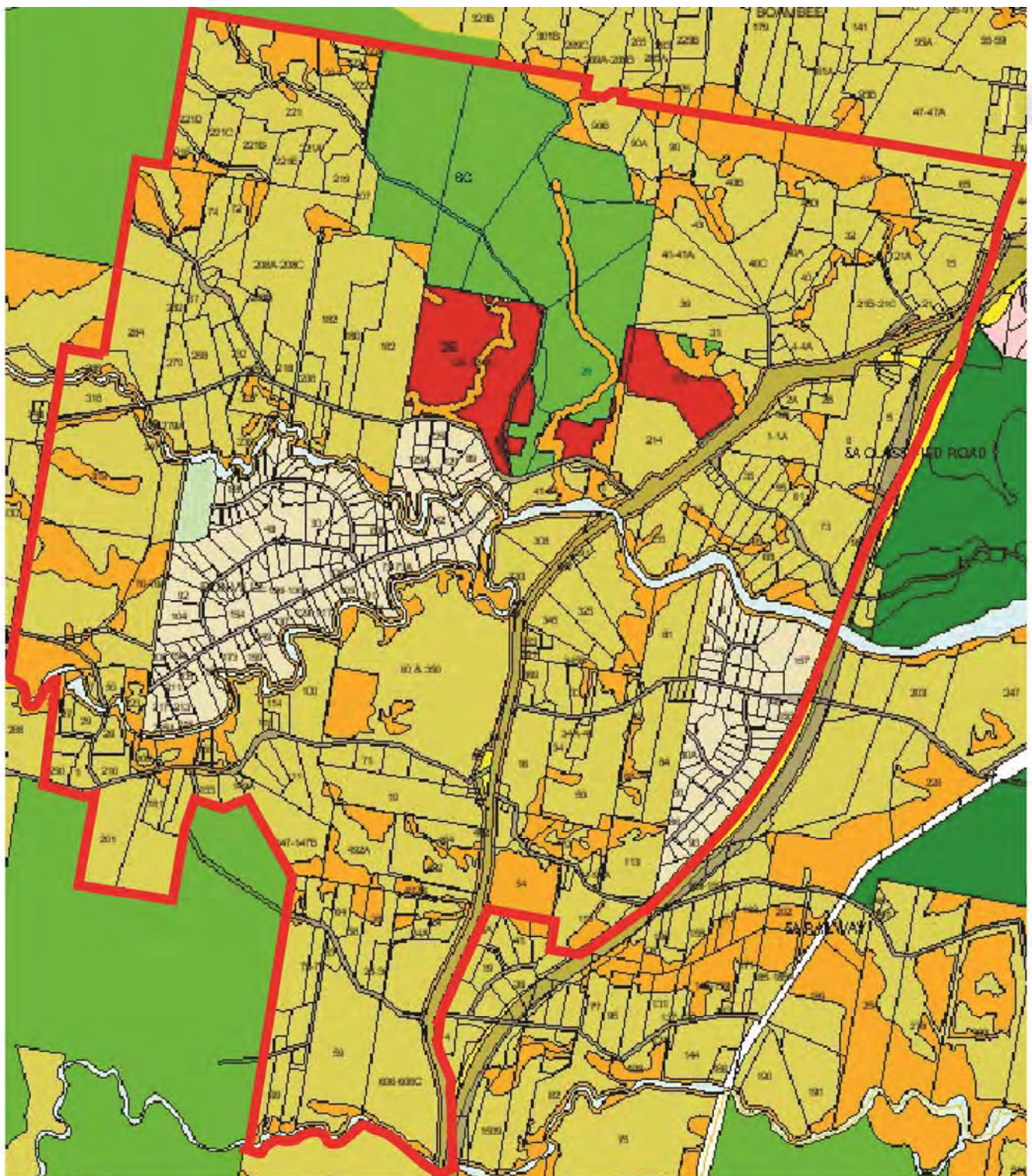




LEGEND

Site Boundary	2E Residential Tourist	7A Environmental Protection Habitat & Catchment
1A Rural Agriculture	5A Special Uses	8 National Parks & Reserves
1B Rural Living	6A Open Space Public Recreation	
1F Rural State Forest	6A Open Space Private Recreation	

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FIGURE 6 - Coffs Harbour City Council
Local Environmental Plan (2000)

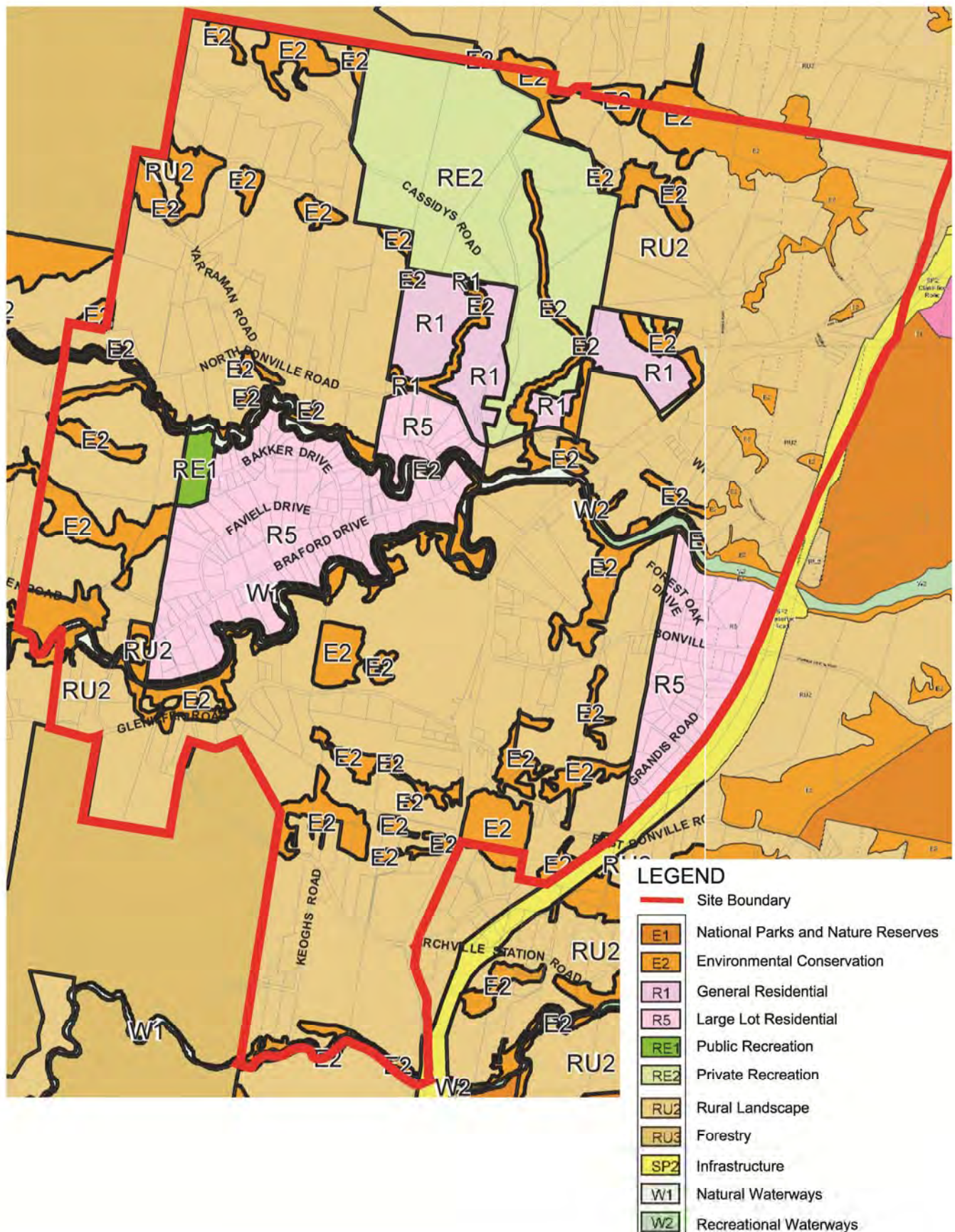
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**FIGURE 7 - Coffs Harbour City Council
DRAFT LEP 2013**

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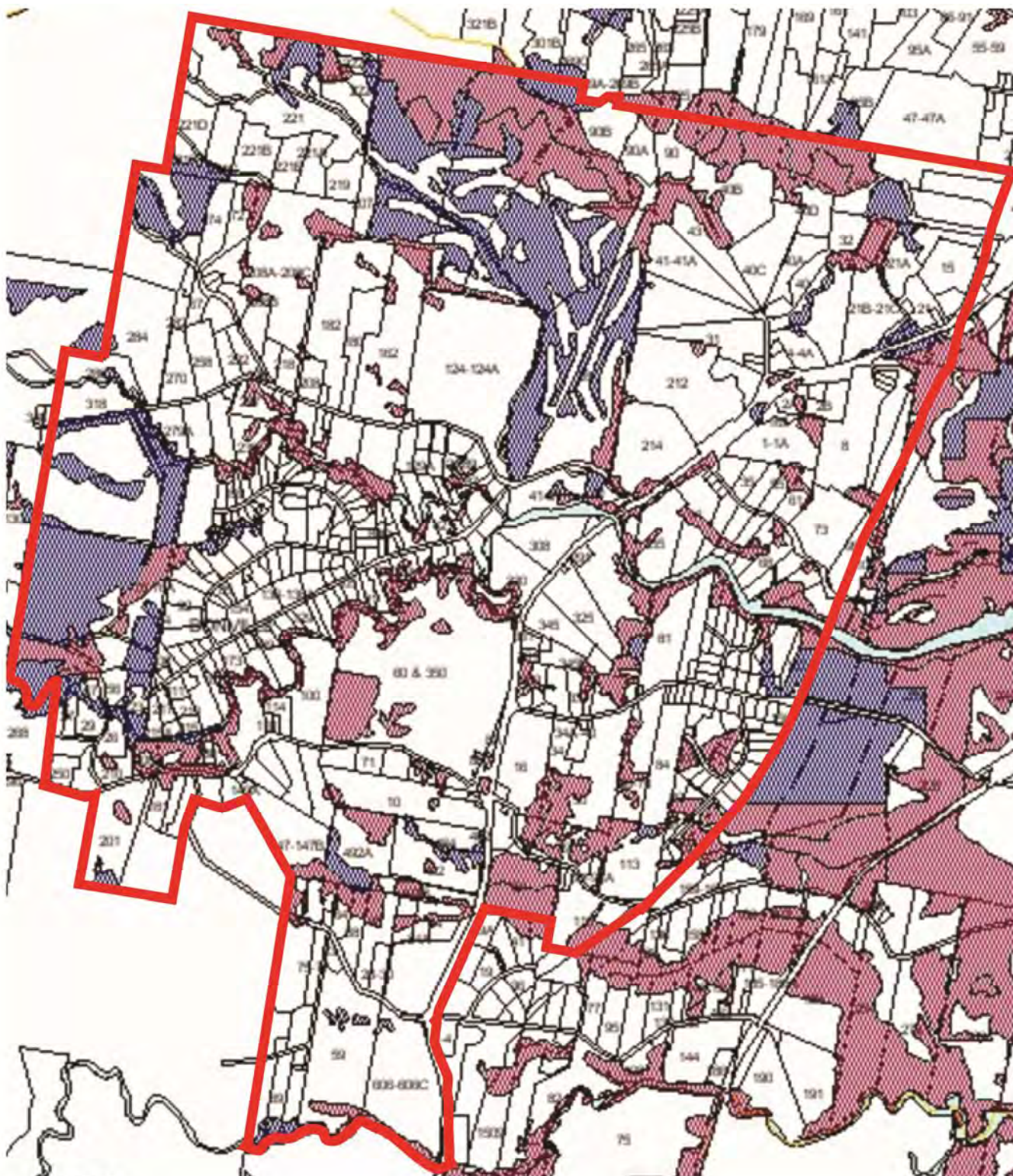
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LEGEND

- Site Boundary
- Koala Habitat Primary
- Koala Habitat Secondary

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FIGURE 8 - Koala Habitat

scale 1:30, 000 @ A4 size



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FIGURE 9 - Site Features

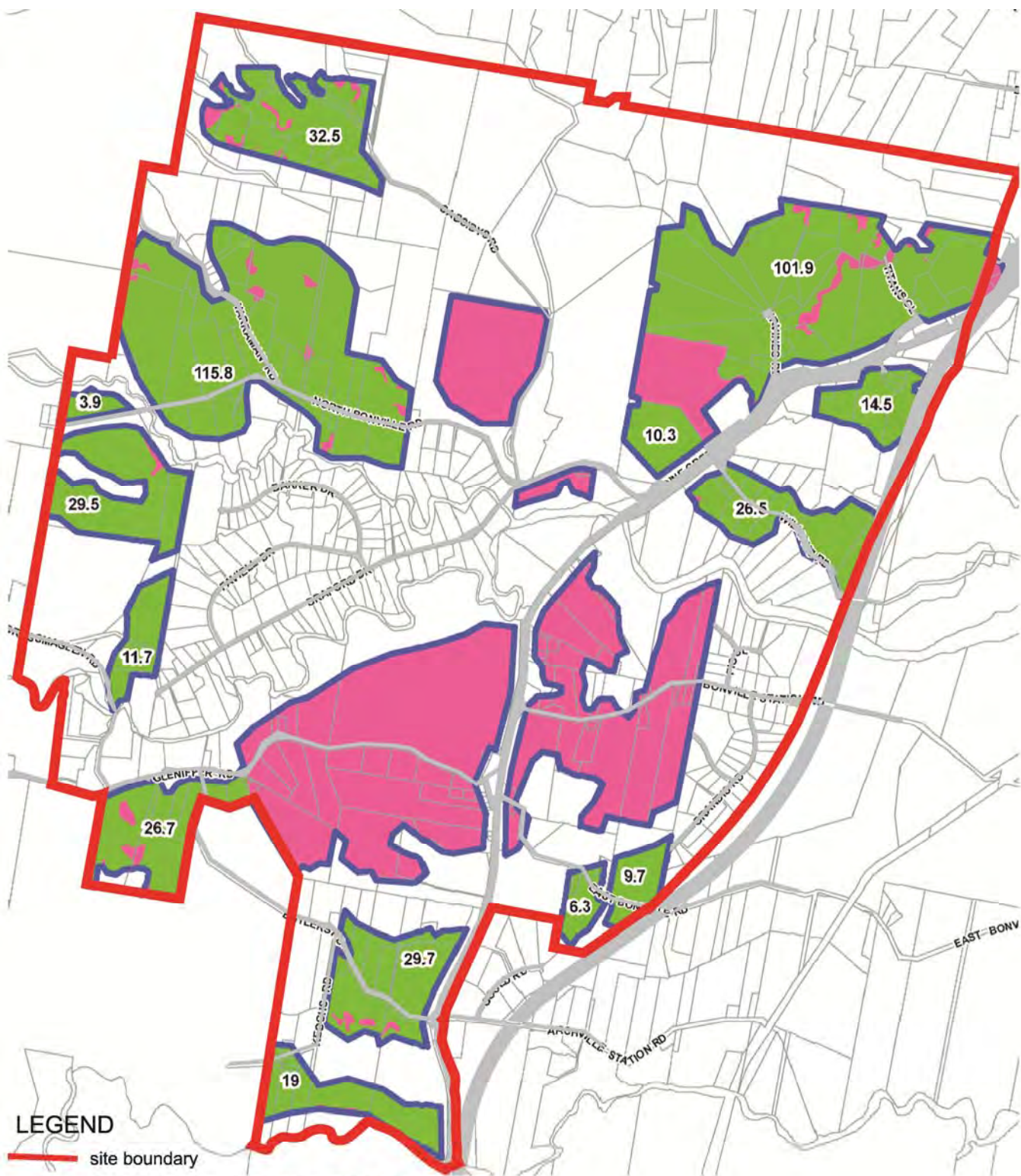
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FIGURE 10 - Bonville Candidate Areas (RRS 2009)

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5.0 Methodology of Visual Analysis

Bonville has been identified as the priority release area for future rural residential development in the Coffs Harbour local government area. However, it is also recognised that the area is in a visually sensitive location and that it will be important to maintain the visual quality of the area after development. Future development, by its very nature, cannot occur without resulting in a changed appearance to Bonville. Any development will be associated with an increase in dwellings and infrastructure and a reduction in the landscapes that currently contribute to the visual character of Bonville. In terms of maintaining the visual quality of the area, development needs to be executed in a way that suits and contributes to the visual character of Bonville. This study seeks to understand the scenic value of Bonville and to provide strategies for development to occur in a way that retains these values. This Visual Analysis adopts the following methodology.

Step 1 – Identify the Scenic Value of the Study Area

This phase will identify the scenic value of the study area and its context. Views beyond the site are significant in establishing its visual character and its sense of place. This process will establish the key features contributing to the scenic value of Bonville. Analysis will consider the location of features across the site and the significant views that take in these features. This will include consideration given to view corridors from the Pacific Highway and Pine Creek Way. The key features and locations particularly sensitive to visual impact will be mapped.

Step 2 – Gain an understanding of the Potential Visual Impacts of Development

The study site will be divided into Landscape Character Units to facilitate an understanding of the potential impacts of development at Bonville. Units will be reviewed according to:

- the location and character of the unit;
- the dominant visual character and scenic quality;
- views to and from the unit and its visual prominence;
- its context and
- the location's sensitivity to change.

The outcomes of this analysis will be mapped to gain an understanding of the potential visual impacts across the study site.

Step 3 – Evolve Strategies for Visually Appropriate Development

The final step will evolve strategies for visually appropriate development that will contribute to retaining the desirable visual qualities of the study site. Strategies will seek to maintain the key features that contribute to Bonville's scenic quality and to achieve a style of development that is appropriate to its distinct visual character. Strategies will range from broad scale measures that consider the area as a whole to specific measures for lot design. These strategies may be incorporated or reflected in the Development Control Plan for the site.

6.0 The Scenic Value of the Study Area

6.1 *The Site and its Context*

Bonville is approximately 12km southwest of the Coffs Harbour CBD. It is accessed by Pine Creek Way. The Pacific Highway is at the eastern extent of the study site and is a dual carriageway with two lanes of traffic in each direction. Access from the Pacific Highway to Bonville is at the Lyons Road and Archville Station Road interchanges.

The study site is undulating land about Bonville and Pine Creeks. North Bonville lies between a vegetated ridge to its north and Bonville Creek to its south. The ridge extends from the Tuckers Nob State Forest and includes Bonville Peak at an elevation of 584 metres. A number of tributaries drain to Bonville Creek. North Bonville is undulating with grassed hills, areas of remnant vegetation, vegetated riparian areas and rural properties. There is Rural Living on the lower ground about Braford, Faviell and Bakker Drives.

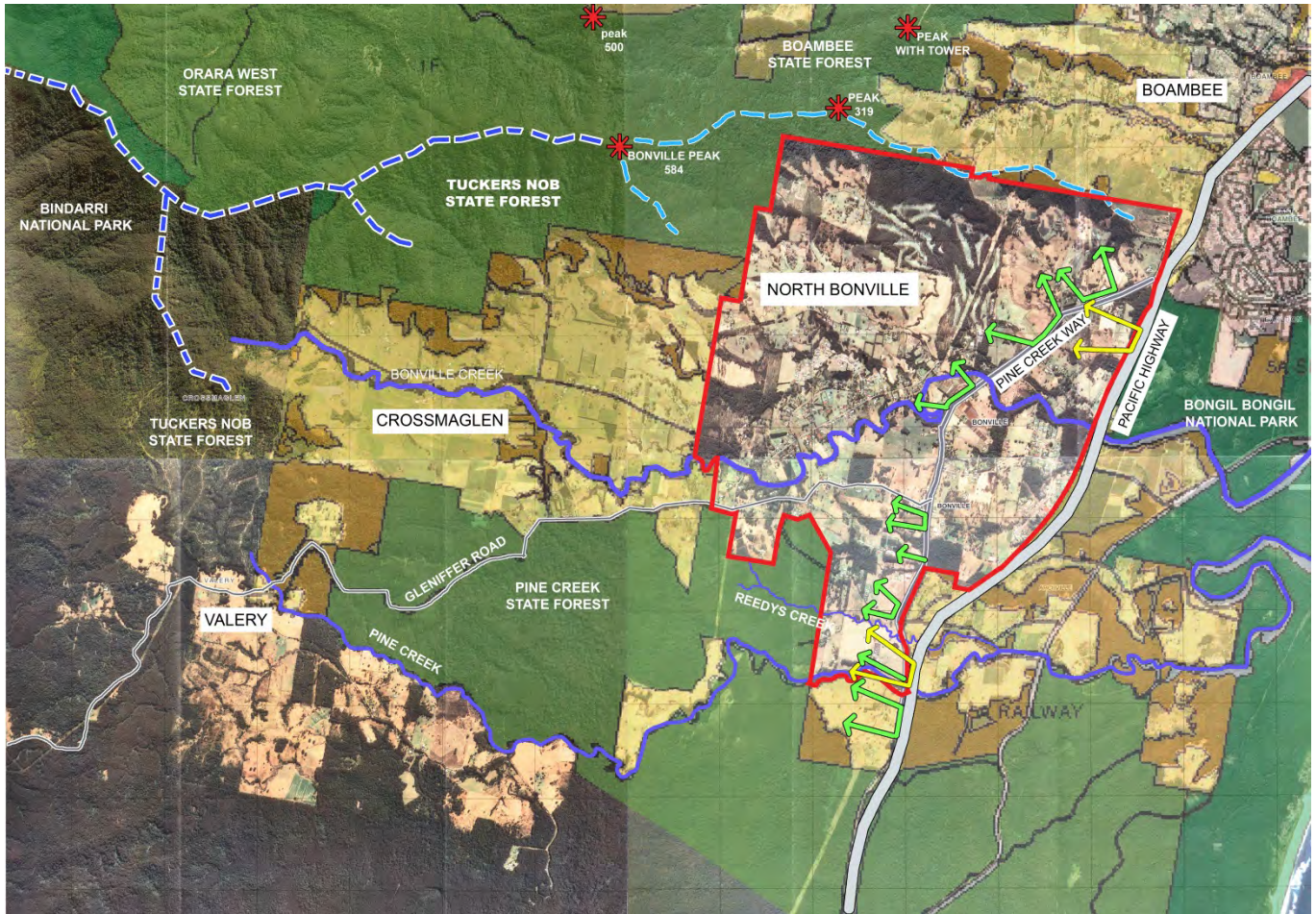
At south Bonville, Gleniffer Road is on a ridge running east to west. North of Gleniffer Road, the land falls to Bonville Creek. Between Gleniffer and Butler Roads the land is undulating and falls to a tributary of Pine Creek. Butlers Road is also on a ridge. The land south of Butlers Road falls to Pine Creek. Gleniffer and Butler Roads provide excellent views to the north and northwest.

The land east of Pine Creek Way is also undulating falling to Bonville and Pine Creeks. Williams Road is on a ridge with land to the south falling to Bonville Creek. The topography is flatter around Bonville Station Road, Fig Close and Forest Oak Drive. Generally the topography falls to the highway where it becomes relatively level forming the floodplains of Bonville and Pine Creeks.

Bonville is located in the foothills and drainage basin created by the range to the north and northwest. The Dorrigo plateau and its associated peaks and ridges are further west. The closer ridges of the Tuckers Nob State Forest are vegetated. The ridges and peaks of the Dorrigo Plateau are part of Dorrigo National Park and are also vegetated. Collectively, these peaks and ridges form a picturesque and dramatic setting in which Bonville is viewed.

The site setting and landscape features in the site create an appealing and distinct visual character to Bonville. The attractive backdrop of vegetated ridges and peaks is often visible and provides the setting for Bonville. Within the site, remnant vegetation, green undulating pastures, scattered homes and rural infrastructure and the vegetated creeks contribute to creating a pleasant character of rural living within a natural setting.

Figure 11 provide a visual overview of the study site and its context.



LEGEND

- site boundary
- road
- creek
- - - main ridge
- . . . minor ridge
- * peak
- ↗ view from Pacific Highway to ridge
- ↗ view from Pine Creek Way to ridge

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FIGURE 11 - Site Context

not to scale



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Coffs Harbour City Council has previously conducted visual analysis of the Coffs Harbour LGA. A Local Environmental Study prepared for the LEP 2000 contains information relating to the visual quality of the Local Government Area. Bonville is described as being within Visual Unit 4. The description of this Visual Unit in that study identifies the visual significance of the vegetated ridges that provide a backdrop to Bonville. The study describes the area as being defined by a coastal plain meeting with the elevated terrain of the range. It describes the hill slopes as contrasting with the densely vegetated hills of Tuckers Nob State Forest. It identifies the range as running roughly parallel with the coastline with saddles between Big Boambee and Little Boambee (288 metres AHD) climbing gradually to Bonville Peak (585 metres AHD) with side spurs extending at right angles to define the various valleys. The Crossmaglen Fault diverts from the ridge at Bonville Peak to an east west ridge that climbs to a peak at 920 metres AHD in Tuckers Nob State Forest. The study recognises that these views to these peaks are visible not only from the immediate surrounds but from popular public locations such as Boambee Headland. *(CHCC 2000)*

6.2 Views to the Site

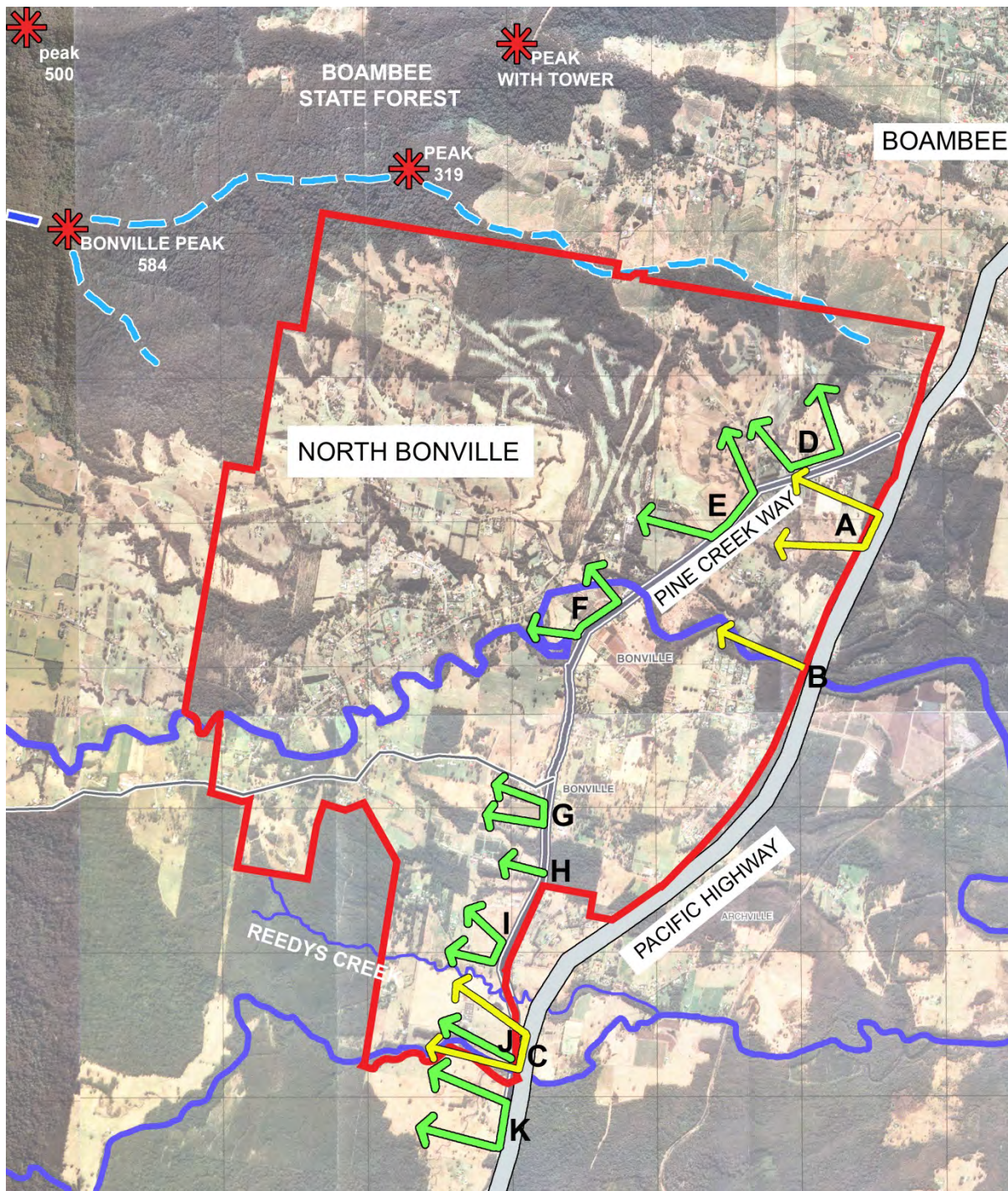
The Pacific Highway and Pine Creek Way represent the accesses to the study site. From Pine Creek Way a number of roads provide access to the various parts of Bonville. The Pacific Highway is a thoroughfare for local traffic and long distance travellers. Pine Creek Way has a greater use by local traffic. Both roads provide a variety of views to the study site. The views to the west tend to be the more dramatic and scenic views given that the land in this directions rises up to the vegetated ridge and peaks of Tuckers Nob State Forest. The views to the east are limited by vegetation and topography. East of the Pacific Highway the landscape is relatively flat being on the flood plains of Bonville and Pine Creeks. East of the Pine Creek Way, the landscape is a series of hills and drainage lines. It tends to be the views west to the vegetated ridge and peaks that define the area as scenic.

There are limited broad views available from the highway to the study site. For most of the length of the site, the highway is in cut below the surrounds. There are three highway locations from which it is possible to gain long views into the Bonville study area. These occur south of the Lyons Road interchange, at the Bonville Creek crossing and between the Archville Station Road and the Pine Creek crossing. For the balance of the study area, the Pacific Highway sits below the study site and views out from the highway are concealed either by a grassed or planted bank and vegetation.

The Pine Creek Way meanders through the study site and traverses a variety of topography including elevated locations and creek crossings. There are eight main locations from which broad views are possible from Pine Creek Way to the scenic landscape to the west. At other locations the topography, vegetation or built structures limits views out from the road.

The speed of travel along each road affects the ability to take in the scenic view to the west. On the Pacific Highway the speed limit of 110km/hour means vehicles are travelling quickly. The limited locations where broad views are possible and the fast speed of travel means these views tend to be brief. On the Pine Creek Way the speed limit is mostly 80km per hour with a short section of 60km per hour at Bonville village. The lower speed of travel, combined with the greater number of viewing opportunities, means that Pine Creek Way provides more opportunity and greater travel time to take in the scenic views to the west.

Figure 12 indicates the locations on the Pacific Highway and Pine Creek Way from which it is possible to gain broad views to the Bonville study site and the scenic landscape to the west. Photographs illustrate the scenic view available from each of these locations.



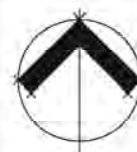
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FIGURE 12 - Scenic Views from the
Pacific Highway and Pine Creek Way

not to scale



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Pacific Highway View A

South of Lyons Road, the highway is above the study site and it is possible to gain views north and west to the site. The view north takes in the vegetated ridge. The view west takes in the vegetated ridge including Bonville Peak. The foreground includes rural land and vegetation.



Pacific Highway View A, south of Lyons Road interchange, north of Williams Road overpass

Pacific Highway View B

At the Bonville Creek crossing it is possible to gain a brief view west to the vegetated ridge. This view is framed by vegetation along the creek. It is a brief, but attractive view.



Pacific Highway View B, Bonville Creek crossing looking west

Pacific Highway View C

A third broad view is possible from the highway between Archville Road and Pine Creek. The view is limited by vegetation but it is possible to see glimpses of the vegetated ridge in the distance



Pacific Highway View C, filtered view west from between Archville Station Road and Pine Creek

Pine Creek Way View D

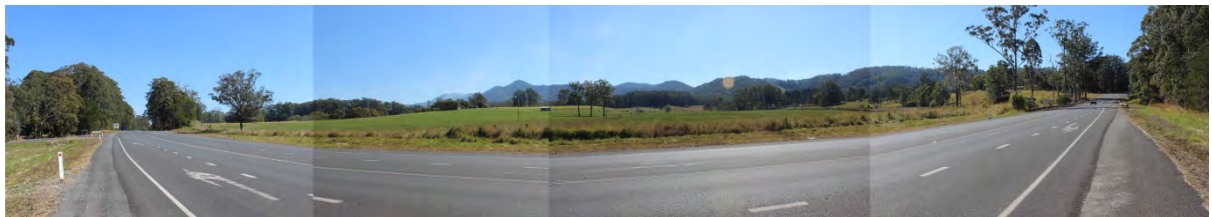
At the northern end of Pine Creek Way the first broad view available west occurs between Titans Close and Irvines Road. This view takes in the vegetated hills north of the study site and a distant view of the vegetated ridge to the west. It is a rural landscape within a backdrop of bushland.



Pine Creek Way View D, view west between Irvines Road and Titans Close

Pine Creek Way View E

Between Irvines and Williams Roads spectacular, broad views are available west from Pine Creek Way. This view takes in a rural landscape with a backdrop of vegetation and a broad view of the vegetated ridge and Bonville Peak beyond. The view west is relatively uncluttered by built infrastructure. The view east is a brief view possible between road side vegetation. It takes in relatively level rural land with vegetation as a backdrop.



Pine Creek Way View E, between Irvines Road and Williams Road looking west



Pine Creek Way Location E, between Irvines Road and Williams Road looking east

Pine Creek Way View F

This view is between Bonville Creek and the Bonville Post Office on Pine Creek Way. At this location the topography is flat being on the banks of Bonville Creek. Views are limited by vegetation, horticultural activities and built infrastructure. The view available either side of the road takes in horticultural and agricultural practices and vegetation along Bonville Creek. It is a rural landscape. There are fleeting and distant views available west. This is a busy view with a variety of built and agricultural infrastructure. The view east takes in a rural property and vegetation on Bonville Creek.



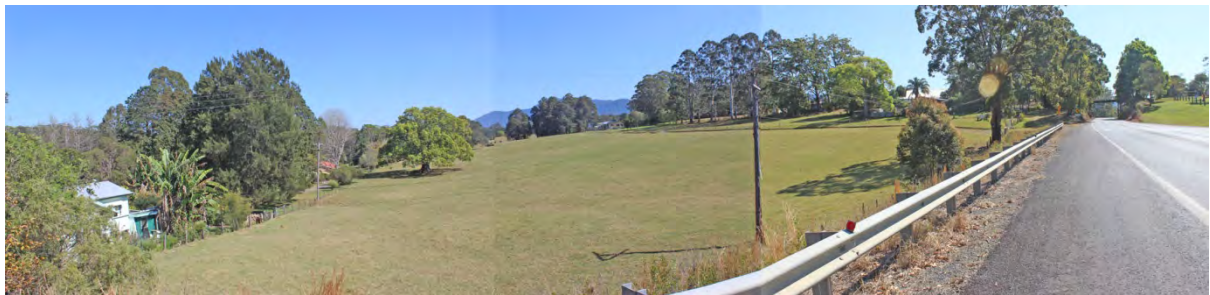
Pine Creek Way View F, between Bonville Creek and Bonville Post Office, looking west



Pine Creek Way Location F, between Bonville Creek and Bonville Post Office, looking east

Pine Creek Way View G

South of Gleniffer Road, a broad view west is possible. This view takes in a rural landscape with a grassed hill, scattered trees and scattered residences. In the distance, it is possible to see parts of the vegetated ridge to the west. Looking north, it is possible to see the old bridge that is the link between Gleniffer and East Bonville Roads. The view east is a short view to a large shed and rural properties. This view is limited by topography and vegetation.



Pine Creek Way View G, south of Gleniffer Road looking west



Pine Creek Way Location G, south of Gleniffer Road looking east

Pine Creek Way View H

This location, halfway between Gleniffer and Butlers Roads, provides a brief view to the western scenic ridge. The view also takes in a rural property and collection of old cars that are something of a landmark on Pine Creek Way. Vegetation frames and limits this view.



Pine Creek Way View H, between Gleniffer and Butlers Roads looking west

Pine Creek Way View I

This is an elevated viewpoint on Pine Creek Way at the Butlers Road turnoff. At this location very broad views are possible to the west and these views take in the rural landscape, scattered trees, vegetation and in the distance, the vegetated ridge and Bonville Peak. All the visible elements and the scale of this view make this a particularly picturesque outlook.



Pine Creek Way View I, Pine Creek Way at Butlers Road turnoff looking west

Pine Creek Way View J

This view point is just north of Pine Creek and is at a relatively low level. The open rural landscape in the foreground allows distant views to the vegetated ridge to the west. Again the broadness of the view, the rural landscape and natural backdrop make this an attractive view.



Pine Creek Way View J, north of Pine Creek looking west

Pine Creek Way View K

This location is just beyond the study site, but it provides a spectacular view of the vegetated ridge both west of the study site and north of Crossmaglen. This is an elevated location south of Pine Creek Way and the scenery is spectacular. The foreground is a distinctly rural landscape with a timber cottage, scattered Hoop Pines and Eucalypts. The backdrop is of dense vegetation along Pine Creek with a continuous backdrop of vegetated hills and prominent peaks in the distance.



Pine Creek Way View K, south of Pine Creek beyond the study site, looking northwest

The quality and character of the scenic views out from the Pacific Highway and Pine Creek Way are affected by a number of factors. These include:

- the elevation of the viewpoint;
- the broadness of the view;
- the contents of the foreground and degree to which elements in the view complement each other rather than create visual clutter;
- the extent to which the vegetated ridge can be viewed and
- the length of time the view is available.

6.3 The Site Features

Collectively, it is the site setting and the features within the site that contribute to Bonville's visual character. The following is a description of the key features that establish the scenic amenity of the study site.

6.3.1 Existing Vegetation

Eco Logical Australia Findings

Figure 5 identified the existing site vegetation based on Class 5 Vegetation Mapping prepared by OEH and CHCC for the Coffs Harbour local Government area. This mapping identifies a range of vegetation types across the site including both exotic and native vegetation. Eco Logical Australia (ECA) prepared a flora and fauna study as part of the Bonville Local Environmental Studies. This study reviews the Class 5 vegetation mapping and maps vegetation formations within the study site. Mapped vegetation includes units mapped as Sclerophyll (Wet and Dry) Rainforest, Native Remnant, Native Pioneers, Exotic, Plantation (includes horticulture), Forested Wetlands and Freshwater Wetlands. The ECA mapping found that nearly 59.66% of the study site is cleared. The largest native vegetation type was found to be Wet Sclerophyll Forest which accounts for 18.1% of the site. The second largest vegetation type was Exotic Vegetation which accounted for 10% of the site. The complete breakdown of Vegetation Class Areas can be found in the ECA report, page 23. (ECA 2013)

These figures are reflective of the history of the study site and the intense manipulation and use of the landscape. Land has previously been cleared for agricultural and horticultural purposes. Regrowth of vegetation has tended to be of exotic species.

For each vegetation class found on site, ECA identified the vegetation communities found within that area. For example, the Wet Sclerophyll Forest was found to be a combination of eight different types of Wet Sclerophyll Forest. Most of this forest was found to occur on the southern face of the main ridgeline north of the study site. ECA indicated that this vegetation is typical of the vegetation occurring on the low coastal hills, gully riparian systems and lower slopes on floodplains of the coastal lowlands within the wider Coffs Harbour LGA. (ECA 2013)

A very small proportion of Rainforest was identified within the very northwest of the study site. ECA identified that this area was disturbed. Approximately 5.39% of the study site was identified as plantation, remnant of hardwood plantations. The largest of these areas is around the Bonville International Golf Course with a smaller area around Crossmaglen Road in the west. 2.35% of the study site was found to be Native Remnants. These remnants are highly disturbed and are not linked to any one vegetation community. The number of these remnants across the site is reflective of the high level of human disturbance and occupation the site has experience. (ECA 2013)

Other native vegetation identified by the ECA mapping included Forested Wetlands. The Forested Wetlands are mostly associated with areas between Pine Creek Way and the Pacific Highway with a small area also between Gleniffer and Butler Roads. This vegetation includes three vegetation communities and has the potential to include EECs. This vegetation is about the low lying areas along Bonville and Pine Creeks and their tributaries.

ECA identified small areas of Dry Sclerophyll Forest along the northern ridgeline, along northern parts of Pine Creek Way, along parts of Bonville Creek, along parts of Gleniffer Road and along parts of a Pine Creek Way tributary. Collectively this vegetation covered only 1.52% of the study site.

One of the large vegetation classes within the study site, after the cleared areas, is exotic vegetation. This includes exotic regrowth along drainage lines and exotic vegetation within the rural residential subdivision around Braford, Faviell and Bakker Drives. The most predominant exotic species is *Camphora laurina* (Camphor Laurel). ECA notes a number of fauna species have benefited from the presence of Camphor Laurel within the study site. (ECA 2013)

Small areas were also found to be Freshwater Wetlands and Native Pioneers. Freshwater Wetlands mostly consisted of farm dams. Native pioneers consisted of areas undergoing regrowth of Acacia.

Figure 13 has been extracted from the ECA Local Environmental Study for Bonville. It indicates the Class 5 Vegetation Mapping – Formation for the study site. Figure 14, also extracted from the ECA Local Environmental Study for Bonville, indicates the Vegetation Communities identified for the site.

The ECA report makes an assessment as to the quality of site vegetation. Due to it either being exotic vegetation or plantation, much of the site vegetation is found to be in poor condition. This particularly relates to vegetation on properties along North Bonville Road and around the Rural Living precinct. It also includes the plantation forest around the golf course, vegetation along riparian areas and exotic vegetation around the western Rural Living area on Bonville Station Road. The largest area of vegetation in a 'good' condition is the Wet Sclerophyll Forest on the southern face of the ridge north of the study site.

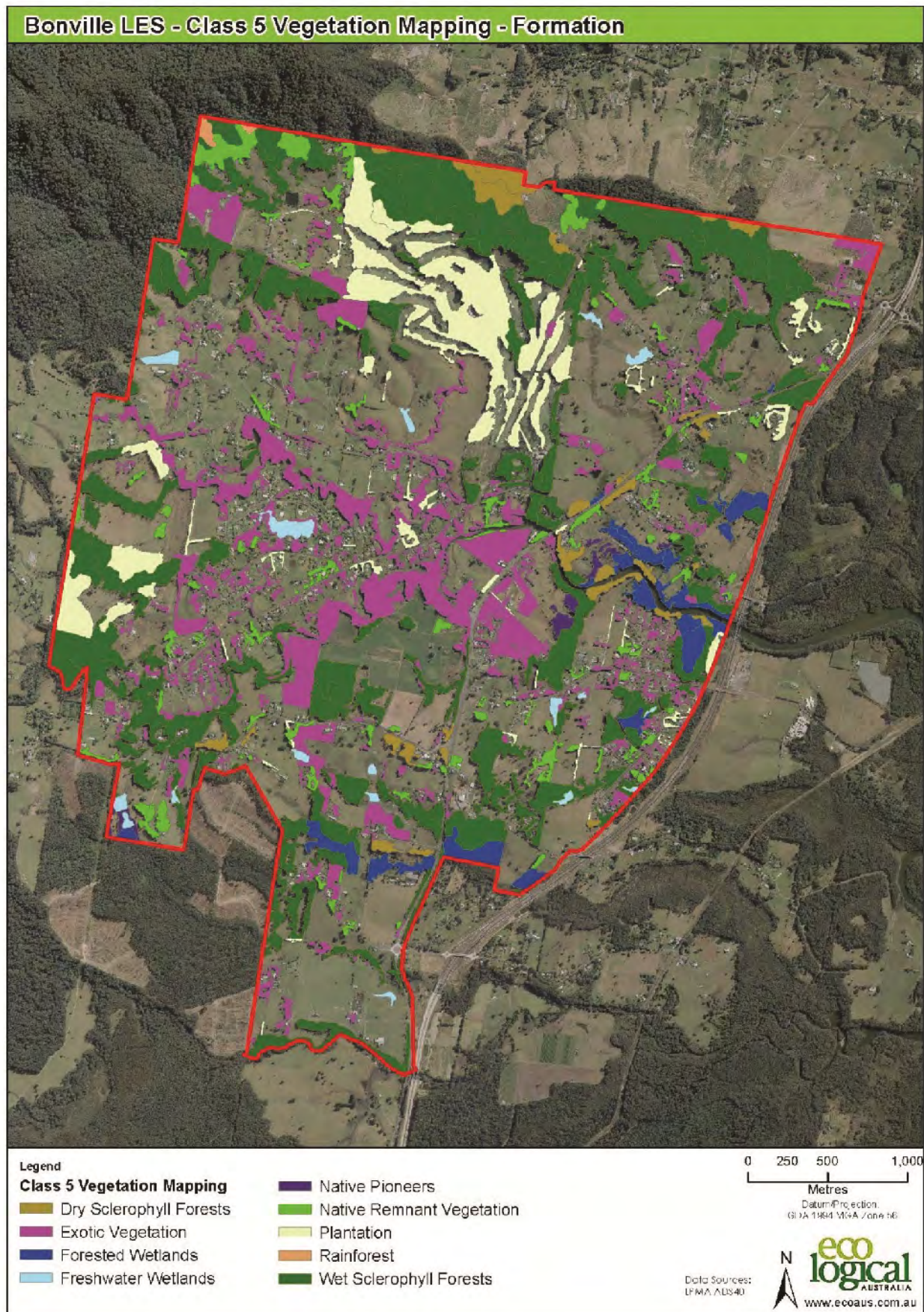


FIGURE 13 – Vegetation Formations
(extract from Eco Logical Australia Bonville Local Environmental Study)

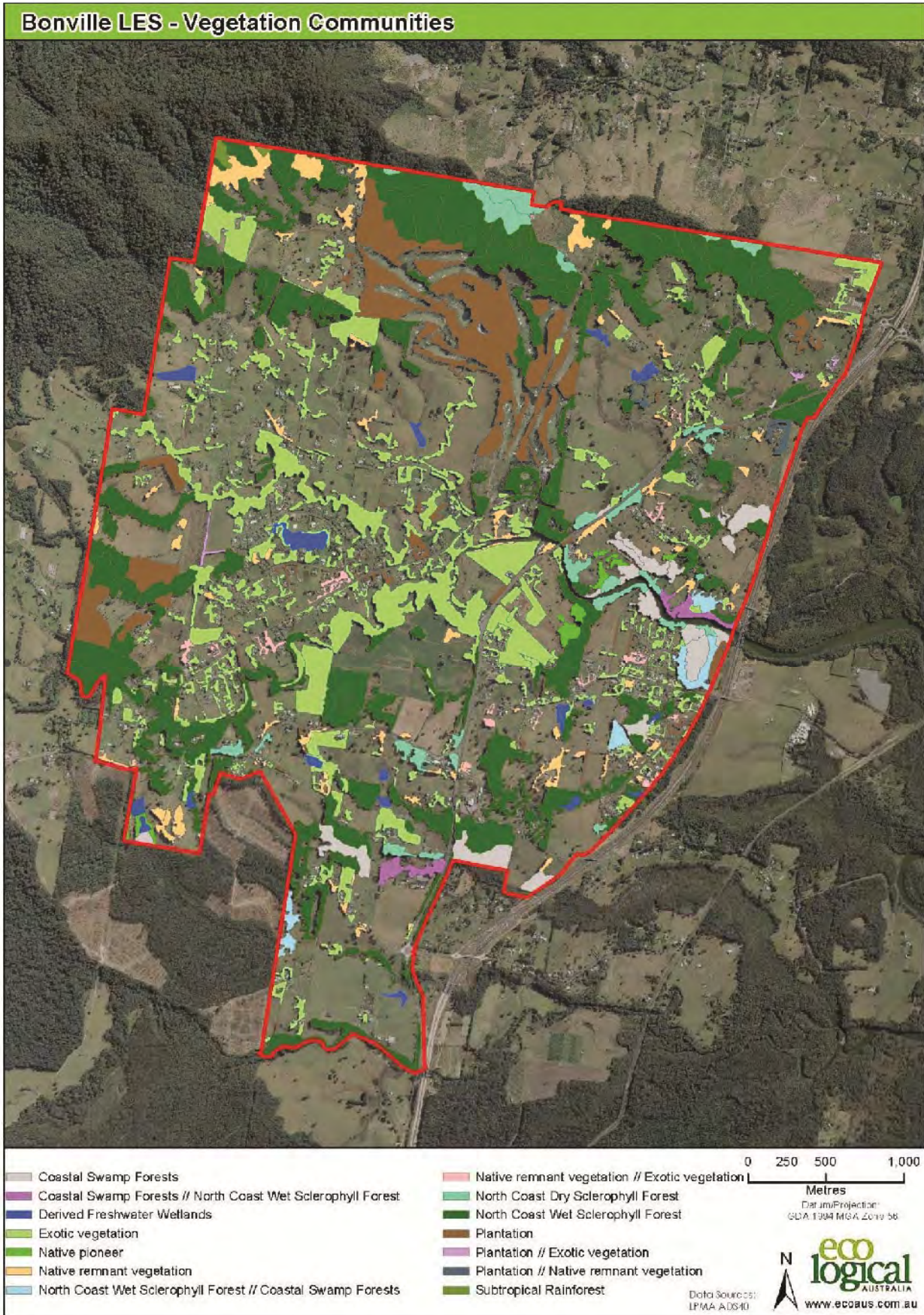


FIGURE 14 – Vegetation Communities
 (extract from Eco Logical Australia Bonville Local Environmental Study)

Vegetation as a Visual Feature

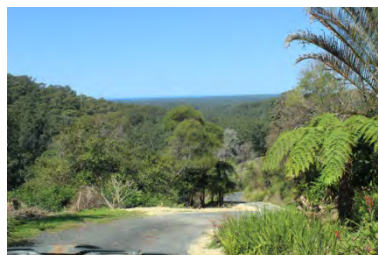
From a visual point of view, the existing vegetation, whether native or exotic, is important in contributing to the visual character of Bonville. The vegetation of the Tuckers Nob State Forest serves to provide a backdrop to views to the west. The vegetated ridge north of the site provides a backdrop for views in this direction. Dense vegetation, mostly Camphor Laurel, defines the creeks and drainage patterns east of Pine Creek Way. Dense patches of forest define the wetlands east of Pine Creek Way.

Much of the vegetation is scattered across the site. This scattered vegetation has a variety of visual impacts upon the character of the site. Where the vegetation is seen close to the viewpoint e.g. a public road, the vegetation can filter or limit the view. In other instances vegetation can frame a view. Particularly attractive trees or vegetation groups can themselves be the focal point. Overall the remnant vegetation gives a sense of a 'green' environment and adds to the sense of a rural landscape. The variety and 'format' of vegetation across the site gives great visual diversity to the study site. Some areas appear as very open and rural whilst others are within forest.

Vegetation is also an important in that it 'softens' the appearance of built elements. For example, along Grandis Drive many Rural Living lots include remnant trees that add shade and greenery. On Rural Agriculture lots vegetation adds amenity to the small holdings.



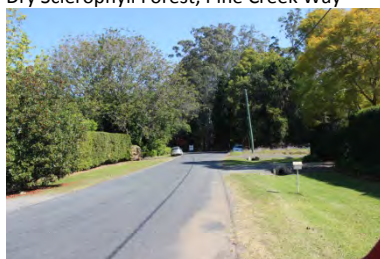
Dry Sclerophyll Forest, Pine Creek Way



Wet Sclerophyll Forest (left of photo)



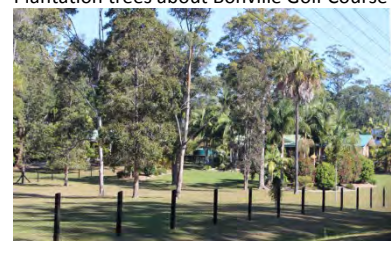
Plantation trees about Bonville Golf Course



Exotic vegetation in Rural Living



Camphor Laurel along creek (foreground)



Remnant native trees in Rural Living garden

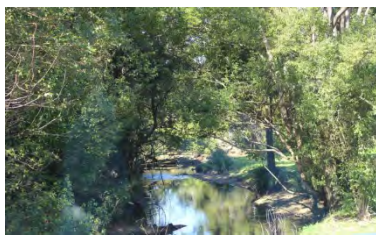


Scattered remnant trees in Rural Land, Butlers Road

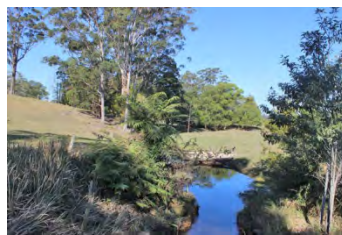
6.3.2 Topography and Creeks

The topography is important in adding to the visual character of the area. The ridges and peaks beyond the site provide a visual setting for Bonville. The undulating nature of the study site creates a diverse and varying landscape. The landscape is not revealed in one viewing but instead becomes a collection of locations separated by hills and drainage lines. This provides an opportunity to create precincts that may not necessarily be viewed from a large number of locations.

Bonville and Pine Creeks are landscape features to the study site. West of Pine Creek Way, these riparian areas are largely denoted by dense growth of Camphor Laurel. East of Pine Creek Way are some areas of Forested Wetlands. These creeks are local landmarks.



Bonville Creek, Braford Drive



Reedys Creek, south of Butlers Road



Creek crossing, end of North Bonville Road

6.3.3 Rural landscape

Bonville is known for its rural landscape. The zoning of Rural Agriculture (LEP 2000) or Rural Landscape (draft LEP 2013) across most of Bonville defines this landscape. This rural land includes mostly small holdings, although there are some larger properties with greater stock numbers. Properties typically include a dwelling, associated infrastructure like sheds, yards and stables, gardens, sometimes horticultural crops, small pastures with horses and cattle and scattered vegetation.

The density of this rural infrastructure changes across the study site. Around Yarraman and North Bonville Roads, the holdings seem to be relatively small with residences located close to the road. Further north from North Bonville road, the rural dwellings are more set apart and located on the hills. South of Bonville Creek and along Pine Creek Way there are a number of horticultural businesses growing produce. These tend to have more intense infrastructure with green houses, crops and storage facilities. North and south of Gleniffer Road the rural landscape is mostly pasture with a reduced density in built infrastructure.

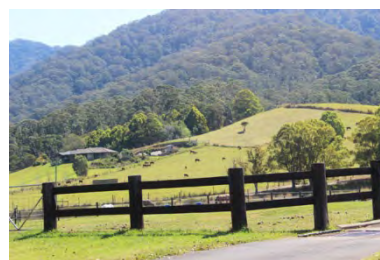
The overall impression is of a visually complex landscape with a variety of activities and lifestyles occurring. These include hobby farms with a couple of horses or cows, larger farming properties, bush retreats on small blocks hidden way in forest areas and large new homes built on elevated locations to take in the views. It is an eclectic landscape but the overall impression is of a 'green' landscape with plenty of space and great visual amenity.



Pine Creek Way



Yarraman Road



North Bonville road



Crossmaglen Road



Williams Road



Irvine Road

6.3.4 Streetscapes

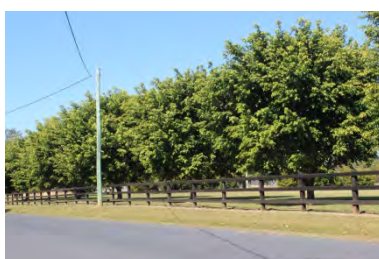
Bonville is well connected to Coffs Harbour and there is plenty of access through and into the various parts of the site. The Pacific Highway distinctly separates Bonville from East Bonville. The highway is separated from its surrounds by being cut into the landscape, by acoustic walls and vegetation. The relocation of the highway has significantly changed the character of Pine Creek Way. It is now an attractive road that meanders through a rural landscape taking in scenic views west and with two creek crossings. The removal of the highway has restored Pine Creek Way to a local access with a village centre.

A number of roads extend from Pine Creek Way. These roads tend to be organic in layout following the site topography. Many of the roads are located along ridges. This is the case for Irvine Road, Williams Road, East Bonville Road, Gleniffer Road and Butlers Road. On Williams Road there are many dwellings located along the road and these tend to restrict views out from the road. On Butlers Road and parts of Gleniffer Road broad views are possible out across the rural landscape.

The visual character of many of the streets contributes to the appearance of the study site. There is very little kerb and gutter within the study site excluding along the Pacific Highway. Generally the roads are two lanes with grassed verges. All roads are bitumen except for Cassidys and Keoghs Roads.



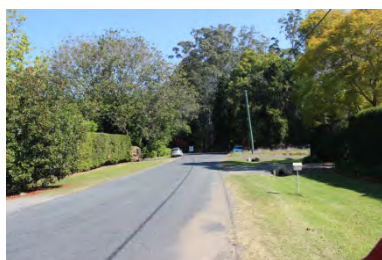
Irvine Road



North Bonville Road



Cassidys Road



Braford Drive, Rural Living



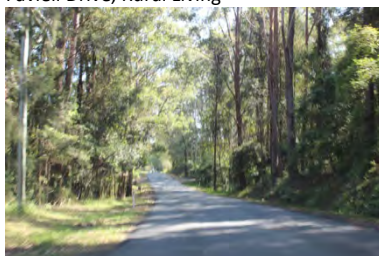
Faviell Drive, Rural Living



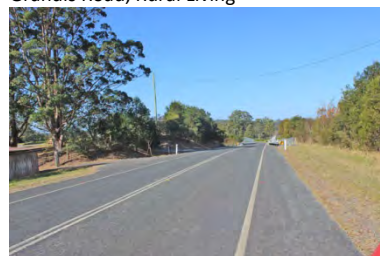
Grandis Road, Rural Living



Titans Close



Gleniffer Road



East Bonville Road

Vegetation along the roads contributes to the visual character of the site. The areas of remnant forest along Pine Creek Way and Gleniffer Road give a visual link to the vegetated ridgelines beyond the site. This vegetation also gives a distinct 'country road' character to these locations. Other roads e.g. North Bonville Road and Yarraman Road are devoid of road side vegetation, however, plantings within the adjacent properties adds shade and amenity to the streetscape. These plantings are not necessarily native, but they contribute to the 'green' character of the area. In the Rural Living precincts trees within gardens and planted along frontages add greenery to the streets.

Fencing to property frontages adds to the visual character and amenity of the study site. Most fences are rural in character and it is these fences that tend to 'fit in' with the setting. Timber post and rail fences and post and wire fences allows views to the property beyond and are reflective of how the location is either being used or may have been used in the past.

6.3.5 Village Character

The restoration of Pine Creek Way as a local road has also restored the 'village' character to the commercial facilities of Bonville. The village of Bonville is somewhat spread out with a service station/post office outlet on Pine Creek Way, a memorial hall on Gleniffer Road and a public primary school on Gleniffer Road. There is also a caravan park and over 55's village on Pine Creek Way. Whilst these elements are separated they do constitute the beginnings of a commercial hub for Bonville. Each element has its own visual character, however, collectively they create the impression of a rural village. The old timber bridge over the Pine Creek Way provides a link between Gleniffer Road and East Bonville Road and is an historical feature to the location.



Bonville Memorial Hall



Old overpass, Pine Creek Way



Bonville service station and Post Office

6.3.6 Golf Course

The Bonville International Golf Course is a local landmark and is a feature to North Bonville. It is accessed from North Bonville Road and the entry is highly landscaped and maintained. The course is set amongst Plantation Forest and this provides an attractive backdrop to the manicured lawns of the course. The northern part of the property is the vegetated south face of the ridge to the north of the site. Cassidys Road traverses the golf course providing access to a number of properties in the very northwest of the site. Part of the golf course property is west of Cassidys Road and this is grassed paddocks with a vegetated drainage line. This land is the subject of a future development proposal. The golf course represents a vegetated area of land that adds greenery and aesthetic to its surrounds.

7.0 Mapping the Visual Character of the Study Site

The key features occur across the site in a variety of patterns and densities. To assess the existing landscape character and to evaluate the likely visual impacts of future rural residential development upon the study site, the site has been divided into a 15 Landscape Character Units. Figure 15 identifies the Landscape Character Units. Each unit has been determined based on the landscape within that unit having similar characteristics to its surrounds.

The following methodology has been adopted to evaluate each Landscape Character Unit and its potential to be visually affected by future development.

A description of the Landscape Character Unit will consider:

1. the location of the Landscape Character Unit;
2. the characteristics of the Landscape Character Unit including:
 - zoning (as proposed by the draft CHCC LEP 2013);
 - vegetation;
 - topography; and
 - pattern, density and character of built form.
3. the dominant visual character and scenic quality of the Landscape Character Unit based on the following criteria

High scenic value

areas with visually prominent features of land form, land cover, water form or built elements.

Moderate scenic value

areas with land form, or built features which tend to be common throughout the region

Low scenic value

areas with features of minimal diversity or variety

4. views to and from the site and the visual prominence of the unit;
5. the context of the landscape character unit; and
6. the sensitivity of the Landscape Character Unit to change. This will consider the character of the unit, the nature of views to the unit and its context.

A sample of photographs will illustrate each Landscape Character Unit.



Bonville Rural Residential Visual Analysis - The Existing Site

September 2013 Issue A

base map sourced from Coles Harbour City Council GIS system under data license agreement

FIGURE 15 - Landscape Character Units

scale 1:30, 000 @ A4 size



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Table 1 – Landscape Character Unit 1

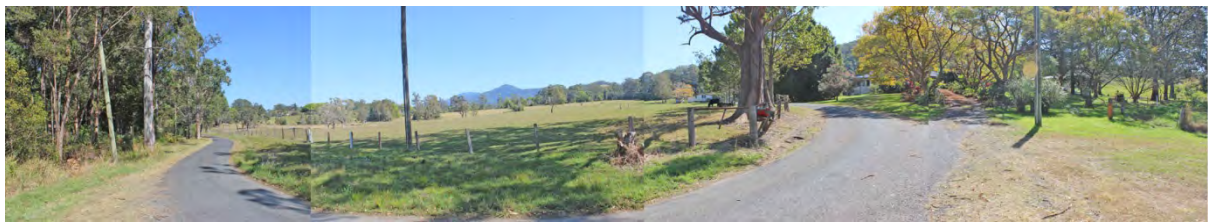
LOCATION	North of Pine Creek Way about Titans Close and Irvines Road
CHARACTERISTICS	Zoning The unit is mostly Rural Landscape with small areas of Environmental Conservation and General Residential (associated with the golf course property). Vegetation The area is mostly cleared. Wet Sclerophyll Forest occurs on the ridge to the north. There are patches of exotic vegetation including Camphor Laurel along drains and fence lines. There is a scattering of Dry Sclerophyll Forest including along Pine Creek Way. Topography The area is undulating with a rise from Pine Creek Way to the north and west. Irvines Road is on a ridge with good views. There are a number of drainage lines and dams. Pattern, Density and Character of Built Form Irvines Road and Titans Close are narrow roads, with no kerb, grassed road verges and overhead power. The dwellings are mostly along Irvines Road and Titans Close with a scattering of homes sited away from the roads. Driveways to these homes are gravel. Homes are of varying materials and styles. There is a cluster of homes about Irvines Road and Titans Close but given the unit's scale, built form does not dominate the landscape.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the rural landscape with a backdrop of bushland. The ridge to the north and the distant vegetated ridge to the west are often visible and are scenic elements to this unit. The unit is scenic to look at and to look out from. The broad views available, the dominant rural/natural landscape and relatively uncluttered character of the view give this unit a HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	There are broad views to this unit from Pine Creek Way. These views take in a rural landscape with the vegetated ridges to the north and west as a backdrop. Irvines Road is elevated and provides elevated views of the surrounding rural landscape. From Titans Close there are broad, attractive views possible to the vegetated ridge west. Being close to Pine Creek Way, this unit has visual prominence for the local area.
CONTEXT OF UNIT	The unit sits between Pine Creek Way and the Bonville Golf Course. To the south is Rural Landscape along Williams Road where there is greater density of dwellings and smaller holdings. Boambee, to the north, includes Rural Landscape.
SENSITIVITY TO CHANGE	Potential Rural Living (Large Lot Residential under the draft CHCC LEP 2013) would be likely to be restricted to cleared areas away from drainage lines. Development would increase the density of built form and infrastructure. The open rural landscape would be removed, but the views to the ridges would be retained. Given the open character of the landscape, the proximity to Pine Creek Way and the extent of the area, it would have a HIGH visual sensitivity to change.



Landscape Character Unit 1 from Pine Creek Way



Landscape Character Unit 1, looking north from Irvines Road



Landscape Character Unit 1 from Titans Close, looking to Bonville Peak



Landscape Character Unit 1, rural properties about Irvines Road, vegetated ridge to north seen in distance

Table 2 – Landscape Character Unit 2

LOCATION	South of Pine Creek Way about Williams Road, south to Bonville Creek
CHARACTERISTICS	Zoning The unit is mostly Rural Landscape with small areas of Environmental Conservation and Waterway. Williams Road provides access to Bongil Bongil National Park. Vegetation The vegetation is scattered and includes patches of Wet and Dry Sclerophyll Forest, Forested Wetlands associated with the drainage lines and Bonville Creek, exotic vegetation and Plantation. The balance of the site is cleared. Topography The land is undulating with north of Williams Road draining to a Bonville Creek tributary and land south of Williams Road falling to Bonville Creek. Williams Road is on a ridge. Pattern, Density and Character of Built Form Williams Road is narrow with no kerb, grassed road verges and overhead power. There are numerous dwellings along the road of mixed styles. Properties to the south have vegetation along Bonville Creek as a backdrop. There are blueberry crops north of Williams Road and other crops in glasshouses on the south side of the road. There is a range of other infrastructure including glasshouses, netted blueberries and sheds.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is infrastructure associated with Rural Landscape including dwellings, sheds, crops, gardens and native vegetation. There are small areas of grassed rural land, although this can be hard to see due to dwellings and vegetation. There are distant views to the vegetated ridge to the north and to vegetation along Bonville Creek. Views are largely screened to these scenic land forms. The built elements in the landscape tend to be common throughout the area and the unit is evaluated as having a MODERATE scenic quality.
VIEWS AND VISUAL PROMINENCE	Limited broad views are available out from this area to the vegetated ridges to the north and south of the study site. Built infrastructure and vegetation limit these views. Views out from the elevated Williams Road are limited by dwellings, horticultural infrastructure and scattered vegetation. This area is not visible from the Pacific Highway. The northern part of this unit can be viewed from Pine Creek Way. Topography and vegetation limit the extent to which this unit can be viewed.
CONTEXT OF UNIT	The unit sits between Pine Creek Way, Bonville Creek and the Pacific Highway. South is Rural Landscape on North Bonville Road and Large Lot Residential about Fig Close.
SENSITIVITY TO CHANGE	This unit has some potential for future Large Lot residential development. This would be likely to be restricted to cleared areas away from drainage lines and native vegetation. Development could utilise Williams Road as an existing access. Development would increase the density of built form and infrastructure, however, this area already has much built infrastructure and new development would be likely to be in keeping with this existing character. Views to new development would also be constrained by the topography and scattered vegetation. The unit is deemed to have a MODERATE visual sensitivity to change.



Landscape Character Unit 2 from Pine Creek Way, north of Williams Road turnoff



Landscape Character Unit 2 from Williams Road



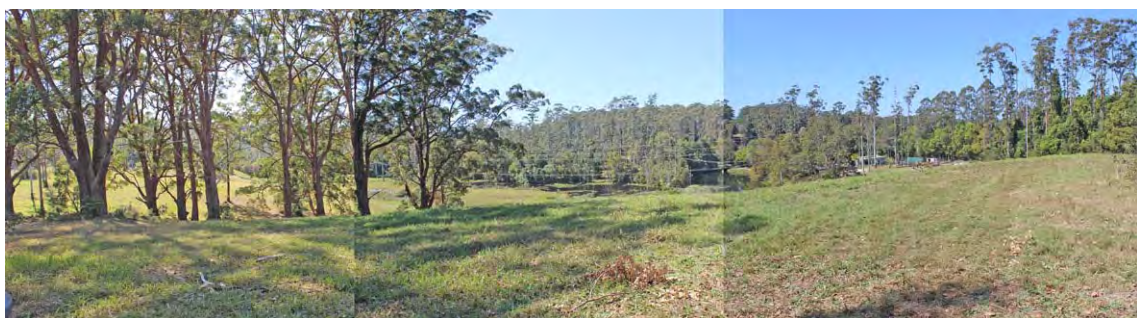
Landscape Character Unit 2, a sample of residential properties along Williams Road



Landscape character Unit 2 with blueberry crops on Williams Road and a distant view to the vegetated ridge north of the study area

Table 3 – Landscape Character Unit 3

LOCATION	North Bonville Road eastern end, along Cassidys Road
CHARACTERISTICS	Zoning The unit is Private Recreation owned by the Bonville International Golf Course. Vegetation The area includes a maintained golf course sited amongst former Plantation timber with a large patch of Wet Sclerophyll forest to the north. This forest is on the ridge to the north of the site, a land form visible from many locations. Topography The area is undulating but overall has a gradual rise to the north. Pattern, Density and Character of Built Form The golf course has facilities at its main reception with other built infrastructure scattered across the site. Most of the area is manicured lawns and gardens within a timbered setting. Built infrastructure is associated with the reception, accommodation and maintenance facilities. Most of the unit is golf course and vegetation.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The golf course is mostly hidden by the remnant Planation. The dominant landscape elements are the Plantation trees and the Wet Sclerophyll Forest to the north. These elements create a landscape that appears as natural bushland. The vegetation combined with the vegetated ridge to the north creates a natural feature with HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	Views to this area are best from a distance where the expanse of vegetation has visual impact. Close up views are available from Cassidys Road and the eastern end of North Bonville Road. The unit has visual prominence being a large expanse of vegetation. The elevated area with the Wet Sclerophyll Forest is visible from various locations in and beyond the site. Parts of the unit are visible from Pine Creek Way and the highway.
CONTEXT OF UNIT	The unit has a large expanse of Rural Landscape to the east and west and an area of General Residential to the south.
SENSITIVITY TO CHANGE	This unit is Private Recreation and is a functioning facility. It is constrained for future development. Given the current use and vegetation this unit has a HIGH visual sensitivity to change.



Landscape Character Unit 3 from Cassidys Road



Bonville Golf Course entry

Golf Course in Plantation timber

Cassidys Road

Table 4 – Landscape Character Unit 4

LOCATION	Between North Bonville Road and Cassidys Road, west of Bonville Golf Course
CHARACTERISTICS	Zoning The unit is part of the golf course property, was zoned Residential Tourist under the CHCC LEP 2000 and is now proposed as General Residential under the draft CHCC LEP 2013. The area is the subject of future development by the golf course. The central drainage area is zoned Environmental Conservation. Vegetation The area is mostly cleared. The drainage line is predominantly Camphor Laurel. Topography The land falls from Cassidys Road to the drainage line and then rises again to the west. Pattern, density and Character of Built Form There are a couple of dwellings on the property. Otherwise the landscape is open and grassed with a narrow corridor of Camphor Laurel along the drain. The homes appear to be of brick and tile. There is minimal built form within the unit.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape elements are the rural land, the vegetated drainage line and the broad view to the west. Views to the site take in a rural landscape with the ridge as a backdrop. Views out of the site would also include the vegetated ridge to the west and to the north. The broad views available, the dominant rural/natural landscape and relatively uncluttered character of the view give this unit a HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	There are broad views to this area from Cassidys and North Bonville Roads. These views take in rural land with a vegetated ridge beyond. As an expanse of rural land seen within the rural setting and with the backdrop of ridges, this unit has visual prominence for the surrounds. It is not visible from Pine Creek Way or the highway.
CONTEXT OF UNIT	The unit sits between the Bonville Golf Course and Rural Landscape to the west. To the immediate south is Large Lot Residential along North Bonville Road and Large Lot Residential about Braford, Faviell and Bakker Drives.
SENSITIVITY TO CHANGE	This site has been identified for future residential development by the golf course. It would be zoned General Residential. The presence of the golf course facility and existing Large Lot Residential to the south give context to the proposed development. Development will change the rural appearance of the unit, but it will not affect the broad views possible to the ridges to the north and west. Development will remove rural landscape and increase the built form but will be in context with the immediate surrounds. This unit is deemed to have a MODERATE visual sensitivity to change.



Landscape Character Unit 4 from Cassidys Road



Landscape Character Unit 4 from North Bonville Road

Table 5 – Landscape Character Unit 5

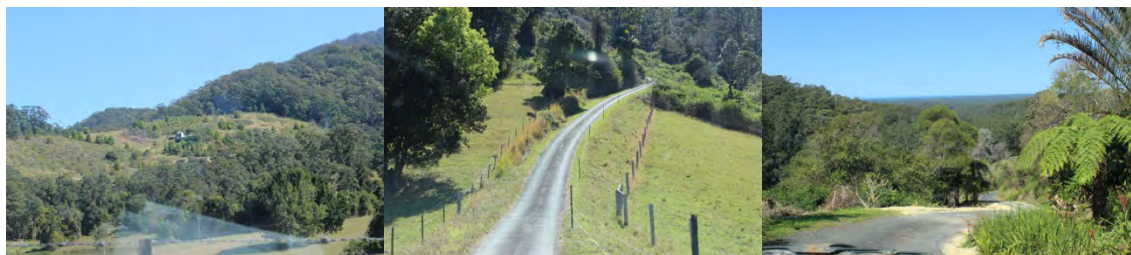
LOCATION	end of Cassidys Road, south to ridge
CHARACTERISTICS	Zoning The unit is predominantly Rural Landscape with small areas of Environmental Conservation to the north. Vegetation The Environmental Conservation area to the north includes Wet Sclerophyll Forest and Native Remnant Vegetation. The unit includes patches of exotic vegetation including stands of Camphor Laurel. The balance of the area is cleared grassland. Topography The area is a gully resulting from the peaks to the north and west. A drainage line runs through the centre of the unit and enters the Bonville Golf Course at its western end. Either side is sloped ground. Cassidy Road ends and a steep driveway continues up a ridge in a north west direction. A second driveway continues west beside the drainage line giving access to properties on the steep land to the south. The drain includes a rural dam. Pattern, density and Character of Built Form The unit includes a number of small rural properties. Most dwellings in the unit are located on elevated land and are reached by steep driveways. Due to the 'hidden' nature of this unit, i.e. in a gully at the end of a gravel road, the elevated properties only become visible on reaching the end of Cassidys Road. Only a few properties appear to be used for grazing cattle. Weed invasion appears to be occurring on the slopes. Dwellings are well spaced and a number appear relatively new. Many homes are sited to take in distant ocean views. Homes are of a variety of styles and materials.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the hilly rural landscape with a close backdrop of vegetated ridges. This is one of the locations where the vegetated ridges are close to the site. The unit has views to the coast, to the vegetation north of the golf course and to Bongil Bongil National Park. The unit has good views, however, land within the unit is degraded through weeds and clearing. The unit is deemed to have a MODERATE HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	There are excellent views available out from this location to the ocean, to vegetation north of the golf course and to vegetation along the coast. Given the location of the unit, there are limited views available to this area of land. Views only become available on reaching the end of Cassidys Road.
CONTEXT OF UNIT	The unit sits west of the golf course and north of Rural Landscape along North Bonville Road.
SENSITIVITY TO CHANGE	This unit has potential for Rural Living (Large Lot Residential under the draft CHCC LEP 2013) with development likely to be possible on cleared areas away from the drainage lines and steep areas. Development would increase the density of built form and infrastructure, however, there are limited views available to this area. Many of the existing open areas are degraded by weed growth. Given the existing character of the land and the limited views available to the location, the unit would have a LOW visual sensitivity to change.



End of Cassidys Road looking west

Elevated property on north facing slope

Vegetation in northern part of unit



Steep slope with western ridge beyond

Steep driveway from Cassidys Road

Views to ocean from elevated



Banana plantation on north facing slope

Cleared slopes at western edge of unit

View to vegetation north of golf course

Landscape Character Unit 5

Table 6 – Landscape Character Unit 6

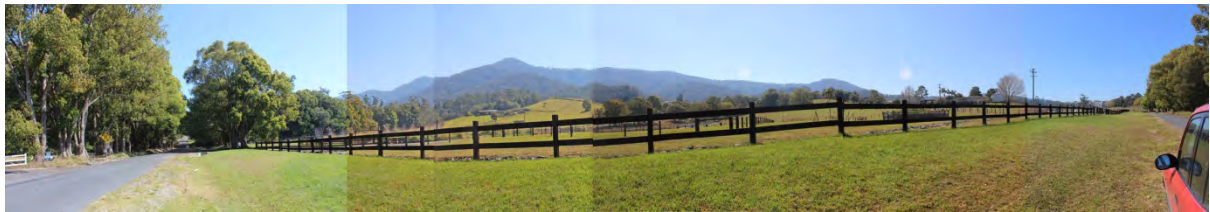
LOCATION	north of North Bonville Road
CHARACTERISTICS	Zoning The unit is mostly Rural Landscape with small areas of Environmental Conservation near the ridge to the north. Vegetation The area is mostly cleared with patches of Wet Sclerophyll Forest on the ridge to the north. There are patches of exotic vegetation particularly along drainage lines. There is vegetation associated with farm dams and small areas of Native Remnant Vegetation. Topography The area is undulating with a rise to the north west to the vegetated ridge of Tuckers Nob State Forest. North Bonville Road is on relatively level land. Yarraman Road has a slight rise to the north west. There are a number of drainage lines along gullies that drain to Bonville Creek. There are a number of rural dams. Pattern, density and Character of Built Form There are numerous rural holdings of varying size. These properties front North Bonville Road or Yarraman Road. Along North Bonville Road houses vary in setback. Some properties are set amongst the foothills and are reached by long gravel driveways. Some homes are located close to the road. On Yarraman Road, more homes are located close to the road. Houses vary in style and materials. Infrastructure includes dwellings, sheds, fencing, cattle yards and gardens. Many homes include tree planting to their frontages which adds amenity to the road. North Bonville and Yarraman Roads have one lane in each direction, are without kerb, have grassed verges and overhead power. Dwellings are generally scattered with greater density of housing along Yarraman Road.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the undulating rural landscape with a backdrop of native vegetation. The ridge of Tuckers Nob State Forest, including Bonville Peak, is a scenic element. The unit is both scenic to look at and to look out from. The broad views available, the dominant rural/natural landscape and uncluttered character of the view give this unit a HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	There are broad views to this area from North Bonville and Yarraman Roads. These views take in a rural landscape with the vegetated ridges to the west as a backdrop. Views are not possible to this unit from Pine Creek Way or the Pacific Highway. Views to this area are quite local and become 'revealed' on leaving the more built up area of North Bonville Road.
CONTEXT OF UNIT	The unit sits west of the General Residential Land (the subject of future development by the Bonville Golf Course) and north of Rural Landscape to the south of North Bonville Road.
SENSITIVITY TO CHANGE	This unit is likely to be suitable for Potential Rural Living (Large Lot Residential under the draft CHCC LEP 2013) given the extent of cleared areas, existing accesses and slope. The relatively nearby areas of existing Rural Living (Large Lot Residential under the draft CHCC LEP 2013) and the existing rural dwellings give potential development appropriate context. Development would increase the density of built form and infrastructure and would reduce the open rural landscape. The views to the vegetated ridges would be retained. Given the existing context of the unit, existing development and the degree to which it can be viewed, it is deemed to have a MODERATE visual sensitivity to change.



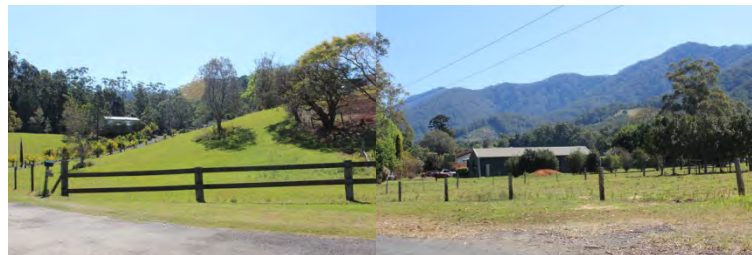
Landscape Character Unit 6, looking north from Yarraman Road



Landscape Character Unit 6, looking north from North Bonville Road



Landscape Character Unit 6, looking to Bonville Peak and ridge from North Bonville Road near creek crossing



Landscape Character Unit 6, a sample of residences

Table 7 – Landscape Character Unit 7

LOCATION	Western extent of site, between North Bonville Road and Crossmaglen Road
CHARACTERISTICS	Zoning The unit is predominantly Rural Landscape with small areas of Environmental Conservation. Vegetation The area is about half cleared with the balance vegetated. Vegetation includes Wet Sclerophyll Forest and this represents the second largest area of this Forest within the study site. Other vegetation includes Plantation timber, small areas of exotic vegetation and small areas of Native Remnant Vegetation. Topography The area is undulating with a hill approximately halfway between North Bonville and Crossmaglen Roads. There are a two drainage lines to Bonville Creek. Pattern, density and Character of Built Form There are very scattered rural dwellings in this unit and they tend to be difficult to view from any public roads being set behind and amongst vegetation. Properties are accessed from North Bonville Road, Crossmaglen Road and Braford Drive. Vegetation and topography screens views to any built form in this unit. There are no public accesses through this unit. Homes are scattered and concealed by vegetation.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape elements are the remnant vegetation and the open grassland. Some views to this area, depending on the viewing location, contain a backdrop of the vegetated ridge to the west. The unit is scenic to look at given the remnant vegetation and is deemed to have a HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	Limited views are available to this area. Views are constrained by vegetation. What views are available take in the open grassland with remnant vegetation with occasional views to the distant western ridge. Only limited locations provide views to this unit. It is not possible to view this location either from Pine Creek Way or the Pacific Highway.
CONTEXT OF UNIT	The unit sits west of existing Rural Living (Large Lot Living under the draft CHCC LEP 2013). To the north, west and south is Rural Landscape.
SENSITIVITY TO CHANGE	This unit is likely to be suitable for Potential Rural Living (Large Lot Residential under the draft CHCC LEP 2013) but would be likely to be constrained by the existing vegetation. Existing vegetation would be retained. There is existing Large Lot Living nearby at Braford, Faviell and Bakker Drives. There are limited viewing locations from which to see this unit. For these reasons, this unit is deemed to have a MODERATE visual sensitivity to change.



Landscape Character Unit 7 view from North Bonville Road



Landscape Character Unit 7, distant view from Faviell Drive



Landscape Character Unit 7, from public reserve end of Bakker Drive

Table 8 – Landscape Character Unit 8

LOCATION	south of North Bonville Road and Bonville Creek tributary
CHARACTERISTICS	Zoning The unit is mostly Rural Landscape with small areas of Environmental Conservation mostly along the creek. Vegetation The area is mostly cleared with patches of exotic vegetation. Most of the exotic vegetation is Camphor laurel along the creek. Topography The area has a gradual and slight fall from North Bonville Road to the creek. Pattern, density and Character of Built Form North Bonville Road is a narrow road with a lane of traffic in each direction. It has grassed road verges often which are swales, has no kerb and has overhead power. There are no street trees but properties fronting the road often have trees across the front of the property that add amenity. The unit includes numerous small holdings with access from North Bonville Road. Dwellings vary in setback from the road. Many are setback with large gardens or grassed areas to the front of the home. A few properties have stock, mostly horses, but most properties are large gardens/grassed areas. Houses are of varying styles and materials. Fencing is mostly rural in character although there are some more formal walls and entries. The unit includes smaller holdings than on the north side of North Bonville Road. There is greater density of built infrastructure along the south side of North Bonville Road although there is still plenty of open space.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is a rural landscape containing small hobby farms and residential properties with large yards. Dense Camphor laurel along the creek provides a backdrop to this landscape. The landscape is fairly cluttered with the infrastructure typically associated with dwellings. The cluttered, manmade nature of the landscape and the view to the weed infested creek give this unit a MODERATE scenic quality .
VIEWS AND VISUAL PROMINENCE	Short views are available to this unit as the topography is relatively flat with just a slight fall to the creek. Dwellings, gardens and other items associated with the rural properties interrupt views south from the road. Some views are possible to the vegetation along the creek. This vegetation interrupts long views out in this direction. Views out of the unit take in the scenic outlook of the vegetated ridges to the north and west. This unit is not visible from Pine Creek Way or the Pacific Highway. Views to this unit are only possible from North Bonville Road.
CONTEXT OF UNIT	The unit sits between North Bonville Road and Rural Living (Large Lot Residential under the draft CHCC LEP 2013) on Braford and Bakker Drives. To the north of North Bonville Road is Rural Landscape.
SENSITIVITY TO CHANGE	This unit has some potential for future Rural Living (Large Lot Residential under the draft CHCC LEP 2013) given the extent of cleared area and gentle topography. The unit has a greater density of dwellings than other Rural Landscapes in the surrounds and the nearly Large Lot Residential along Braford and Bakker Drives provides an appropriate context for similar development nearby. Views out to the scenic ridges would not be affected by development in this unit. Given the existing character of the unit, the land use to the south and the limited locations from which this unit can be viewed, it is deemed this unit would have a LOW visual sensitivity to change.



Landscape Character Unit 8, paddock south side of North Bonville Road with Camphor laurel along creek as backdrop



Landscape Character Unit 8, a sample of properties along North Bonville Road



Landscape Character Unit 8, properties along North Bonville Road



Camphor laurel along North Bonville Road

Table 9 – Landscape Character Unit 9

LOCATION	about Braford Drive, Faviell Drive and Bakker Drive
CHARACTERISTICS	Zoning The unit is mostly zoned Rural Living (Large Lot Residential under the draft CHCC LEP 2013) with Environmental Conservation along Bonville Creek and an area of Public Reservation at the end of Bakker Drive. Vegetation The area is mostly cleared with patches of exotic vegetation, a small area of vegetation associated with a Freshwater Wetland between Faviell and Bakker Drives and a small patch of Wet Sclerophyll Forest south of the Bakker Drive reserve. The exotic vegetation includes Camphor laurel along Bonville Creek and vegetation in gardens. Topography The area is fairly level being between Bonville Creek and one of its tributaries. There is a slight fall from the areas of development along the roads to each of the creeks. Pattern, density and Character of Built Form This unit represents one of two Rural Living (Large Lot Residential under the draft CHCC LEP 2013) precincts within the site. Lots vary in size ranging from 3000 square metres to 2 hectares. Properties south of Braford Drive extend down to Bonville Creek. Properties north of Bakker Drive extend to the Bonville Creek tributary. Braford, Faviell and Bakker Drives are narrow roads with a lane in each direction of traffic. The roads are without kerb and have grassed verges. There is overhead power and no street trees. Each property typically includes a dwellings, sheds, driveway, fencing and gardens. A few properties have horses and associated yards and sheds. As a Rural Living precinct, this unit has more densely spaced infrastructure, however, the lot sizes allow for plenty of green space and gardens around dwellings.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the residential development including dwellings and gardens. Some properties appear more urban than others. Typically those properties with more paddock than garden and a few horses/cattle retain a rural character. Properties vary in degrees of garden. Many properties have large, heavily planted out gardens and the dwelling is concealed. Other properties have a low, highly maintained garden with a visible dwelling. The character of the streets and dwellings are typical of similar streets in rural residential precincts about Coffs Harbour. The fleeting views to the scenic ridge add an occasional, but dramatic outlook. This unit is deemed to have a MODERATE scenic quality.
VIEWS AND VISUAL PROMINENCE	Views to this unit become available on entering Braford Drive. Views from beyond the area are largely screened by vegetation along Bonville Creek and its tributary. The area is not visible from Pine Creek Way or the Pacific Highway.
CONTEXT OF UNIT	The unit sits between Bonville Creek and its tributary to the north. To the north, south and west is Rural Landscape.
SENSITIVITY TO CHANGE	This area is already developed as Rural Living (Large Lot Residential under the draft CHCC LEP 2013) and therefore will not be the subject of future development. It will remain unchanged.



Landscape Character Unit 9, end of Braford Drive looking northeast



Braford Drive residence



Residence on Braford Drive with view to mountains beyond



Faviell Drive



Faviell Drive property



Faviell Drive property



Bakker Drive residences

Table 10 – Landscape Character Unit 10

LOCATION	about Pine Creek Way, south of Bonville Creek
CHARACTERISTICS	Zoning The unit is mostly Rural Landscape with an area of Environmental Conservation in the middle of the unit. Vegetation The unit is mostly cleared with substantial parts of the unit under crops. Horticulture occurs west and east of Pine Creek Way. There is a small patch of Native Pioneers and a patch of Wet Sclerophyll Forest in the middle of the unit. There is a scattering of vegetation throughout the unit. Topography The area is relatively level being on the banks of Bonville Creek. There is a slight fall east and down to a drainage line through the Brookhaven over 55's village. There are a series of wetlands along this drainage line. This eventually drains into the Wet Sclerophyll Forest and heads north to Bonville Creek. Pattern, density and Character of Built Form This unit has a varied pattern to its character and built form. It includes horticultural properties either side of Pine Creek Way. These properties have dwellings, sheds, storage facilities, greenhouses and crops. The unit includes a number of commercial outlets on Pine Creek Way. This includes two closed fruit stores, the Bonville service station and Post Office. Further south is a cluster of housing development at Brookhaven. Brookhaven includes an office, housing, roads and open space. The unit has a mix of scattered and dense built form. Buildings are of varying materials and styles. Brookhaven represents a cluster of housing with other dwellings in the unit more scattered. Pine Creek Way includes commercial outlets, overhead power and signage. There are a variety of accesses and driveways off Pine Creek Way.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	This unit has a mixed visual character due to the range of land uses. The north of the unit is busy with horticultural practices. South along Pine Creek Way, the unit appears more commercial with current and closed businesses. Further south the Brookhaven village adds another visual element. The character is of a busy, cluttered landscape. Remnants of the Pacific Highway remain. Closed down stores detract from the amenity of the roadscape. The unit is deemed to have a MODERATE scenic quality.
VIEWS AND VISUAL PROMINENCE	In the north of this unit there are good views available west to the ridge of Tuckers Nob State Forest. Further south vegetation along Bonville Creek screens views west. The views east take in the assortment of rural properties. These views are restricted by the flat topography and vegetation. The brief view to the mountains is attractive, however, the balance of the views from this unit take in a fairly busy and varied landscape. It is not possible to view this unit from the Pacific Highway.
CONTEXT OF UNIT	The unit sits along Pine Creek Way. Surrounding land uses include Rural Landscape further south and to the north and Rural Living (Large Lot Residential under the draft CHCC LEP 2013) to the east.
SENSITIVITY TO CHANGE	Development in this unit may be restricted by proximity to Bonville Creek and remnant vegetation. If development did occur here it would increase the density of built form in an already visually busy and diverse area. Given the existing character of the unit, the area has a LOW visual sensitivity to change.



Landscape Character Unit 10, cropping areas either side of Pine Creek Way



Looking west from Pine Creek Way, north of the service station and Post Office



Landscape Character Unit 10, Brookhaven over 55's village, Pine Creek Way



Service station and Post Office, Pine Creek Way



Closed fruit shop, Pine Creek Way

Table 11 – Landscape Character Unit 11

LOCATION	Fig Close, Forest Oak Drive and Grandis Road
CHARACTERISTICS	Zoning The unit is zoned Rural Living (Large Lot Residential under the draft CHCC LEP 2013). Vegetation The area is about 75% cleared with patches of exotic vegetation in and amongst the residences. There is Forested Wetlands near Bonville Creek and a wetland, west of Grandis Road. There are patches of Wet Sclerophyll Forest throughout the unit. There is a small area of Plantation timber adjacent to the Pacific Highway. Topography The area north of Bonville Station Road is relatively level with a slight fall to Bonville Creek. The area along Grandis Road has a gradual rise south to a ridge, along which East Bonville Road is located. There are patches of low lying, vegetated areas. Pattern, density and Character of Built Form This is the second Rural Living (Large Lot Residential under the draft CHCC LEP 2013) precinct in the study area. Lots in this precinct are smaller than those in the first precinct. Most lots are smaller than 1 hectare. All roads are without kerb and have grassed road verges. There is overhead power and no street tree planting. Dwellings vary in setback from the roads. Homes are of varying materials and styles and have various styles and sizes of gardens. Some properties, particularly along Grandis Road, include remnant vegetation. Other are densely planted out with trees and shrubs. Some properties are quite urban in character with manicured lawns and gardens. Given the nature of the zoning and size of lots there is a density of built form. Remnant vegetation and large gardens provide plenty of green space between dwellings.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the residential development including dwellings and gardens. In some locations, remnant vegetation does also become a significant landscape element. At the northern end of Fig Close, vegetation to Bonville Creek is an obvious backdrop to some properties. Along Grandis Road a large area of remnant vegetation is a landscape feature. Given the mix of residential development and amenity added by vegetation and trees this unit is deemed to have a MODERATE scenic quality .
VIEWS AND VISUAL PROMINENCE	Views out from this unit are limited by the topography. At the end of Grandis Road broad views are possible to the Rural Landscape to the south. At some locations it is possible to gain views west to the scenic ridge. Many views take in patches of remnant vegetation. This location is not visible from Pine Creek Way or the Pacific Highway.
CONTEXT OF UNIT	The unit sits between the Pacific Highway and Rural Landscape.
SENSITIVITY TO CHANGE	This area is already developed as Rural Living (Large Lot Residential under the draft CHCC LEP 2013) and therefore will not be the subject of future development. It will remain unchanged.



Fig Close with Bonville Creek beyond



Fig Close with views west to ridge



Fig close



Grandis Road, looking south



Grandis Road residence and garden



Grandis Road garden



Vegetation west of Grandis Road



Grandis Road residence



Grandis Road residence

Landscape Character Unit 11

Table 12 – Landscape Character Unit 12

LOCATION	south of Bonville Station Road to East Bonville Road and south of East Bonville Road
CHARACTERISTICS	Zoning The unit is mostly Rural Landscape with patches of Environmental Conservation. Vegetation The area is about 75% cleared. There are areas of Wet Sclerophyll Forest both north and south of East Bonville Road. There are small patches of Forest Wetlands along a drainage line to the south of the unit and small patches of Native Remnant Vegetation. Topography The area is undulating with East Bonville Road located on a ridge. Land to the south of East Bonville Road falls to a tributary of Pine Creek. Land to the north falls to a tributary of Bonville Creek. East Bonville Road is elevated and provides views in each direction. Pattern, density and Character of Built Form There are a limited number of large holdings in this unit. Dwellings are well spaced and the existing vegetation provides separation between homes. Most of the landscape is open grassed rural land with areas of forest. Homes are of varying materials and styles but all have a distinctly rural character. The limited holdings and areas of vegetation mean there is a scattering of homes within this unit.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the undulating rural landscape with large areas of forest. Many locations have a view out to the distant north and south ridges. This is a distinctly rural landscape mostly uncluttered by built infrastructure. The good views to the mountains are scenic. The character of views, the broad views available and the distant views that often take in the vegetated ridges give this unit a HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	East Bonville Road is elevated and gives good views to areas to the north and south. Views out are often limited by expanses of vegetation, but this vegetation serves to add amenity to the view. Many locations along East Bonville Road have good views to the ridge north of the study site and the vegetated ridge to the west of the site. The western edge of the unit is visible from Pine Creek Way. The unit is next to the Pacific Highway, but is not visible from the highway. The highway is in cut at this location and sits below the adjacent land. Vegetation also screens the unit from the highway.
CONTEXT OF UNIT	The unit sits between the Pacific Highway and Rural Landscape to the west. To the northeast is Rural Living along Grandis Road.
SENSITIVITY TO CHANGE	Potential Rural Living (Large Lot Residential under the draft CHCC LEP 2013) would be likely to be restricted to cleared areas within this unit. In this distinctly rural area, development would increase the density of built form and infrastructure. The open rural landscape would be removed, but the views to the vegetated ridges would be retained. Given the open character of the landscape, the proximity to Pine Creek Way and the extent of the area, it would have a HIGH visual sensitivity to change.



Landscape Character Unit 12, East Bonville Road



East Bonville Road property

View north to ridge

Property south of East Bonville Rod



East Bonville Road just west of highway



Shed and yard, western end of East Bonville Road

Table 13 – Landscape Character Unit 13

LOCATION	north and south of Gleniffer Road
CHARACTERISTICS	Zoning This large unit is mostly Rural Landscape with small areas of Environmental Conservation. The unit includes Gleniffer Primary School and Memorial Hall. Vegetation The area is mostly cleared and used for grazing or horticulture. The vegetated areas include areas of Wet Sclerophyll Forest. The largest of these is north of Gleniffer Road. There are Forested Wetlands along the drainage line between Gleniffer and Butlers Roads. There are small patches of Dry Sclerophyll Forest around the school and along the drainage line to the south. There are patches of exotic vegetation with Camphor Laurel along Bonville Creek. Other vegetation includes Freshwater Wetlands (farm dams) and small areas of Native Remnant Vegetation. Topography The unit is undulating with a ridge running through the area west to east. Gleniffer Road is on this ridge. Land north falls to Bonville Creek. Land south of Gleniffer Road falls to a drainage line between Gleniffer and Butlers Roads. There are a number of farm dams within the unit. Pattern, density and Character of Built Form This area is distinctly rural with a large holding north of Gleniffer Road and numerous holdings to the south. A number of properties are clearly working farms either for stock or for horticultural purposes. Dwellings are scattered and are often set back from the road. Homes are of varying materials and styles. Gleniffer Road appears as a country road. It is narrow with a lane of traffic in each direction, wide grassed verges and road side trees Built form is scattered in this unit. On smaller holdings, homes tend to be close to the road. On large holdings homes are away from the road with long driveways. Properties include infrastructure like sheds, yards, gardens and green houses. The blueberry plantations north of Gleniffer Road are netted.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the rural landscape with areas of remnant native forest and scattered Eucalypts in paddocks. The rural landscape is a mix of grassed pastures and areas under crops. The elevation of Gleniffer Road allows occasional broad views to the west and north. The expansive rural landscape combined with areas of native vegetation and the scenic outlooks give the landscape a HIGH scenic quality .
VIEWS AND VISUAL PROMINENCE	Gleniffer Road provides expansive views of the rural and vegetated landscape to the north and south and occasional views to the north and west to the vegetated ridges. Some views are possible to the unit from Pine Creek Way, but often vegetation screens views into the area. The unit is not visible from the Pacific Highway.
CONTEXT OF UNIT	The unit sits between Pine Creek Way, Bonville Creek and Butlers Road. To the south is Rural Landscape. To the north, but separated by Bonville Creek, is Rural Living about Braford Drive. On the opposite side of Pine Creek Way is more Rural Landscape.
SENSITIVITY TO CHANGE	This unit has the potential for Rural Living (Large Lot Residential under the draft CHCC LEP 2013) given the extent of cleared areas and topography. Development would increase the density of built form and infrastructure within the rural landscape. The open rural landscape would be removed, but the remnant forest and views to the vegetated ridges would be retained. Given the open character of the landscape, the proximity to Pine Creek Way and the extent of the area, it would have a HIGH visual sensitivity to change.



Landscape Character Unit 13, looking north From Gleniffer Road



Landscape Character Unit 13, looking south from Gleniffer Road



Landscape Character Unit 13, Blueberries under plantation on northern side of Gleniffer Road



Landscape Character Unit 13, looking north from Butlers Road with western ridge visible in distance

Table 14 – Landscape Character Unit 14

LOCATION	western end of Gleniffer Road (within study site) and southern end of Crossmaglen Road
CHARACTERISTICS	Zoning The unit is mostly Rural Landscape with small areas of Environmental Conservation. Vegetation About 40% of the area is cleared. Vegetation includes patches of Wet Sclerophyll Forest, exotic vegetation, Freshwater Wetlands vegetation and Forested Wetlands. Topography The area is undulating with the land falling either side of Gleniffer Road. Land north of Gleniffer Road falls to Bonville Creek. Pattern, density and Character of Built Form There are a number of smaller holdings about Crossmaglen Road and Gleniffer Road and a couple of large holdings south of Gleniffer Road. About Gleniffer Road, the dwellings tend to be located amongst pockets of vegetation. About Crossmaglen Road, homes are at varying setbacks. Gleniffer and Crossmaglen Roads are narrow without kerb. The roads have grassed verges. Homes are of varying materials and styles. Properties include sheds, gardens, fencing and vegetable gardens. The dwellings are well spaced with trees and areas of vegetation between.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The impression is of a hilly landscape with rural dwellings set amongst trees. Crossmaglen Road is windy at this location and descends to the creek. Next to the creek is a large stand of Wet Sclerophyll Forest. This is a landscape feature. It is difficult to gain broad views out from this part of Gleniffer Road due to the trees. At the southern end of Crossmaglen Road there is a brief section where it is possible to gain broad views west to the vegetated ridge. The unit has a MODERATE scenic quality .
VIEWS AND VISUAL PROMINENCE	Vegetation limits views out from Gleniffer Road. At Crossmaglen there is a brief section of road where it is possible to get a long view west. This area is not visible from Pine Creek Way or the Pacific Highway. It is only visible from the immediate surrounds.
CONTEXT OF UNIT	South of this unit is Pine Creek State Forest. To the north are Rural Landscape and Rural Living at the end of Braford Drive. To the east is Rural Landscape about Gleniffer Road.
SENSITIVITY TO CHANGE	Potential Rural Living (Large Lot Residential under the draft CHCC LEP 2013) would be likely to be restricted to cleared areas. Development would increase the density of built form and infrastructure, however, this unit already contains numerous dwellings. It is likely with development, much of the native vegetation would be retained and would serve to 'soften' the visual impact of more development. This area is not visible from anywhere but the immediate surrounds. For these reasons, this area is deemed to have a LOW visual sensitivity to change.



Landscape Character Unit 14 looking south from Gleniffer Road



Residences along Gleniffer Road set amongst trees



Landscape Character Unit 14, looking west from Crossmaglen Road



Residence on Crossmaglen Road

Table 15 – Landscape Character Unit 15

LOCATION	south of Butlers Road
CHARACTERISTICS	Zoning This unit is mostly Rural Landscape with Environmental Conservation along Pine Creek. Vegetation The area is mostly cleared and used for grazing. Vegetation includes Wet Sclerophyll Forest along Pine Creek and Reedy Creek, Freshwater wetland at a farm dam and small patches of exotic vegetation. Topography Butlers Road is elevated along a ridge. Land north falls to the drainage line between Gleniffer and Butlers Roads. Land south of Butlers Road falls to Reedy and Pine Creeks. Pattern, density and Character of Built Form The unit includes a couple of large holdings south of Butlers Road and a number of smaller holdings along Keoghs Road. Dwellings to the large holdings are a long way from the road. Dwellings to the smaller holdings are closer to the road. Homes are of varying materials and sizes. Butlers Road appears as a country road. It is narrow with a lane of traffic in each direction, wide grassed verges and trees along the road side. Keoghs Road is gravel and narrow. Built form is scattered in this unit. In the smaller holdings there are some newer residences along Butler Road. Properties include other infrastructure like sheds, yards, gardens, vegetable gardens and green houses.
DOMINANT VISUAL CHARACTER & SCENIC QUALITY	The dominant landscape element is the rural landscape with areas of remnant native forest and scattered large Eucalypts within paddocks. The elevated nature of Butlers Road allows broad views to the rural landscape and, depending on the location, broad views to the western ridge of Tuckers Nob State Forest. The expansive rural landscape combined with areas of native vegetation and the scenic outlooks give the landscape a HIGH scenic quality.
VIEWS AND VISUAL PROMINENCE	The elevation of Butlers Road provides expansive views of the rural and vegetated landscapes to the south. This elevated location provides occasional views to the north and west to the vegetated ridgelines. The unit is adjacent to Pine Creek Way, but views from this road into the unit are screened by vegetation until the Butler road turnoff is reached. Then spectacular views are available west. The unit is not visible from the Pacific Highway.
CONTEXT OF UNIT	The unit sits between Pine Creek Way, Butlers Road and Pine Creek. To the north, south and east is Rural Landscape. The Pine Creek State Forest is west of the unit.
SENSITIVITY TO CHANGE	This unit has the potential for Rural Living (Large Lot Residential under the draft CHCC LEP 2013) given the extent of cleared areas and the gentle topography. Development would dramatically increase the density of built form and infrastructure within this rural landscape. The open rural landscape would be removed, but the remnant forest and views to the vegetated ridges would be retained. Given the open character of the landscape, the proximity to Pine Creek Way and the extent of the area, it would have a HIGH visual sensitivity to change.



Landscape Character Unit 15, looking south from Butlers Road



Landscape Character Unit 15, looking south from Butlers Road



Landscape Character Unit 15, from Keoghs Road looking at property between Reedys Creek and Pine Creek



Butlers Road residence



Butlers Road residence

8.0 Summary of Outcomes

Table 16 summarises the visual assessment for the Landscape Character Units. Figure 16 maps the outcomes of the assessment.

Table 16 – Summary of Outcomes

Landscape Character Unit	Visual Assessment Summary
1	undulating, large <i>Rural Landscape</i> in a natural setting; large area of Wet sclerophyll Forest to north; clusters of dwellings along road with scattered dwellings on hills; broad views to the area from Pine Creek Way; scenic outlook to north and west; sits within a context of bush and rural land HIGH scenic quality and HIGH visual sensitivity to change
2	a visually busy <i>Rural Landscape</i> with a cluster of dwellings along Williams Road; scattered vegetation with dense vegetation along Bonville Creek; views into unit limited by topography and vegetation; filtered views out to scenic west; visually dominated by rural infrastructure and built elements MODERATE scenic quality and MODERATE visual sensitivity to change
3	<i>Private Recreation</i> area associated with Bonville Golf Course; manicured golf course in a bush setting; large area of Wet Sclerophyll Forest to north, appears as large area of natural bush; specific private use and unlikely to be developed HIGH scenic quality and HIGH visual sensitivity to change
4	<i>General Residential</i> land owned by Bonville Golf Course; the subject of a residential development proposal; currently rural grassed land with Camphor Laurel along creek; visible from Cassidys and North Bonville Roads; scenic outlook west; context includes golf course, <i>Rural Landscape</i> and <i>Large Lot Residential</i> HIGH scenic quality and MODERATE visual sensitivity to change
5	<i>Rural Landscape</i> close to vegetated ridges; steep land with scattered dwellings on hills; only visible from end of Cassidys Road (gravel road); scenic outlooks, weed problems; sits within context of golf course, <i>Rural Landscape</i> and <i>Environmental Conversation</i> MODERATE scenic quality and LOW visual sensitivity to change
6	undulating <i>Rural Landscape</i> with scattered vegetation; small patches of Wet Sclerophyll Forest along northern ridge; dwellings along roads and scattered over hills; broad views to unit available from local roads; uncluttered, rural landscape with western ridge as a backdrop; sits within context of future residential development to golf course land and more densely inhabited <i>Rural Landscape</i> to the south HIGH scenic quality and MODERATE visual sensitivity to change
7	undulating <i>Rural Landscape</i> with areas of <i>Environmental Conservation</i> ; about 50% cleared so remnant vegetation is a feature; large area of Wet Sclerophyll Forest a feature; scattered dwellings concealed by vegetation; views to this location are constrained by vegetation; sits within context of <i>Large Lot Residential</i> to east and <i>Rural Landscape</i> to north, south and west. HIGH scenic quality and MODERATE visual sensitivity to change

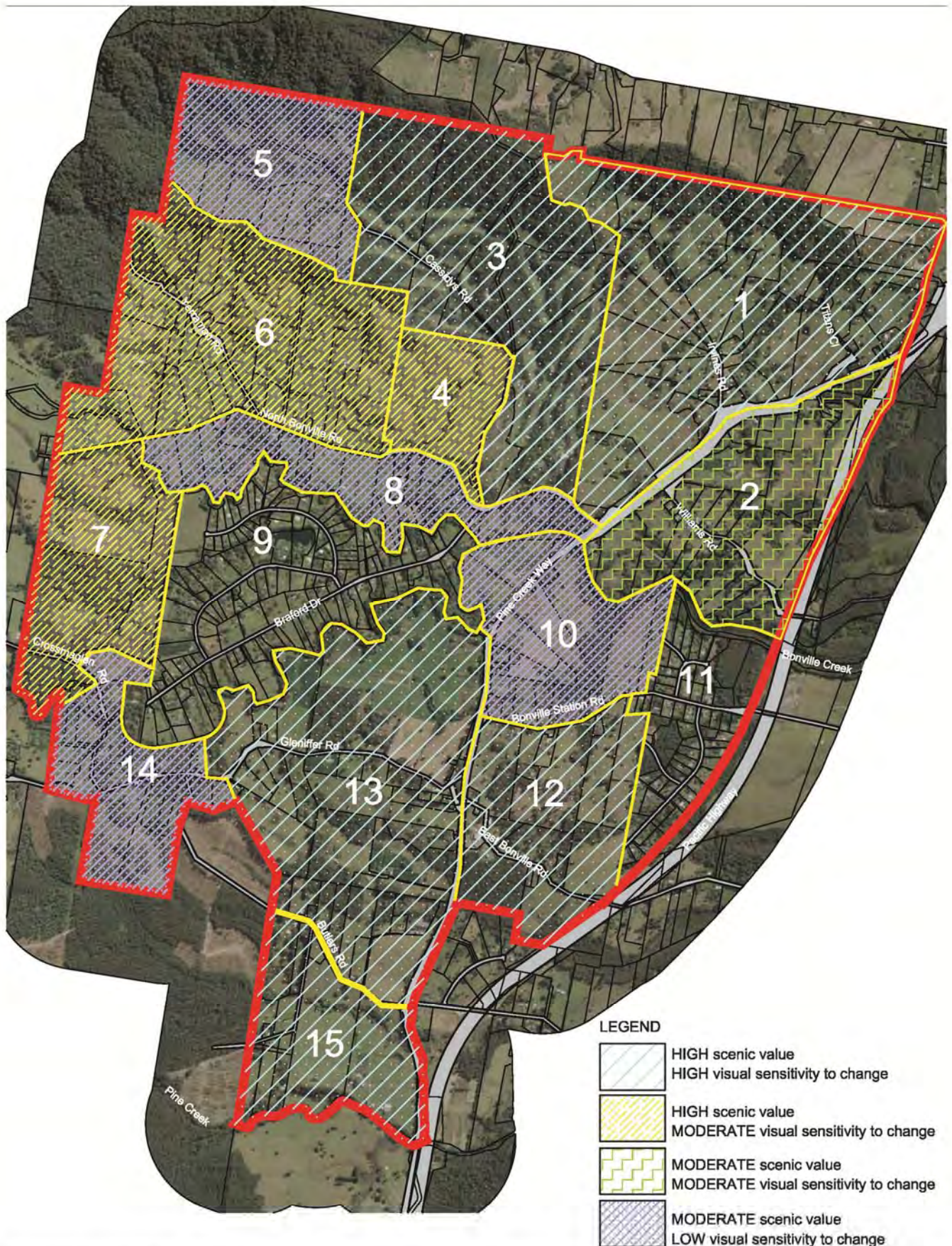
8	<i>Rural Landscape with Environmental Conservation</i> along creek; mostly cleared with exotic weeds; many small hobby farms and dwellings along road, a visually busy landscape; sits within context of <i>Large Lot Residential</i> to the south and <i>Rural Landscape</i> to the north. MODERATE scenic quality and LOW visual sensitivity to change
9	<i>Large Lot Residential with Environmental Conservation</i> along Bonville Creek; relatively level land between two creeks; lots range from 3000m² to 2 hectares; residences are visual focus with large lots allowing plenty of green space between homes; dwelling character varies from rural to suburban; sits within context of <i>Rural Landscape</i>. MODERATE scenic quality, not the subject of future development but does provide a context for development in the surrounds
10	relatively level <i>Rural Landscape with Environmental Conservation</i>, patch of Wet Sclerophyll Forest in the middle; busy landscape with variety of uses including horticulture, over 55's village and service station; mixed character and variety of built infrastructure, some scenic views available west but most views take in visual business along Pine Creek Way; sits within context of <i>Rural Landscape</i> and <i>Large Lot Residential</i> to the west. MODERATE scenic value and LOW visual sensitivity to change
11	<i>Large Lot Residential</i> with remnant vegetation throughout; relatively level area on Bonville Creek; most lots less than 1 hectare; residences are visual focus although large gardens and remnant trees provide plenty of green space; sits within context of <i>Rural Landscape</i>. MODERATE scenic quality, not the subject of future development but does provide a context for development in the surrounds
12	undulating <i>Rural Landscape</i> with large patches of <i>Environmental Conservation</i>; Wet Sclerophyll Forest either side of road; elevated road provides good views to unit and scenic ridges to north and west; limited holdings and dwellings are scattered; vegetation separates dwellings; some views to unit from Pine Creek Way; uncluttered landscape with vegetation a feature; sits within context of <i>Rural Landscape</i> to north, west and south and <i>Large Lot Residential</i> to east. HIGH scenic quality and HIGH visual sensitivity to change
13	undulating <i>Rural Landscape</i> with small areas of <i>Environmental Conservation</i> including a large patch of Wet Sclerophyll Forest near road; large holdings mean dwellings are very scattered and are often well away from road; mix of grazing and cropping; rural landscape with scattered Eucalypt trees is a feature; elevated road gives broad views over unit and scenic outlook west and north; some views possible from Pine Creek Way; sits in context of <i>Rural Landscape</i> to south, east and west with <i>Large Lot Residential</i> to the north but separated by Bonville Creek HIGH scenic quality and HIGH visual sensitivity to change
14	undulating <i>Rural Landscape</i> with areas of <i>Environmental Conservation</i>; about 40% cleared; numerous small holdings with houses set amongst trees; large area of Wet Sclerophyll Forest on creek is a feature; windy road with dwellings only fleetingly visible; only brief view west to ridge; sits in context of <i>Forestry</i>, <i>Rural Landscape</i> to west and <i>Large Lot Residential</i>, only local views available to area MODERATE scenic quality and LOW visual sensitivity to change
15	<i>Rural Landscape with Environmental Conservation</i> along Pine Creek; mostly cleared rural land used for grazing; road gives elevated view over area and to scenic ridges to north and west; large holdings with scattered dwellings and some smaller holdings with dwellings set amongst trees; sits in context of <i>Rural Landscape</i> and <i>Forestry</i> to west HIGH scenic value and HIGH visual sensitivity to change

Note: Any references to zoning relate to the new zones proposed under the draft CHCC LEP 2013.

For each Landscape Character Unit, an assessment was made as to the *Scenic Value* of the area. Factors that contribute to scenic value include the content of the unit as well as its outlook. Areas with visually prominent land forms or natural elements were allocated a high scenic value. Units 1, 3, 4, 6, 7, 12, 13 and 15 were allocated a high scenic value. These units typically included a picturesque rural landscape with a broad outlook to the scenic vegetated ridges to the north and west. Some of these units have the added feature of large stands of remnant vegetation. All other units were allocated a moderate scenic value and this tended to be because they included a mix of built infrastructure which was common throughout the region.

An assessment was made as to each unit's *Visual Sensitivity to Change*. This assessment took into consideration the nature of the views available to that unit, the location of the view point, the extent of the unit and its existing context. Units 1, 3, 12, 13 and 15 were determined as having a high visual sensitivity to change. This largely related to the size of the areas, the broad views available to these locations from main roads and existing infrastructure within that view. Units 2, 4, 6 and 7 were assessed as having a moderate visual sensitivity to change. This was based on there already being or, proposed nearby, an existing density of built infrastructure, there being limited views available to the location and there being a context that set a precedent for further development. Unit 5 was assessed as having a low visual sensitivity to change largely because the location is at the end of a gravel road and is mostly hidden from view. Unit 8 was found to have a low sensitivity to change given the level of built infrastructure already in the unit and the nearby Large Lot Residential. Unit 10 was found to have a low visual sensitivity to change given the existing visual business and diversity of its current land use. Unit 15 was assessed as having a low visual sensitivity as it is away from main roads and largely hidden by remnant vegetation.

It should be noted that this assessment considers viewer sensitivity from the public domain. For existing properties within each of those locations, it is likely that the residents would have a high sensitivity to any change within their immediate environment.



Bonville Rural Residential Visual Analysis - The Existing Site

September 2013 Issue A

base map sourced from Coffs Harbour City Council GIS system under data
licence agreement.

FIGURE 16 - Summary of Visual Impacts

scale 1:30, 000 @ A4 size



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9.0 Visual Enhancement Strategies

Future Rural Living development or Large Lot Residential development (under the draft CHCC LEP 2013) has the potential to dramatically change the visual character of Bonville. The large open rural landscapes that are seen within the natural setting of the vegetated ridges to the north and west are particularly prone to visual impact. At locations further from Pine Creek Way and where there is already a variety of built infrastructure, the visual impact is likely to be not as dramatic.

Despite its existing rural character, the Bonville area represents a sensible choice for Large Lot Residential development. It is close to the centres of Toormina and Sawtell, 12km from the Coffs Harbour Centre and easily accessed from the Pacific Highway. The goal, therefore, becomes to achieve Large Lot Residential development in a way that retains something of the rural character of the area and that maintains the scenic values of Bonville.

Visual Enhancement Strategies have been evolved to guide future Large Lot Residential development at Bonville in a manner that is sensitive to the rural character of the valley, responsive to the natural setting and maintains views to the scenic landscape features that define Bonville.

9.1 *Protect and Enhance Scenic Features*

Bonville has scenic qualities associated with its context and landscape features within the site. The Pacific Highway, at Bonville, provides limited viewing opportunities to the site and its context. These views take in very little of Bonville but do provide some views to the scenic west. The Pine Creek Way, North Bonville Road, Gleniffer Road and Butlers Road provide the broadest views to the study site. Scenic views take in rural landscape in the natural setting of the vegetated ridge and peaks of Tuckers Nob State Forest.

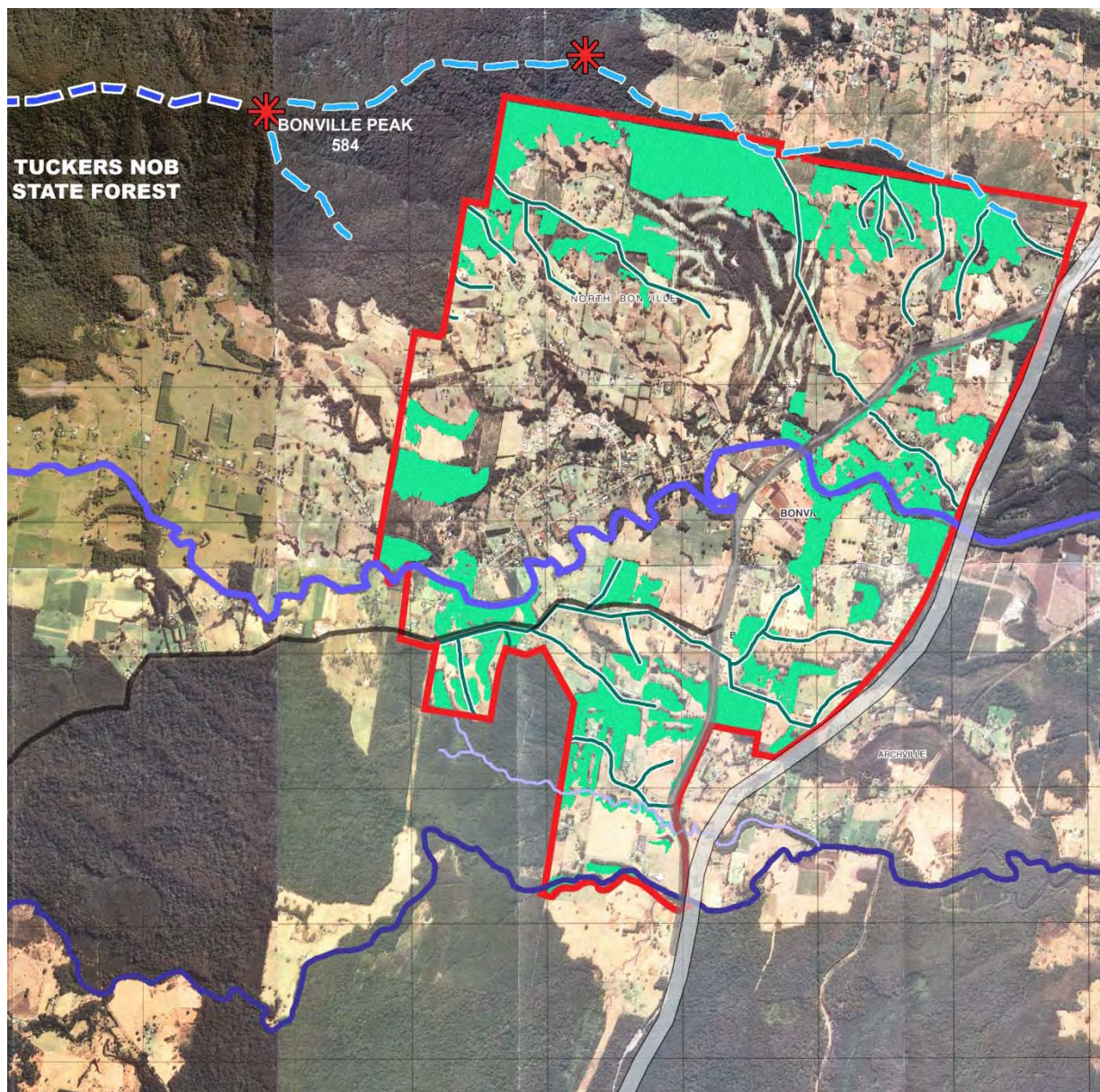
Scenic features within the study site include:

- the open rural landscape with undulating, grassed hills dotted with rural dwellings and vegetation;
- pockets of vegetation; and
- Bonville Creek, Reedys Creek and Pine Creek.

Scenic features beyond the site include:

- the vegetated ridge of Tuckers Nob State Forest;
- the vegetated Bonville peak; and
- the vegetated ridgeline to the north of the study site.

Figure 17 identifies scenic features within, and beyond, the study site.



LEGEND

-  scenic vegetation (includes vegetation that is a natural feature, is visible from numerous locations or that screens some areas of development)
-  vegetated major ridge
-  vegetated minor ridge
-  vegetated peak
-  Bonville Creek
-  Pine Creek
-  Reedys Creek
-  ridge within the study site

Bonville Rural Residential Visual Analysis - The Existing Site

September 2013 Issue A

base map sourced from Coffs Harbour City Council GIS system under data license agreement

FIGURE 17 - Scenic Features

NOT TO SCALE



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Tuckers Nob State Forest Ridge

The vegetated ridge and peak to the west of the site are within State Forest and are identifiable landmarks. Vegetation along the ridge and peak should be retained to provide a continuously vegetated landform. The removal of vegetation at highly visible locations or elevations should be avoided to maintain the scenic quality of this backdrop. The vegetated ridges that are a backdrop to Coffs Harbour and its surrounds are a distinct part of the city's visual character and should be retained as such. Breaks that occur in vegetated ridges for purposes such as roads, power lines or other services often leave a long term scar on the landscape.

Northern ridge

The vegetated ridge to the north of the site includes Wet Sclerophyll Forest within the Bonville International Golf Course property and within Environmental Conservation Areas. Both areas of vegetation should be retained for their significance as some of the only remnant native forest within the study site and for their scenic value.

Creeks

The Pacific Highway and Pine Creek Way cross Bonville Creek and both crossings provide scenic views along the creek and to the scenic ridge to the west. Maintain these views and enhance with any necessary rehabilitation to the creek. Explore other opportunities to enhance creek crossings as a ways of adding legibility to the landscape and to provide strong visual links to the natural environment. Existing crossings that could be enhanced through creek rehabilitation include the North Bonville Road crossing of Bonville Creek and the Braford Drive crossing of Bonville Creek.

Vegetation

Much of the study site is cleared. The vegetation that does exist includes a large amount of exotic vegetation, particularly Camphor Laurel along creeks and drainage lines. The largest stands of native vegetation include areas of Wet Sclerophyll Forest to the north of the golf course and along the northern ridge and areas of Wet Sclerophyll Forest at the western extent of the study site. Although only a small percentage of the site is remnant native vegetation, what does exist provides a natural feature to Bonville. It is recommended remnant native vegetation be retained as a natural feature. Both stands of vegetation and scattered trees should be considered for retention. An area of vegetation provides a natural feature and can offer separation between development areas. Scattered trees such as some of the large *Ficus* and *Eucalyptus* trees that occur in rural paddocks will provide an instant natural feature and 'greenery' to new development. Figure 17 indicates the existing vegetation that is visually significant to the site. This vegetation has been recognised for at least one of the following:

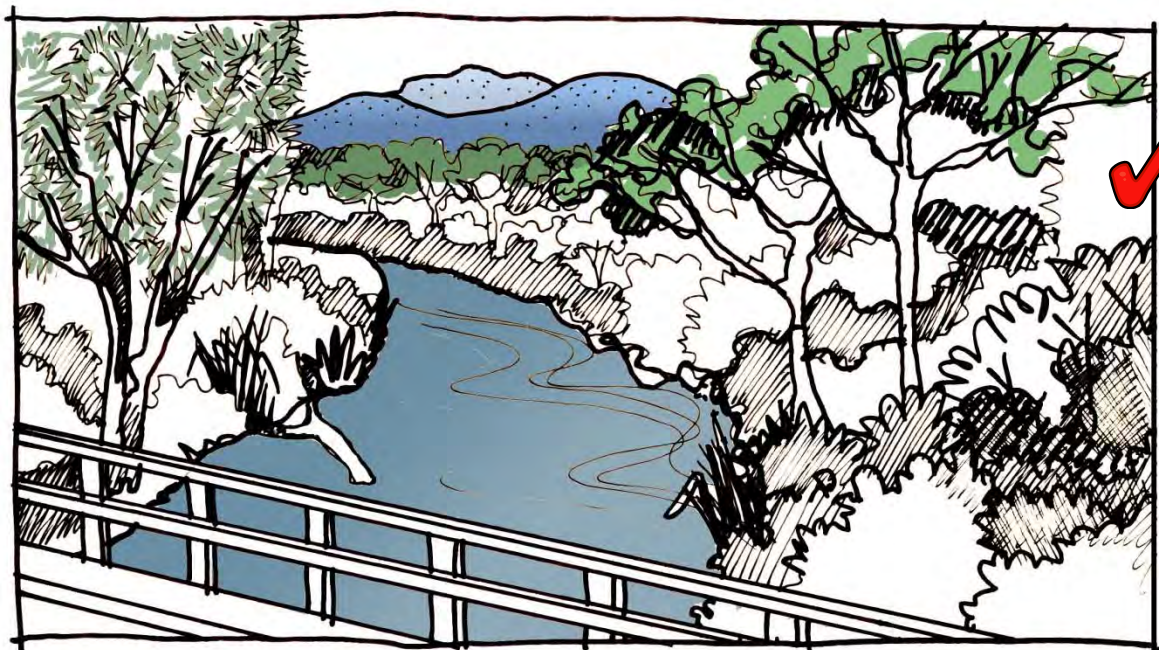
- it is on an elevated location or ridge;
- it creates a natural feature;
- it is visible from many locations; and
- it screens existing views to development or would be likely to screen views to new development.



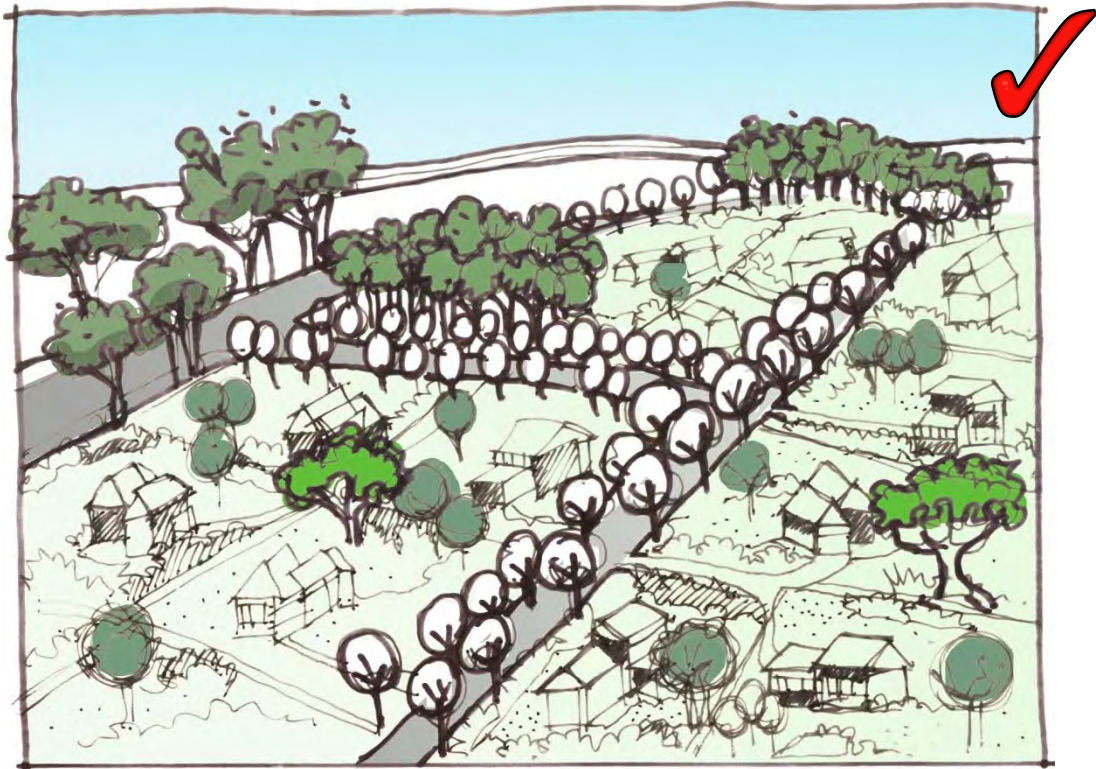
Maintain vegetation to Tuckers Nob State Forest as a continuous natural backdrop



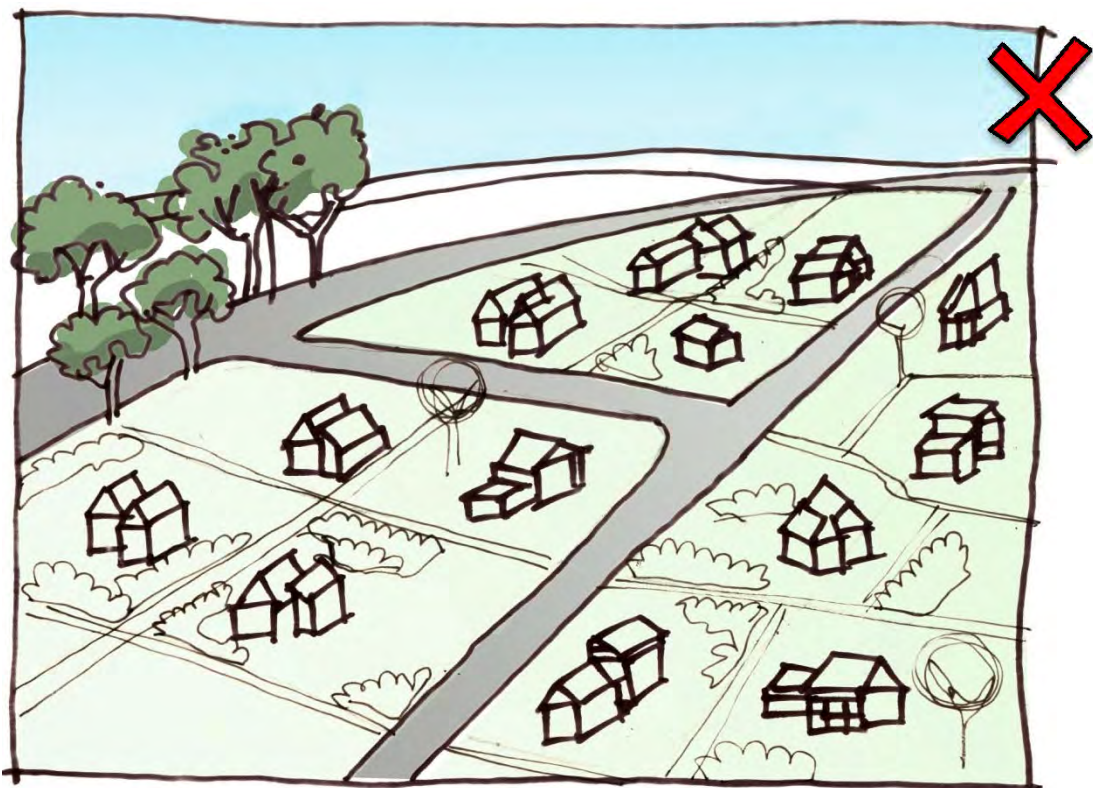
Avoid visual scarring to ridgelines by infrastructure such as power lines, clearing for crops and dwellings



Maintain and enhance existing and new creek crossings as visual connections to the natural landscape



Retain areas of native vegetation to provide separation between development.
 Retain native road side trees to provide screening to new development.
 Retain scattered paddock trees (e.g. Figs and Eucalypts) as features to new Large Lots.



Removal of vegetation leaves Large Lot development without natural features and connection to the existing scenic landscape and potentially creates continuous development.

Internal Ridges

There are a number of ridges within the site that are either visually obvious or provide good viewing opportunities. The most distinct of these are:

- the ridge in the northwest of the site between Landscape Character Units 5 and 6;
- minor ridges that extend into the site from the greater ridge between Bonville and Boambee;
- the ridge at Irvines Road;
- the ridge at Gleniffer Road and East Bonville Road; and
- the ridge at Butlers Road.

The siting of Irvines, Gleniffer and Butlers Roads along ridges makes sense from an engineering point of view, but also maximises public viewing locations to the scenic landscape of Bonville. Future development along these roads should maintain the scenic views out from these locations. Consideration should be given to the setback of dwellings from these roads so as to not impinge on views out from the road. Strategically located street trees could enhance views by framing views out to scenic elements whilst screening development. The retention and enhancement of views from elevated roads will retain the visual cues about Bonville that make it unique. This will be particularly important after it becomes more developed and loses its rural character.

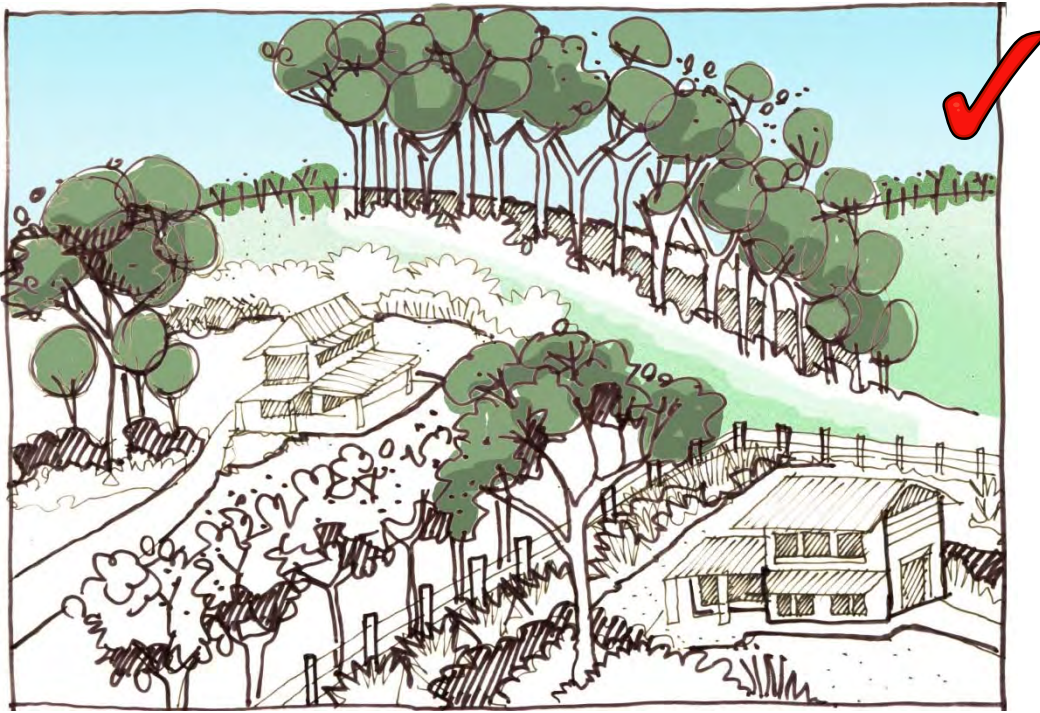
For the undeveloped ridges in the site, consideration should be given to ways in which to establish these as scenic elements. Avoid siting dwellings on the ridges and instead site dwellings set into hills where, they have views, but the dwelling is less visually prominent. Seek opportunities for the rehabilitation of land along ridges and hills. Seek opportunities for weed management and restoration of native species.

Retain Bonville's Uniqueness

The design of future development should consider those qualities that contribute to Bonville's scenic quality and uniqueness. Create residential communities that are reflective of the setting and provide opportunities to relate to the natural landscape. Provide outdoor spaces that encourage community activity and interaction.

Creek Restoration

Maximise opportunities for future development to include rehabilitation of drainage lines and creeks. Ensure appropriate buffers are provided to creeks. Create communities and designs that embrace natural features such as creeks rather than turning their backs on them.



Set dwellings into hills where they are less visually prominent. Stabilise banks to building pads with planting. Rehabilitate ridges with weed removal and revegetation strategies.



Avoid siting dwellings on ridges where they are prominent and detract from the scenic amenity of the landscape.



Integrate creeks and drainage lines as public open space. Rehabilitate drainage lines with weed removal and revegetation.



Maintain scenic views out from public roads. Locate street trees to maintain or frame scenic views.

9.2 *Contribute to Site Legibility*

The highway bypass has provided the opportunity for Bonville to re-establish as a peaceful rural residential community with its own village heart. Future planning to Bonville should contribute to creating a village that is legible with an obvious centre and links to that centre.

Establish a road hierarchy

Pine Creek Way is the existing thoroughfare to Bonville. It provides many excellent views to the scenic landscape to the west. The road has a varying visual character. Some locations are attractive with stands of remnant Eucalypts. Other sections are cluttered and exhibit the remnants of the Pacific Highway. Consider streetscape improvements to Pine Creek Way to define it as the main road through Bonville.

Opportunities to add visual amenity to Pine Creek Way and to enhance it as a main access include:

- establishing new businesses in closed outlets;
- upgrading those outlets to be part of a new Bonville village;
- providing pedestrian/cycle links along this main route;
- installing street trees with a focus on using species endemic to the locality. Consider large feature trees at locations where the road reserve may be particularly wide;
- locating street trees to maintain and frame views to the scenic west;
- removing infrastructure associated with the highway that is no longer necessary;
- minimising signage to reduce visual clutter and adopting a palette of signage that is distinctly associated with Bonville; and
- establishing landmarks, built infrastructure or other elements to clearly define the arrival at Bonville.

Incorporate street tree planting to new developments to ensure that, in the long term, streets have visual amenity and are shaded and comfortable for pedestrians and cyclists to use. Street trees also serve to 'soften' the visual impact of built infrastructure. Design road reserves to be of a width that can accommodate services, paths and street trees. Appropriate road widths will allow enough space for street trees to grow well into substantial trees with longevity. Select species to define different routes, to be suitable in terms of mature heights and widths and to reflect local endemic species.

Create a village Centre

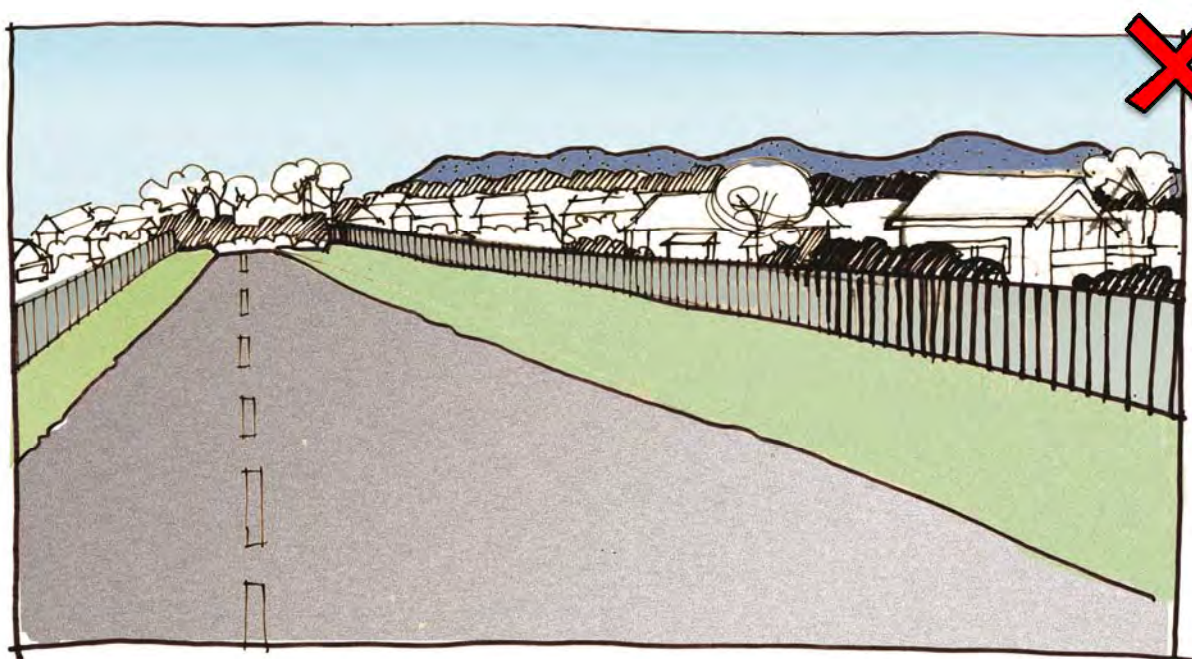
Establish an obvious village centre so that future development has a heart and is not just an expanse of disconnected development. The village heart could be a new centre or could incorporate existing facilities. Future development should have clear vehicular links to the village centre. Future development should incorporate a pedestrian/cycle network that connects to the village centre. The village centre could provide for everyday needs and should incorporate opportunities for residents to meet and gather as part of the Bonville community.

Use views to landmarks to contribute to Bonville's Sense of Place

Consider views to the scenic features of Bonville when designing development layouts. Adopt designs that have opportunities to take in scenic views. Viewing opportunities could include creek crossings, roads, the village centre and public open spaces. Use these as opportunities to take in the views that define Bonville as a unique and attractive place.



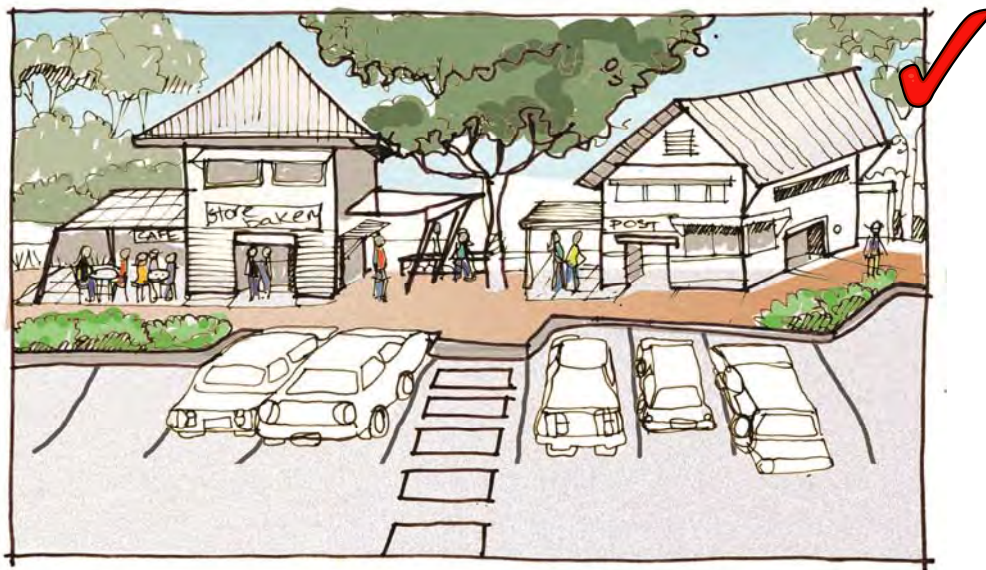
Adopt streetscape beautification to Pine Creek Way including road side plantings of native trees, a cycle link to the village centre and screen planting to new development. Maintain views to the scenic west.



Avoid creating a road that has no relationship to its surrounds. Avoid creating a road that has no shade and is uncomfortable and unsafe to be used by pedestrians and cyclists.



Provide street trees to new and existing development to add amenity and provide shade.



Create a village centre with the potential to become the community hub where residents can meet and interact. Provide good pedestrian and cycle links to the centre.



Locate the village centre and public locations with views to Bonville's scenic features to add distinctiveness to the suburb.

9.3 Understanding the Site

One of the early processes in designing for appropriate Large Lot residential, or any development, to Bonville will be understanding the site. Site investigations and site analysis should be undertaken for each site when it becomes the subject for potential development. This process will identify the constraints and opportunities associated with each site. Constraints and opportunities will include physical characteristics such as topography, vegetation, soils, aspect and land use. It should also consider the visual characteristics of that land and the potential visual impacts of development. This process will provide the basis for evolving a design that minimises its visual impacts upon its surrounds.

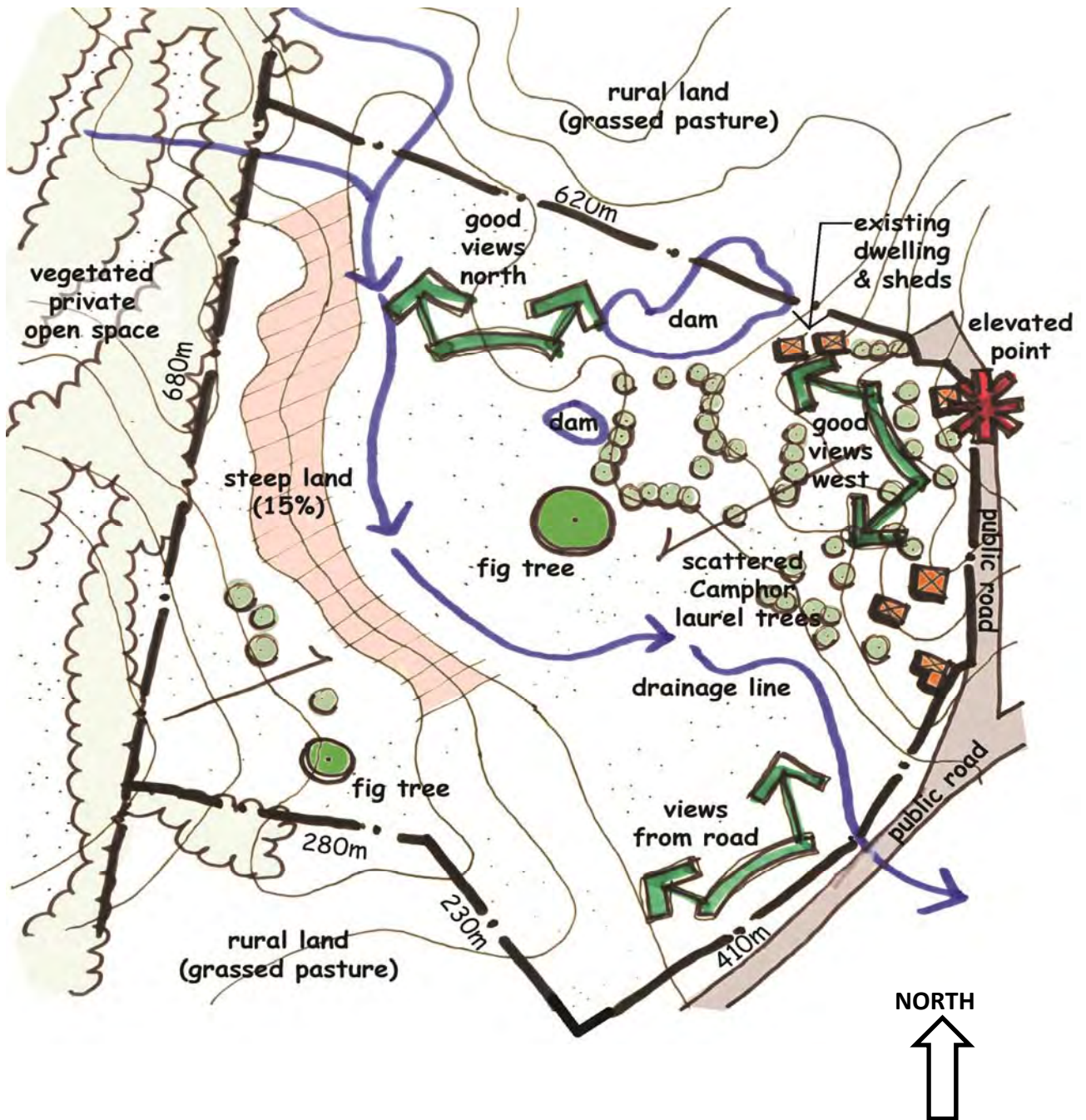
The site analysis phase for each development site should consider:

- the site boundaries;
- the site surrounds and, in particular, adjacent properties;
- the site topography;
- the site aspect/orientation;
- existing vegetation including the location and type;
- creeks and drainage lines;
- any areas of steep land, in particular, any areas in excess of 15% as this gradient creates limitations in terms of development;
- views out of and to the site; and
- scenic elements within the site.

Collation of all these factors into a Site Analysis Plan will provide a 'snapshot' of the site and assist in evolving a development proposal that is relevant and appropriate to the land.

More detailed studies should identify site constraints that will affect where and how areas may be developed. Considerations should include:

- koala habitat;
- bushfire prone areas;
- any flood constraints;
- soil contamination; and
- items or areas of heritage significance.



Sample Site Analysis Plan

9.4 Subdivision Layout

Allowing adequate space

Under the Coffs LEP 2000 Rural Living lots were to be a minimum of 1 hectare. For the purpose of this report, it is assumed that Large Lots under the 2013 LEP will also be a minimum of 1 hectare. Large lots to future development must include adequate space for a dwelling, potential out buildings, water storage, effluent treatment, stormwater drainage and any necessary buffers such as Asset Protection Zones and buffers to creeks.

Selecting appropriate land for development

The site analysis phase will assist in identifying hard and soft constraints to development areas and in identifying areas with the potential for development. Generally slopes in excess of 15% create limitations in terms of development and should be avoided. Riparian areas will require buffers depending on the order of the creek. Development is generally to result in zero net loss of habitat. Generally each lot needs to have a pad of 1500m². Development on steeper land is likely to be associated with more built infrastructure with greater visual impact. For example, more cut and fill and retaining walls may be required for dwellings on steep land and this is likely to be more visually obvious than a property that doesn't not require such earthworks. Driveways with a grade up to 10% need to be bitumen sealed. Driveways over 20% are required to be concrete. Driveways of hard pavement appear more urban and less visually sympathetic to the rural settings.

Use natural features to provide separation between dwellings and development

Retain and enhance natural features within future development. Adopt appropriate buffers from creeks and remnant vegetation. Locate lots to face onto natural features rather than turning their backs on them where natural areas can be used as a rubbish tip or storage area. Retain vegetation and scattered trees (non- weed species) as a means of providing separation and screening between built infrastructure.

Provide lots with potential building sites that allow for separation of dwellings

Consider the dwelling pad as part of the process of identifying potential development lots. Ensure that each lot has the potential for dwellings to be sited so there is separation between houses.

Consider views to the development from public locations and views from the development

Consider the visual character of the site and how it is likely to be affected by development. Consider the view to the site from public locations such as roads. Identify scenic elements within the site and scenic views that take in the site. Ensure development minimises the visual impacts on any existing scenic views. Identify ways in which development to the site can be physically and visually reflective of the existing site and surrounds.

Minimises the division of remnant vegetation into many ownerships

Where possible, consider the potential for remnant vegetation to become public land where it can be managed as a single entity rather than divided areas of vegetation. This is likely to result in a better outcome in terms of rehabilitation and weed management.

Provide public pedestrian and cycle links to community centres such as the village centre

Incorporate pedestrian and cycle access within streets as links to a village centre. Rural residential development can sometimes be associated with less community interaction than more dense urban communities. Due to the size of lots, public parklands become less important, however, attractive streets can become walking and meeting locations in their own right.

Design road reserves to allow space for street tree planting

Ensure the long term presence of trees within the community by designing road reserves with enough width to accommodate the long term growth of street trees. Use street trees as a way to create a green suburb with attractive and shaded public spaces.

Design subdivisions with the topography

Design subdivisions to be appropriate to the site topography. Avoid steep areas that will require increased built infrastructure and earthworks. Avoid multiple creek crossings. Avoid locating dwellings on ridge lines where they will have greater visual impact than a home set into a hill. Incorporate public viewing opportunities of the scenic landscape as a means of relating to the setting and creating an identifiable place.



Design lot layouts to reflect site topography. Retain vegetation and scattered trees as a natural features and to provide separation between lots and dwellings. Establish lots with the potential for building pads to be staggered and separated from their neighbours. Ensure road reserves have space for street trees. Enhance creeks as natural features and potentially as public open space. Alternatively, allocate remnant vegetation between a limited number of lots to facilitate better management of this vegetation.



Avoid creating large expanses of development devoid of vegetation with large masses of built infrastructure. Avoid separating riparian areas into many lots where appropriate management will be difficult.

9.5 Lot Planning

Planning for a Large Lot Residence

Taking the time to plan the layout to an individual lot can assist in creating a property with good visual amenity that can contribute to the visual amenity of Bonville as a rural residential community. This process involves understanding the site, considering all the elements that it needs to accommodate and laying them out in such a way that they complement the landscape and function well with each other.

Identify the requirements for the individual lot and the best location for each function relative to each other. Requirements for each individual lot will depend on the owner, but could include a dwelling, out buildings such as sheds, chicken pen and house, stable, stock pen/yards, swimming pool, a vegetable garden, orchard, water storage, stormwater treatment, effluent treatment, driveway and turnaround, visitor car parking, gardens, composting area and fencing. The siting of these elements needs to consider at least:

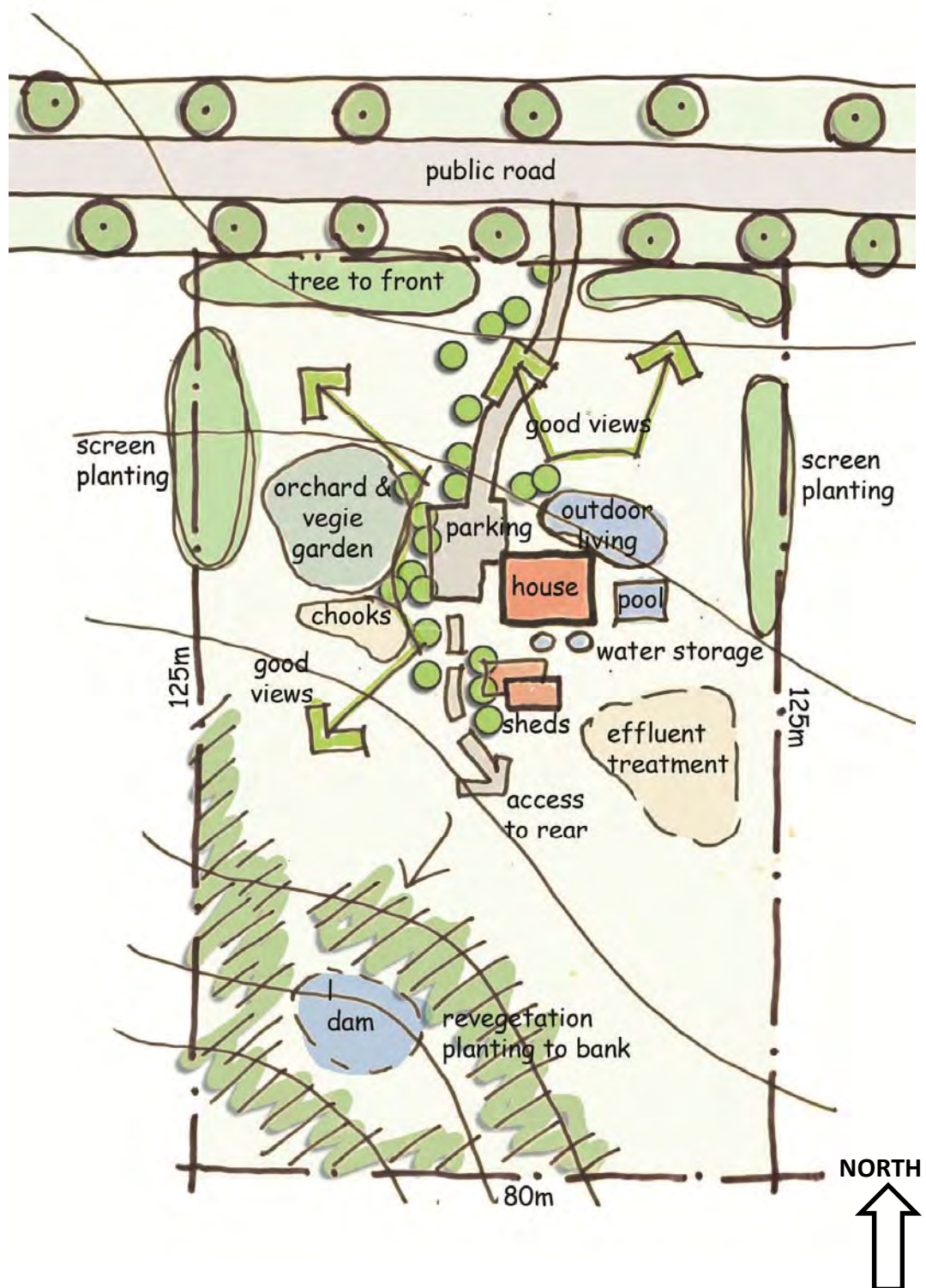
- site orientation and aspect and local climate;
- access required;
- the visual amenity of each component;
- views to and from each component;
- the function and character of each component;
- potential links between components;
- privacy requirements; and
- likely noise and visual impacts associated with each component.

Prepare a sketch layout showing the proposed location of all the elements required. This process is likely to include reworking of the layout until a successful solution can be evolved.

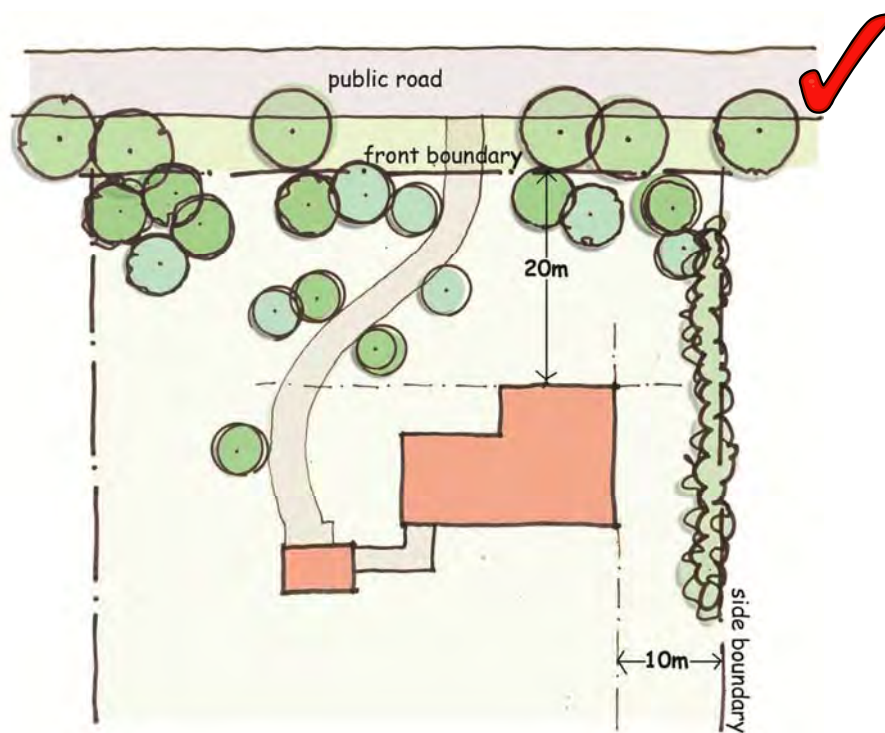
Siting the Dwelling

Property owners will want to site their dwellings to take in good views. To minimise visual impact avoid siting dwellings on ridges and hill tops and instead site dwellings set into hills. Locate dwellings to avoid tree removal and consider using the most degraded section of the lot to site the home to minimise the disturbance to natural vegetation. Other considerations for locating the dwelling include the distance to services and the location of neighbouring properties.

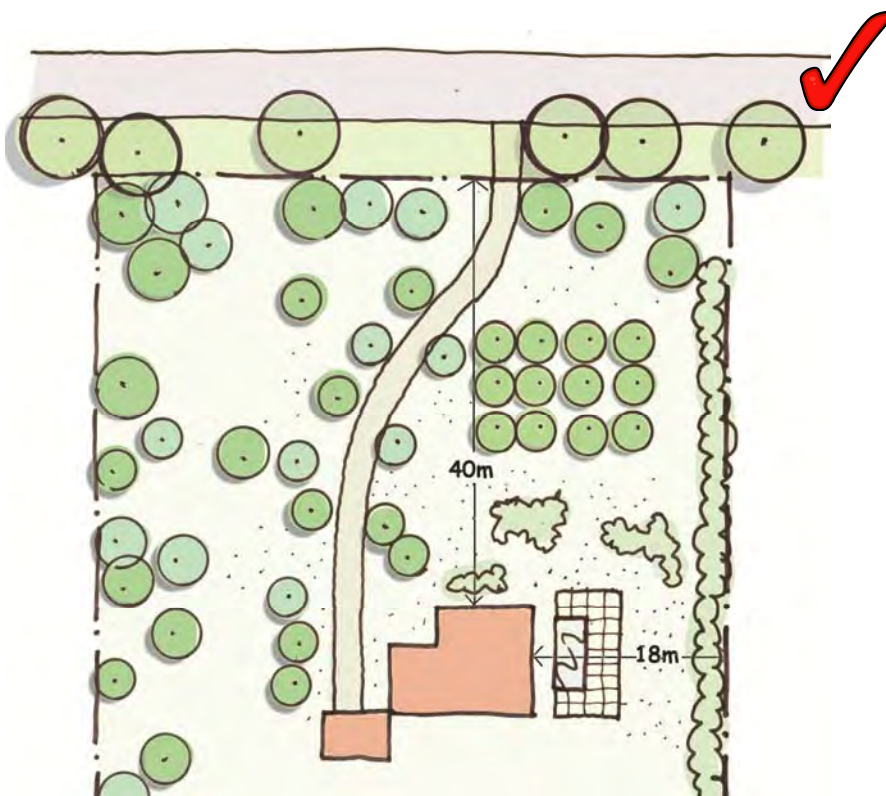
Dwellings should be setback at least 20m from the front boundary and 10m from the side boundary. Consideration should be given to greater setbacks that will allow more space for tree and screen planting. Tree planting to property frontages adds amenity to the street, provides privacy to the residence and can add habitat value to the environment. In determining a setback consider where the neighbour's home is located. Consider a varied setback from your neighbours so that a continuous 'line' of built infrastructure is avoided.



Sample Lot Layout Sketch Plan



Provide a minimum setback of 20m from the front boundary and 10m from the side boundary.



Consider greater setbacks and locating landscape elements such as orchards, gardens, outdoor living and screen planting to create a 'green' visual buffer between the public road and adjacent properties.

Building Materials

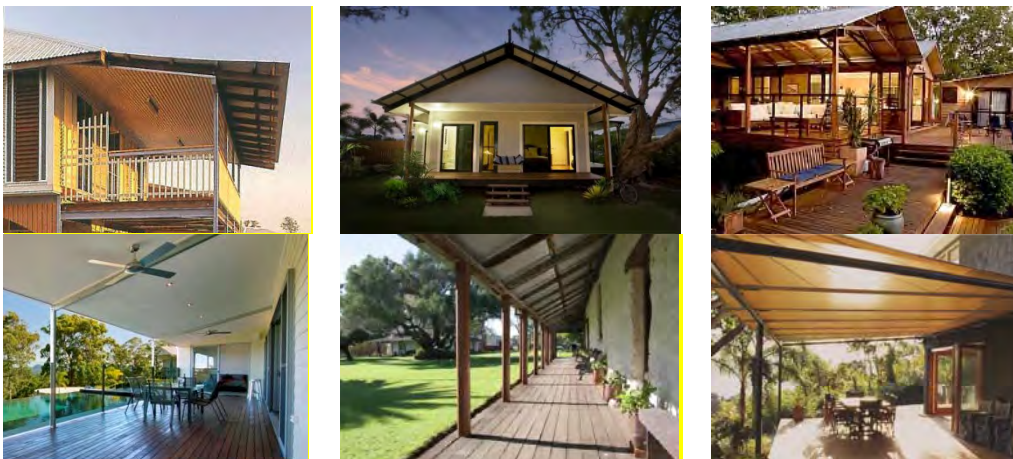
Consider building styles and materials that are appropriate to the rural and natural setting and that complement the landscape. Visual interest can be added by the inclusion of verandas, awnings, pergolas, decks, louver windows, eaves and roof overhangs. An integrated design will consider scale, form, materials and colour. A limited palette of materials has the potential to reduce the appearance of visual clutter and to create repetition and continuity in the landscape. For example, suburbs of Brisbane that are predominantly occupied by 'Queenslander' timber homes have a distinct, unified visual character that is appealing.

For subdivisions over four lots, consider establishing a design theme and covenants to enforce that theme. These covenants could limit the number of different materials and address other design matters.

Adopt principles of environmentally sustainable design suited to the local climate. Dwellings should incorporate passive and active energy systems rather than relying on artificial cooling and heating systems that use a lot of energy. Good thermal design can be achieved through ventilating windows and the use of shading devices such as awnings, sails and screens. Incorporate solar panels to reduce the reliance on fossil fuels. Incorporate wide gutters and adequate storage for water collection. Design the dwelling to capture prevailing breezes, to have shade from the summer sun and access to the winter sun. Consider the use of deciduous vines and trees as a means of shading from the summer sun and allowing in the winter sun. Consider the use of locally available materials and labour.

On sloped sites, consider pole and pier construction that sit more 'lightly' on the land than a slab on ground. Avoid large areas of cut and fill that can be difficult to landscape and that can leave a scar on the landscape. Design to take in the scenic landscape but to avoid direct overlooking by neighbours. Consider the use of light tones and colours that are sympathetic to the rural setting.

Avoid large expanses of hard materials that will absorb the heat and be visually obtrusive. Locate 'service' areas to dwellings such as water storage, garages sheds and clothes drying areas in less visible locations.



A sample of appropriate building styles and materials

Landscaping

Large lots, by the nature of the development type, will have plenty of space to accommodate all potential elements. Consider this an opportunity to treat each lot element in a way that complements the rural landscape. Consider having a curved driveway that follows the lie of the land rather than a straight driveway. The driveway could meander between existing trees or plant new groups of trees along the way to enhance the 'journey' and view to the house. Curves and organic forms are less likely to be visually obtrusive in the landscape than hard, angular forms.

Consider using permeable, natural materials over hard materials. For example, driveways at suitable grades could be constructed of gravel rather than concrete or bitumen. Where possible avoid hard surfaces that don't allow stormwater to penetrate.



Curved driveways of natural materials are more visually sympathetic to the rural setting than straight driveways of concrete or bitumen.

Retain and protect existing vegetation. Install new tree planting to individual lots to:

- provide shade from the hot western sun;
- provide wind breaks;
- as screening to the public road and adjacent properties;
- to frame views;
- to add amenity and provide features;
- to add habitat to your property; and
- as erosion control.

Consider tree planting along the property frontage. This will add amenity to the property and will also add amenity to the street and the broader suburb.



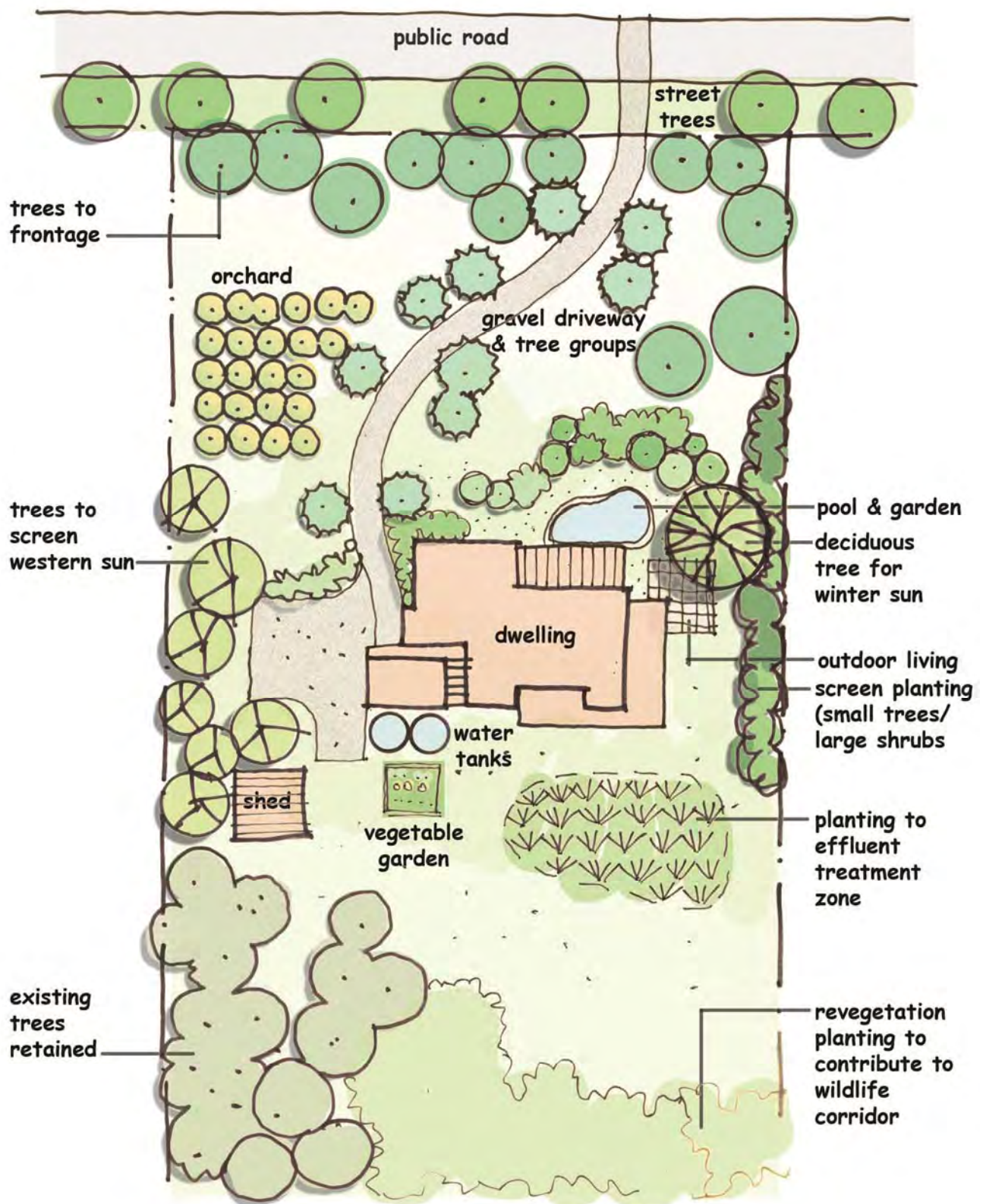
Tree planting at the front of lots adds amenity to the lot and the street

Consider the potential to establish community groups interested in planting 'greenbelts'. The collective and strategic planting of native trees and shrubs in identified corridors can help to provide safe corridors for the movement of wildlife.

Consider maintaining part of the lot as natural habitat. Retain natural grassland as habitat for native animals and as a potential area for natural regrowth of native shrub species. Be aware that mowing all areas can reduce the groundcover, cause ground compaction and encourage potential erosion.

Utilise native species within garden and tree planting. Local species will be suitable to the site, will enhance the habitat value of properties and are likely to have water requirements suitable to that location.

Use planted areas to provide privacy to dwellings and outdoor living areas. Use planting to add amenity, to 'soften' built elements and to lessen the visual impact of built infrastructure.



A lot plan showing the variety of ways landscaping can enhance the amenity of the property, provide natural habitat and add comfort to the home.

Fencing

Adopt fence styles appropriate to the rural setting. Avoid the use of solid fencing as it is not typical of the rural environment. Open fences maintain views across the scenic landscape.



Open, rural style fences maintain views across the landscape and visually suit the rural setting. Certain styles of rural fencing e.g. a post and wire fence, allow the movement of wildlife across the landscape.

Enhancing the Natural Landscape

Large lot living at Bonville will provide an opportunity to live within a rural and natural setting. Development and living within future development at Bonville should try and respect and enhance the natural landscape. There are a variety of opportunities for residents to add visual amenity to their property as well as enhancing the natural environment.

Design for lots should consider stormwater management to that site. The development of the land should not result in increased stormwater run-off across the landscape and should also seek to maintain the status quo quality of stormwater leaving that site. Understand the flow of stormwater across the site. Maximise opportunities for stormwater to infiltrate the ground and incorporate treatments to improve stormwater quality.

Minimise the extent of impermeable surfaces. Select permeable surfaces such as gravel, grass and planting over hard surfaces such as bitumen, pavement and concrete. Retain areas of natural grassland to minimise potential compaction of the ground. Plant out swales and detention areas with indigenous grass to create 'natural' appearing landscapes that assist in the removal of nutrients and pollutants from stormwater.

Retain existing vegetation and enhance these areas with revegetation planting. Use native species that encourage wildlife to the garden. Adopt ongoing strategies of weed management. Encourage the natural regeneration of native species by not mowing areas. The following plant list suggests some suitable species that could be incorporated within properties. These plants are suitable for different situations. Plants should be selected according to the environment they are being planted within and their mature size.

TREES and PALMS

Acmena smithii	Lilly Pilly
Acronychia oblongifolia	White Aspen
Allocasuarina torulosa	Forest Oak
Alphitonia excels	Red Ash
Archirhodomyrtus beckleri	Rose Myrtle
Archontophoenix cunninghamiana	Bangalow Palm
Backhousia myrtifolia	Grey Myrtle
Cyathea australis	Rough Treefern
Diploglottis australis	Native Tamarind
Elaeocarpus reticulatus	Blueberry Ash
Endiandra sieberi	Hard Corkwood
Eucalyptus grandis	Flooded Gum
Eucalyptus microcorys	Tallowwood
Eucalyptus pilularis	Blackbutt
Eucalyptus propinqua	Small-fruited Grey Gum
Eucalyptus resinifera	Red Mahogany
Eucalyptus robusta	Swamp Mahogany
Ficus coronata	Creek Sandpaper Fig
Glochidion ferdinandi	Cheese Tree
Guioa semiglauca	Guioa
Jagera pseudorhus var. pseudorhus	Foambark Tree
Livistona australis	Cabbage Palm
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Turpentine
Melaleuca linariifolia	Flax-leaved Paperbark
Melaleuca quinquenervia	Broad-leaved Paperbark
Syncarpia glomulifera	Turpentine
Tristaniopsis laurina	Kanooka

SHRUBS

Alpinia caerulea	Native Ginger
Breynia oblongifolia	Coffee Bush
Callistemon salignus	Willow Bottlebrush
Cordyline petiolaris	Broad-leaved Palm Lily
Cordyline stricta	Narrow-leaved Palm Lily
Homalanthus populifolius	Bleeding Heart
Notelaea venosa	Veined Mock Olive
Phebalium squamulosum	Scaly Phebalium
Pittosporum revolutum	Rough Fruit Pittosporum
Pittosporum undulatum	Sweet Pittosporum
Pultenaea euchila	
Syzygium oleosum	Blue Lilly Pilly
Tabernaemontana pandacaqui	Banana Bush

GROUNDCOVERS/CLIMBERS

Clematis aristata	Old Man's Beard
Dendrobium aemulum	Ironbark Orchid
Dianella caerulea	Blue Flax Lily
Doodia aspera	Prickly Rasp Fern
Eustrephus latifolius	Wombat Berry
Gahnia clarkei	Tall Saw Sedge
Gahnia sieberiana	Red-fruit Saw Sedge
Hibbertia aspera	Rough Guinea Flower
Hibbertia dentate	Twining Guinea Flower
Hibbertia scandens	Climbing Guinea Flower
Imperata cylindrical	Blady Grass
Isolepis inundata	Club Rush
Kennedia rubicunda	Dusky Coral Pea
Lomandra filiformis	Wattle Mat Rush
Lomandra longifolia	Spiny-headed Mat Rush
Poa labillardierei var. labillardierei	Tussock
Themeda australis	Kangaroo Grass
Viola hederacea	Native Violet