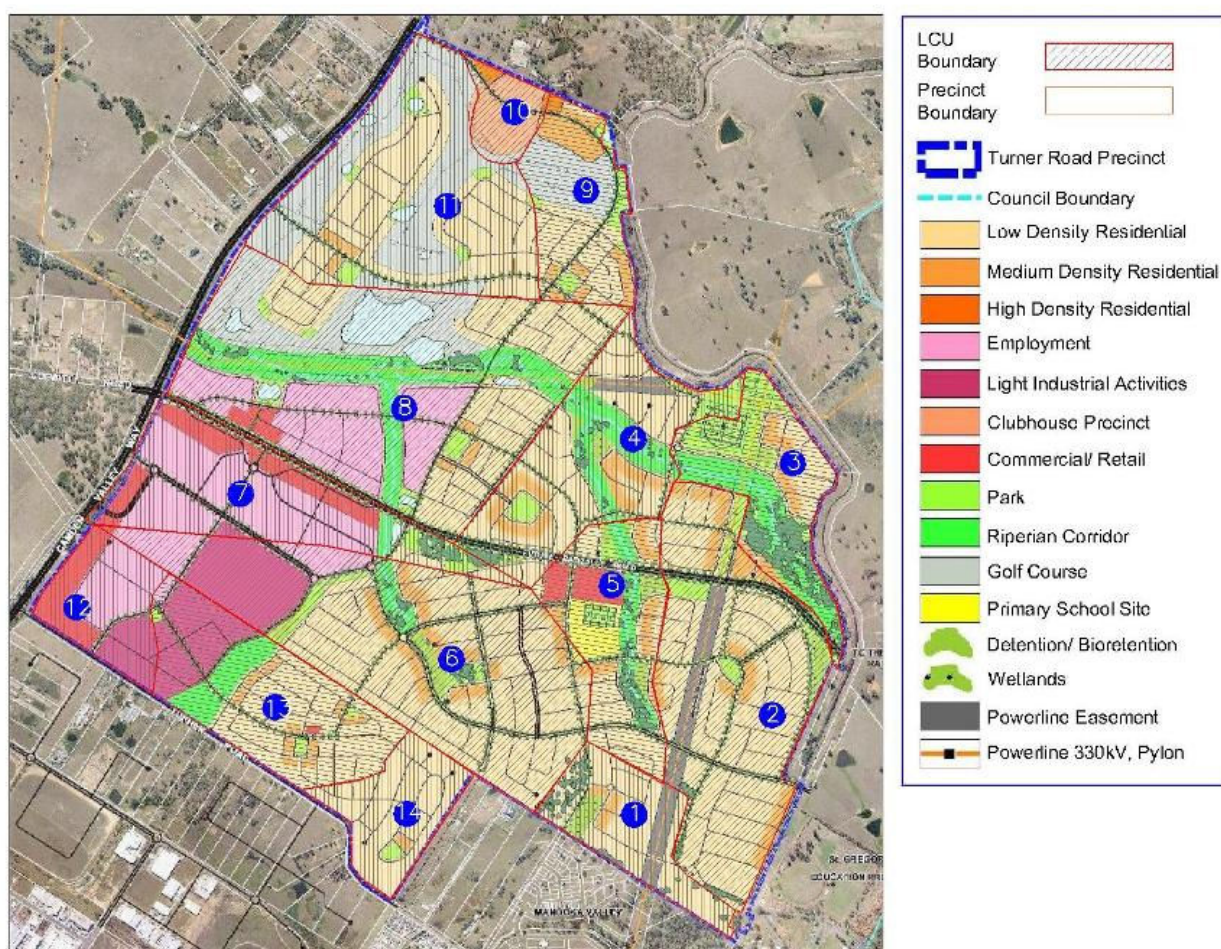


Image 8.0.1 Indicative Layout Plan with the LCU's overlaid.

8.1 UNIT 1

The unit has strong visual connections with one external view shed. The area is suitable for development that integrates with the natural landscape. Development is suitable as proposed in the Indicative Layout Plan. Low residential lots are proposed to the higher sections of this unit, with denser medium residential developments that surround proposed park lands which conserve the existing stands of trees at the lower section of the unit. The parkland will reduce the impact of medium level residential development and amelioration measures will integrate the dwellings into the landscape.

8.2 UNIT 2

The unit has partial visual connections with four external and eight internal view sheds. Development is suitable as proposed in the Indicative Layout Plan. The Indicative layout plan has this area as a mix of low to medium residential development with an off set to the existing power lines. The mix of residential dwellings is in harmony with the topography of the land and has no significant visual impact to view sheds.

The woodland to LCU three has been extend into the north eastern edge of this unit providing a greater buffer to the future Badgally Road.

8.3 UNIT 3

The unit has strong visual connections with one internal view shed.

This area is suitable for low level residential development with the retention of a significant stand of woodland to the east of the unit.

Development is suitable as proposed in the Indicative Layout Plan which shows the unit with open space, passive recreation and sporting fields to the current location of the dam. The existing dam has been removed to create a consistent creek line, while maintaining a parkland offset. A small section of low level residential is located to the rear of the unit, which will be sufficiently screened by the park lands in its foreground.

8.4 UNIT 4

The unit has strong visual connections with one external and three internal view sheds. Development is suitable as proposed in the Indicative Layout Plan.

The preservation of the view shed across the south creek to the Scenic Hills is retained and less visually sensitive areas that are suitable for development are proposed as part of the general design layout. Riparian plantings along the south creek and associated drainage lines will provide increased screening to this unit.

8.5 UNIT 5

The unit has partial visual connections with four external and eight internal view sheds. The unit has been considered suitable for medium level development.

Development is suitable as proposed in the Indicative Layout Plan.

The Indicative Layout Plan proposes integrated residential housing mixes, community and schooling facilities around the natural land feature of the topography. The drainage line to south creek has been enhanced, providing increased amenity and screening to the unit.

8.6 UNIT 6

The unit has strong visual connections with one external and five internal view sheds.

The unit has been considered suitable for high level development. Development is suitable as proposed in the Indicative Layout Plan which shows a mix of employment and residential developments.

Remnant vegetation is preserved in parklands and the riparian corridor, acting as stepping stones for pollinators and a visual barrier to adjoining employment and residential zones.

8.7 UNIT 7

The unit has strong visual connections with two external and eight internal view sheds. Development is suitable as proposed in the Indicative Layout Plan.

The Indicative Layout Plan has the unit dominated by an employment zone. A wide streetscape, to the main is has been proposed, and will create visual interest and integration of development into the landscape; it will also provide a direct pollinator link into Harrington Park and the broader South Creek Riparian Corridors. The large stand of remnant Eucalyptus has been preserved to the south-east of the unit creating areas of public open space.

The western boundary of this unit is the Camden Valley Way, which is currently screened by a large batter to the boundary. Development will have little effect on the current view onto the site, however if the batter is removed, amelioration will need to address this.

Visually sensitive aspects of the proposed development mix are addressed in the amelioration measures and recommendations of this assessment. The key to this LCU is the integration of the proposed development into landscape.

8.8 UNIT 8

The unit has strong visual connections with two external and seven internal view sheds. Development is suitable as proposed in the Indicative Layout Plan.

The Indicative Layout Plan has the southern half of the unit dominated by employment and commercial developments, with an offset from the South Creek for rehabilitation and public open space. There is also a vegetation corridor that runs in a northern direction connecting the 'central' sections of the precinct to South Creek.

These corridors will help screen and integrate the development into the landscape. Amelioration measures for the unit will be required to ensure views from Camden Valley Way to the Scenic Hills or the rest of the precinct are not impeded by development within this unit. Amelioration measures will be required to minimise the effects of the proposed development on both internal & external views.

8.9 UNIT 9

The unit has strong visual connections with four internal view sheds and only one partial view from and external view shed. Development is suitable as proposed in the Indicative Layout Plan. The Indicative Layout Plan indicates most of this unit as low to high residential areas with pocket parks scattered throughout. The Club house precinct has been extended in the north of the unit with high density residential developments extending along the boundary. The golf course divides the high level residential and the low level residential, providing a large green space throughout the unit and limiting the visual impact the unit has on other units throughout the precinct. Landscape treatments to the precinct boundary, will need to be consistent to minimise the visual effect the development along the boundary will have on the Sydney Water Supply Channel. Amelioration measures will be required to minimise the effects of internal views.

8.10 UNIT 10

The unit has strong visual connections with one internal view sheds, while it has no connections with any external view shed. This area has been considered suitable for a high level of development. Development is suitable as proposed in the Indicative Layout Plan. The Indicative Layout Plan indicates most of this unit as its own commercial/ lifestyle precinct, with high to medium level residential development either side which extends into both units 9 & 11. This unit has been surrounded buy the golf course, and has a major spine road divides this unit, allowing this unit to be incorporated into the landscape. Amelioration measures will be required to ensure the scale of buildings is suitable to this area, and can be incorporated into the landscape.

8.11 UNIT 11

The unit has strong visual connections with one external and five internal view sheds. The unit has been identified as suitable for a medium level of development. Development is suitable as proposed in the Indicative Layout Plan. The Indicative Layout Plan indicates that approximately half of this unit will remain as a golf course, while half will be converted into low residential development. The residential development in located on gentle topography with many upper canopy trees located throughout. The golf course has been designed as a buffer to Camden Valley Way which will allow it to be integrated into the development.

8.12 UNIT 12

The unit has strong visual connections with two external view sheds. The unit has been identified as an area suitable for medium development. The Indicative Layout Plan has this section as a mixed employment zone, with commercial, employment and light industrial areas found throughout. The industrial and employment areas are consistent with the neighbouring Smeaton Grange Estate, however due to prominent location of the unit and its exposure to the surrounding suburbs; smaller block sizes and smaller building foot prints will allow greater opportunities for landscaping and the integration of the buildings into the landscape. Amelioration measures can be incorporated into the design to ensure minimal visual impact is achieved in an employment style development.

8.13 UNIT 13

The unit has strong visual connections with one external and one internal view shed. The unit has been identified as suitable for medium level development. The Indicative Layout Plan indicates most of this unit as low to medium residential development. The riparian drainage channel to Kenny Ck has been retained and enhanced, providing potential screening between the proposed light industrial zone within LCU 12 and the residential development. Amelioration measure will minimise the effect of development to external views.

8.14 UNIT 14

The unit has strong visual connections with five external and three internal view sheds. This unit has been classified as suitable for low residential development,

The Indicative Layout Plan indicates almost this entire unit as low a residential development, with small parkland and medium level residential development to the top of the hill.

Due to the exposed nature of the unit to the surrounding suburbs, and the steep nature of the south eastern side of the unit; the indicative layout plan should be revised to conserved and sustain the dominate section of the unit, and retain the existing nature of the Scenic Hills.

Low level development would be suitable for the rest of the hill and amelioration measures will minimise the effects of this development.

9.0 AMELIORATION MEASURES

The 536 hectare site is gently undulating and contains a number of prominent natural land features such as groves of trees; the south creek and catchment areas; and; steeper terrain to the SE. The ridgeline of the Scenic Hills Range is a dominant land feature to the South and view corridors over the development and along the South Creek are retained.

All Landscape Character Units display the potential for development and amelioration measures are intended to achieve visual harmony with the surrounding LGA. The amelioration process intends to lessen the impact of any change to the site and to ensure the long term sustainability of the landscape.

9.1 LANDSCAPE CHARACTER UNIT 1

- The Indicative Layout of this LCU needs to be developed further to show final definition of lot layout within the terrain and groupings of trees. Utilization of pockets of woodland for screening of visual elements within the development is desirable. The steeper terrain to the east should be lower density residential properties on larger blocks, capable of providing suitable screening to homes. Residential dwelling location in the less steep and more wooded terrain to the west of the LCU being of a higher density of housing. This measure will enable the visual link to the surrounding suburbs to be maintained.
- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- To enhance the streetscape and create wider open spaces within the developed area, it is proposed that deep building setbacks to all structures be included as part of the amelioration measures and building covenants to the estate. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Screen planting to increase the vegetative barrier to the adjoining 'Manooka Estate' would serve to protect the integrity of the development proposed within the Turner Road Precinct. This would also be a suitable amelioration measure to lessen the visual impact from the adjoining estate into LCU 1.

9.2 LANDSCAPE CHARACTER UNIT 2

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- Street trees throughout the site can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Extensive landscape treatment to the main thoroughfare is a dominant amelioration measure for the whole site. The majority of LCU's have a portion of the main thoroughfare crossing the landscape. The main thoroughfare serves as a distinct visual element of the proposed

development. This road should be incorporated heavily into the proposed landscape works. It is suggested that the streetscape should comprise of a vegetative median strip to the centre of the road which would include layers of trees and shrubbery. To the outer bounds of the streetscape the landscape treatment should include street trees and pockets of lower storey vegetation. This road way serves to create a visual screen to the majority of the development when viewed from Camden Valley Way and can also be a vital link in connecting stepping stones of remnant vegetation existing to the site to external links. Refer Recommendation 10.2, Landscape Treatments to Roadways.

- Maintain a consistent boundary treatment to residential lots that are bounded by the Sydney Water Supply Channel. Treatment not to impact on the visual character of the water channel, most likely rural style fencing. Detailed requirements to be incorporated into the future precinct DCP.

9.3 LANDSCAPE CHARACTER UNIT 3

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. Refer recommendation 10.3, Building & Landscape Covenants.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Possible riparian works to the creek line would provide greater diversity to the existing natural habitat and would enhance the adjoining LCU 4. Refer recommendation 10.1, Retention & Enhancement of Significant Vegetation.
- Maintain a consistent boundary treatment to residential lots that are bounded by the Sydney Water Supply Channel. Treatment not to impact on the visual character of the water channel, most likely rural style fencing. Detailed requirements to be incorporated into the future precinct DCP.

9.4 LANDSCAPE CHARACTER UNIT 4

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants
- Possible riparian works to the creek line would provide greater diversity to the existing natural habitat and would enhance the adjoining LCU 3, 5 & 8. Refer recommendation 10.1, Retention & Enhancement of Significant Vegetation.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Extensive landscape treatment to main thoroughfare is a dominant amelioration measure for the whole site. The majority of LCU's have a portion of the main thoroughfare crossing the landscape. The main thoroughfare serves as a distinct visual element of the proposed development. This road should be incorporated heavily into the proposed landscape works. It is suggested that the streetscape should comprise of a vegetative median strip to the centre of the road which would include layers of trees and shrubbery. To the outer bounds of the streetscape the landscape treatment should include street trees and pockets of lower storey vegetation. This road way serves to create a visual screen to the majority of the development when view from Camden Valley Way and can also be a vital link in connecting stepping stones of remnant vegetation existing to the site, to external links.

9.5 LANDSCAPE CHARACTER UNIT 5

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants
- Possible riparian works to the creek line would provide greater diversity to the existing natural habitat and would enhance the adjoining LCU 4. Refer recommendation 10.1, Retention & Enhancement of Significant Vegetation.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Extensive landscape treatment to main thoroughfare is a dominant amelioration measure for the whole site. The majority of LCU's have a portion of the main thoroughfare crossing the landscape. The main thoroughfare serves as a distinct visual element of the proposed development. This road should be incorporated heavily into the proposed landscape works. It is suggested that the streetscape should comprise of a vegetative median strip to the centre of the road which would include layers of trees and shrubbery. To the outer bounds of the streetscape the landscape treatment should include street trees and pockets of lower storey vegetation. This road way serves to create a visual screen to the majority of the development when view from Camden Valley Way and can also be a vital link in connecting stepping stones of remnant vegetation existing to the site, to external links. Refer Recommendation 10.2, Landscape Treatments to Roadways

9.6 LANDSCAPE CHARACTER UNIT 6

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants
- Riparian works to the riparian corridor would provide greater diversity to the existing natural habitat and would integrate the pollinator pockets across the site with areas of significant remnant vegetation. Refer recommendation 10.1, Retention & Enhancement of Significant Vegetation.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Extensive landscape treatment to main thoroughfare is a dominant amelioration measure for the whole site. The majority of LCU's have a portion of the main thoroughfare crossing the landscape. The main thoroughfare serves as a distinct visual element of the proposed development. This road should be incorporated heavily into the proposed landscape works. It is suggested that the streetscape should comprise of a vegetative median strip to the centre of the road which would include layers of trees and shrubbery. To the outer bounds of the streetscape the landscape treatment should include street trees and pockets of lower storey vegetation. This road way serves to create a visual screen to the majority of the development when view from Camden Valley Way and can also be a vital link in connecting stepping stones of remnant vegetation existing to the site, to external links. Refer Recommendation 10.2, Landscape Treatments to Roadways.

9.7 LANDSCAPE CHARACTER UNIT 7

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants. Refer recommendation 10.3, Building & Landscape Covenants
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Extensive landscape treatment to main thoroughfare is a dominant amelioration measure for the whole site. The majority of LCU's have a portion of the main thoroughfare crossing the landscape. The main thoroughfare serves as a distinct visual element of the proposed development. This road should be incorporated heavily into the proposed landscape works. It is suggested that the streetscape should comprise of a vegetative median strip to the centre of the road which would include layers of trees and shrubbery. To the outer bounds of the streetscape the landscape treatment should include street trees and pockets of lower storey vegetation. This road way serves to create a visual screen to the majority of the development when view from Camden Valley Way and can also be a vital link in connecting stepping stones of remnant vegetation existing to the site, to external links. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Landscape covenants and setbacks to the employment zone are an important amelioration measure for the link to the vegetation within the Harrington Park Site. The primary goal of this landscape area is to create a range of layers in the vegetation so that pollinators, both bird and insect, can access the stepping stones of vegetation and proposed street trees across the site. It will also create a visual line of vegetation along Camden Valley Way, enhancing the entrance to the Camden Valley. Refer recommendation 10.2, Landscape Treatments to Roadways, and recommendation 10.3, Building & Landscape Covenants.

9.8 LANDSCAPE CHARACTER UNIT 8

- Riparian works to the riparian corridor would provide greater diversity to the existing natural habitat and would integrate the pollinator pockets across the site with areas of significant remnant vegetation. Refer recommendation 10.1, Retention & Enhancement of Significant Vegetation.
- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Extensive landscape treatment to main thoroughfare is a dominant amelioration measure for the whole site. The majority of LCU's have a portion of the main thoroughfare crossing the landscape. The main thoroughfare serves as a distinct visual element of the proposed development. This road should be incorporated heavily into the proposed landscape works. It is suggested that the streetscape should comprise of a vegetative median strip to the centre of the road which would include layers of trees and shrubbery. To the outer bounds of the streetscape the landscape treatment should include street trees and pockets of lower storey vegetation. This road way serves to create a visual screen to the majority of the development when view from Camden Valley Way and can also be a vital link in connecting stepping stones of remnant vegetation existing to the site, to external links. Refer Recommendation 10.2, Landscape Treatments to Roadways.

- Landscape covenants and setbacks to the employment zone are an important amelioration measure for the link to the vegetation within the Harrington Park Site. The primary goal of this landscape area is to create a range of layers in the vegetation so that pollinators, both bird and insect, can access the stepping stones of vegetation and proposed street trees across the site. It will also create a visual line of vegetation along Camden Valley Way, enhancing the entrance to the Camden Valley. Refer recommendation 10.2, Landscape Treatments to Roadways, and recommendation 10.3, Building & Landscape Covenants.

9.9 LANDSCAPE CHARACTER UNIT 9

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- Maintain a consistent boundary treatment to residential lots that are bounded by the Sydney Water Supply Channel. Treatment not to impact on the visual character of the water channel, most likely rural style fencing. Detailed requirements to be incorporated into the future precinct DCP.

9.10 LANDSCAPE CHARACTER UNIT 10

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.

9.11 LANDSCAPE CHARACTER UNIT 11

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.

9.12 LANDSCAPE CHARACTER UNIT 12

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU the size of the buildings should be kept minimal to minimise the impact of buildings on the Turner road ridgeline. Refer recommendation 10.3, Building & Landscape Covenants.
- Landscape covenants and setbacks to the employment zone are an important amelioration measure for the link to the vegetation within the Harrington Park Site and connections to the

Kenny creek catchment. The primary goal of this landscape area is to create a range of layers in the vegetation so that pollinators, both bird and insect, can access the stepping stones of vegetation and proposed street trees across the site. It will also create a visual line of vegetation along Camden Valley Way, enhancing the entrance to the Camden Valley. Refer recommendation 10.1, Retention & Enhancement of Significant Vegetation.

- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.
- The extension of the densely vegetated roadway that runs east-west from LCU 13 will provide a suitable visual buffer, and increased access throughout LCU 12. It will also enhance the flora & fauna links to the Kenny Ck catchment.

9.13 LANDSCAPE CHARACTER UNIT 13

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In the case of this LCU it would relate to public or communal facilities such as BBQ shelters, play equipment and seating. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- Riparian works to the riparian corridor would provide greater diversity to the existing natural habitat and would integrate the pollinator pockets across the site with areas of significant remnant vegetation. Refer recommendation 10.1, Retention & Enhancement of Significant Vegetation.
- Street trees throughout the estate can serve a purpose beyond visual amenity. The visual impact of well planned street trees will certainly in itself provide substantial amelioration to the proposed development. The Amelioration measures suggest that all street trees should also be Australian native species suitable to the region. Refer Recommendation 10.2, Landscape Treatments to Roadways.

9.14 LANDSCAPE CHARACTER UNIT 14

- Building covenants are suggested as a suitable amelioration measure to minimize and control any impact from change to the current landscape. The character should be reflective of the Cumberland Plain Woodland colours and hues. In addition, building heights, out buildings, fences and structures should all deal with issues of control. Refer recommendation 10.3, Building & Landscape Covenants.
- To enhance the streetscape and create wider open spaces within the developed area, it is proposed that deep building setback to all structures be included as part of the amelioration measures and building covenants to the estate. Refer recommendation 10.2, Landscape Treatments to Roadways, and recommendation 10.3, Building & Landscape Covenants.

10.0 RECOMMENDATIONS

Recommendations, policies and management guidelines are intended to facilitate opportunities to view the existing and proposed landscape of the Turner Road Precinct in a manner that is harmonious and sympathetic to the current land form. The recommendations provide details on the way in which amelioration measures provide a sustainable landscape to be interpreted for future generations. They are also supportive of further exploration of the development potential of the assessment area.

10.1 RETENTION & ENHANCEMENT OF SIGNIFICANT VEGETATION.

One of the aims of the landscape treatment and development layout has been to preserve all existing pockets of vegetation. They serve to reflect the Cumberland Plain Woodland Character of the South Creek Area and are a visual link to the Scenic Hills and visual buffers between different zones within the precinct. The existing trees create an excellent basis for public open spaces and natural reserves. These pockets of remnant trees also serve to provide 'stepping stones' between larger areas of vegetation for bird and insect pollinators. Further enhancement of these areas can facilitate in creating a sustainable landscape within the assessment area.

Management Guidelines:

- Preservation of all significant stands of vegetation is part of the proposed development layout and is also suggested by this assessment.
- Enhancement of these preserved zones would include further planting works of both tree species and the under-storey, which would facilitate in creating greater biodiversity for the site
- All public landscape plantings should be endemic to the local area

10.2 LANDSCAPE TREATMENT TO ROADWAYS

The Turner Road Precinct Indicative Layout Plan has several types of road designed throughout it, these include;

- Primary Roads- Camden Valley Way.
- Thoroughfare Roads- Badgally Road.
- Spine Roads-North Spine Road.
- Link Roads- Southern Boulevard
- Low Level Residential Roads-

The landscape treatments to each type of road should reflect the scale of the road and the potential size and types of buildings that the road will likely accommodate. This will in turn provide both a sufficient visual amenity to the landscape and provide an appropriate flora and fauna link to the vegetation stepping stones throughout the site.

Management Guidelines:

Primary Roads-Camden Valley Way.

- Create a layered street tree planting scheme consisting of primary & secondary trees within a 20mtr wide building offset.
- A deep setback and vegetation zone along Camden Valley Way Employment zone. A suggested minimum would be 5mtr landscape treatment.
- The primary trees to consist of upper story Cumberland Plan trees, planted in clusters along the 5mtr offset with the under story to be planted out with native grasses and shrubs.
- Secondary trees planted throughout the remaining 15mtr to the building, which can incorporate car parking for the commercial areas and pedestrian foot paths.

Thoroughfare Roads-Badgally Road.

- Creation of a wide streetscape and island medium, with planting to both the internal medium and external road verges.
- Planting mix to comprise of both upper (trees) and lower storey (shrubs & ground covers) using locally endemic species.
- The under story to be planted out with native grasses and shrubs.
- Lower story planting mix to be intensive and similar in format to a riparian corridor.
- Planting of Semi Advanced Trees to Main thoroughfare to provide instant scale prior to any construction of dwellings or similar.

Spine Roads-North Spine Road.

- Creation of a wide streetscape with large scale trees and wide planted verges.
- Planting mix to comprise of both upper (trees) and lower storey (shrubs & ground covers) using locally endemic species.
- The under story to be planted out with native grasses and shrubs.
- Lower story planting mix to be intensive and similar in format to a riparian corridor.
- Planting to be prior to any construction of dwellings or similar.

Link Roads- Southern Boulevard

- Creation of a wide streetscape with medium scale trees planted in uniform spacings of clusters, with under story planting beneath the trees only.
- The under story to be planted out with native grasses and shrubs.
- Planting to be prior to any construction of dwellings or similar.

Low Level Residential Roads-

- Creation of a wide streetscape with medium scale trees planted spaced evenly.
- The base of each tree to be planted out with native grasses.
- Planting to be prior to any construction of dwellings or similar.

10.3 BUILDING AND LANDSCAPE COVENANTS

The role of building and landscape covenants for this development proposal is to provide a strong sense of unity and harmony between the built environment and the natural environment. The character of the Turner Road Precinct will change and covenants facilitate to minimize any impact the change in land use will create.

Management Guidelines:

- Building scale and form to relate to locality. Planning to determine the height suitability of dwellings within the assessment area to ensure that no roof line or other structure is visible above a maximum height from existing ground level, and therefore be unable to be screened.
- Building setbacks should reflect the type of development and the scale of the road on which the development is located. The setbacks provide areas to be landscaped, minimising the visual impact of the buildings.
- Strict covenants on residential buildings, fencing and communal structures are suggested so that control of the visual landscape is retained.
- Strict covenants on commercial buildings, fencing and structures are suggested so that control of the visual landscape is retained along Camden Valley Way.
- It is suggested that all structures be reflective of the materials, form and colours of the Cumberland Plain Woodlands. The mix can be dynamic, diverse and complimentary rather than repetitive and bland. Covenants should include materials, colours, profiles, building styles, and should also conform to BASIX principles.
- Landscape covenants to the precinct should be well defined, and used to soften the development and integrate them into the rural landscape. An appropriate measure would be to have all front yards of private landscapes planned, approved and installed prior to occupation. Set backs to dwellings and all structures would form part of the covenants. Covenants would also include driveways, paths, retaining walling, fencing materials and gates and letterboxes.

- Landscape covenants to the employment zone, in particular along Turner Road to the dividing ridgeline between Marist land and the small land holders, should define the requirements for a minimum 2m landscape buffer along the southern boundaries. Plantings to include only native species and their hybrids with a planting mix similar to the density and form requirements of a DIPNR riparian corridor. Streetscape landscaping would be sufficient if the southern boundary faces the street.
- Signage covenants to the employment zone should also be undertaken to create visual harmony along Camden Valley Way.

11.0 CONCLUSION

This report provides assessment of the potential visual impacts of an integrated residential development within the current land holdings by; the Camden Valley Golf Course, the Marist Brother's, and the small land holdings along Turner Road.

The report has defined the visual characteristics of the landscape and view sheds, in relation to the sites current form and also that of the Indicative Layout Plan. Recommendations and amelioration measures have clearly identified the way in which the landscape treatment of the site should progress.

The report concludes that the development proposed, with the recommendations of the LVA implemented, will result in a minimal visual impact on significant view lines and will enhance the quantity and quality of vegetation throughout the precinct, enhancing the overall proposed development.

APPENDIX A - REFERENCES

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