

MT GILEAD

Landscape Character and Visual Impact Assessment

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MOUNT GILEAD LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT



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A wide landscape photograph showing a lush green field in the foreground and middle ground. In the distance, there is a line of trees and a small herd of dark-colored animals, possibly cows, grazing. The sky is filled with large, white, fluffy clouds, with some blue visible between them. The overall scene is peaceful and rural.

PART A - INTRODUCTION

PURPOSE AND OBJECTIVES

PURPOSE AND OBJECTIVES OF THE STUDY

The purpose of this study is to assess the landscape character and visual impacts of a proposed rezoning for residential landuse on the landscape of the heritage property at Mount Gilead and the S & A Dzwonnik landholding. The objectives are to assess the extent of the potential visual impacts of that rezoning and to establish whether such impacts can be mitigated through measures that may include the planning and design of the rezoned land.

APPROACH AND METHODOLOGY

Landscape Character and Visual Impact Assessment (LCVIA) aims to ensure that all possible effects of change and development in the landscape, views and visual amenity are taken into account. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the landscape, both quantitatively and qualitatively.

Approach

Judgement as to the significance of the effects is arrived at by a process of reasoning, based upon analysis of the baseline conditions, identification of visual receptors (viewers) and assessment of their sensitivity, as well as the magnitude and nature of the changes that may result from any development. This assessment is an independent study and is based on a professional analysis of the landscape and the Proposal at the time of writing. The current and potential future visual receptors themselves have not been consulted about their perceptions. The analysis and conclusions are therefore based solely on a professional assessment of the anticipated impacts, based on a best practice methodology.

Methodology

The Methodology employed in this report draws on and adapts the approach adopted in the GLVIA guidelines (2013) prepared by the UK Landscape Institute and Institute of Environmental Management. The principal elements and chronology of tasks employed in this methodology include:

- description of the Proposal (the proposed rezoning)
- site description, description of the existing landscape character, an assessment of its significance and definition of the core landscape elements that create this significance
- establishment of the Proposal's zone of visual influence and the principal visual receptors (viewing points within the public and private domain from which the Proposal and its immediate context may be visible)
- rating of visual impacts of the Proposal on receptors, based on a matrix of quantitative and qualitative criteria
- determination of potential mitigation measures that might reduce the visual and landscape character impacts
- conclusions as to the effectiveness or otherwise of the mitigation measures, the degree to which the reduced impacts may be acceptable, or not, with respect to maintaining the site's landscape character/visual significance, and recommendations.

It should be noted that this study assumes in-principle agreement by Planning Authorities to the rezoning of the site for residential landuse (see Baseline Planning Position overleaf).

PURPOSE AND OBJECTIVES

TERMS USED IN THE REPORT

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

Duration: The length of time the visual receptor is exposed to the view.

Landscape Character: A distinct, recognisable and consistent pattern of elements, be they natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another.

Magnitude: The scale, form and character of a development proposal. In the case of visual assessment, also how far the proposal is from the receptor. Combined with sensitivity provides a measurement of impact.

Magnitude of change: A quantitative assessment of the change in compositional elements of the view.

Overall Visual Impact Rating: Determined by cross referencing sensitivity with magnitude.

Quantum of view: The openness of the view and the angle of the view to the visual receptor.

Sensitivity: The sensitivity of a landscape character zone or view and its capacity to absorb change. Combined with magnitude provides a measurement of impact for the visual receptor or landscape.

View: The sight or prospect of some landscape or scene.

Viewshed: The area which the proposal is visible to the human eye from a fixed vantage point.

Visual Amenity: The measure of the visual quality of a site or area experienced by residents, workers or visitors. It is the collective impact of the visual components which make a site or an area pleasant to be in.

Visual Impact: The impacts on the views from residences and other public places.

Visual Receptor: the public or community at large who would have views of the proposal site either by virtue of where they live and/or work or from transport routes, paths, lookouts and the like.

Zone of Theoretical Visibility(ZTV): The area from which a particular point is theoretically visible, taking into account topography, vegetation and built form.

PLANNING CONTEXT

THE SITE

The site is located in the Campbelltown Local Government Area (LGA) approximately 7km from the Campbelltown city centre. The site consists of four lots, or parts thereof, and covers a total area of 210 hectares, including a small amount of the Mt Gilead homestead lot. It is bound to the east by Appin Road, to the south by Beulah Biobanking area, to the west by the Mt Gilead homestead complex, to the north by Noorumba Reserve and further to the north by the Gilead Aged Care Facility and the Gilead Retirement Village (currently under construction).

The site has been shaped by a rich agricultural past with large expanses of land cleared for pasture for grazing cattle. Scattered with remnants of mature vegetation along drainage and steep topographic lines, the landscape is generally undulating throughout. The highest point in the south eastern corner drains toward several creek lines traversing the property, which issue into the Nepean River to the west.

Constructed elements within the site boundary are limited to fences and the provision of several dams for agricultural activities. A small disused quarry exists on the site that provided material for the main access driveway, running east west from Appin Road to the homestead complex.

PLANNING BACKGROUND

Old Mill Properties P/L was appointed as Development Manager Mt Gilead P/L in 2011. In April 2012 a Preliminary Planning Proposal was prepared and submitted to Campbelltown City Council (CCC) on behalf of Mt Gilead P/L (landowners) and S&A Dzwonnik (landowners) for the rezoning of the MDP (Metropolitan Development Program) land.

At its meeting in July 2012, council resolved to submit a Preliminary Planning Proposal on The Mt Gilead MDP area to the Minister for Planning for a Gateway determination. The proposal received a positive Gateway Determination from the Minister in September 2012. During the latter part of 2012 the list of consultants required to complete the necessary studies, determined by Department of Planning (DoPI, now DPE) and council, was agreed with council.

Work commenced in early 2013 on the preparation of the studies and amendments to the LEP and DCP and the negotiations with relevant government bodies (TfNSW, RMS, Sydney Water). It is proposed that the Planning Proposal with the requisite studies will be completed and submitted to council by August 2014.

BASELINE PLANNING POSITION OF THIS REPORT

This report has been prepared following extensive liaison and negotiation between the landholders and Council concerning the configuration of the proposed rezoning of the site, particularly in light of the heritage significance of the Mount Gilead property. This process has entailed commissioning of a cultural heritage study (Navin Officer 2013) as well as other informing environmental studies.

Consequently this report adopts a baseline position that a proposed rezoning of the land for residential landuse is agreed in-principle by the relevant planning authorities and that the existing background studies - in concert with a site appraisal undertaken during the preparation of this report - have formed the primary research base for this assessment.



Figure 1: The Site



THE PROPOSAL

THE PROPOSAL

The Proposal is the rezoning of the site from Non-Urban to Residential. The structure plan for this rezoning (Refer Figure 2) proposes the creation of approximately 1665 lots of varying sizes. The Proposal will include a network of local and connector roads as well as public open spaces and environmental buffers to sensitive landscape features.

The Proposal aims to retain existing vegetation where possible, enhance existing riparian corridors, incorporate planted rehabilitation offsets, protect the visual and historically significant elements of the landscape and provide distinctive and walkable neighbourhoods that respond to their landscape context.

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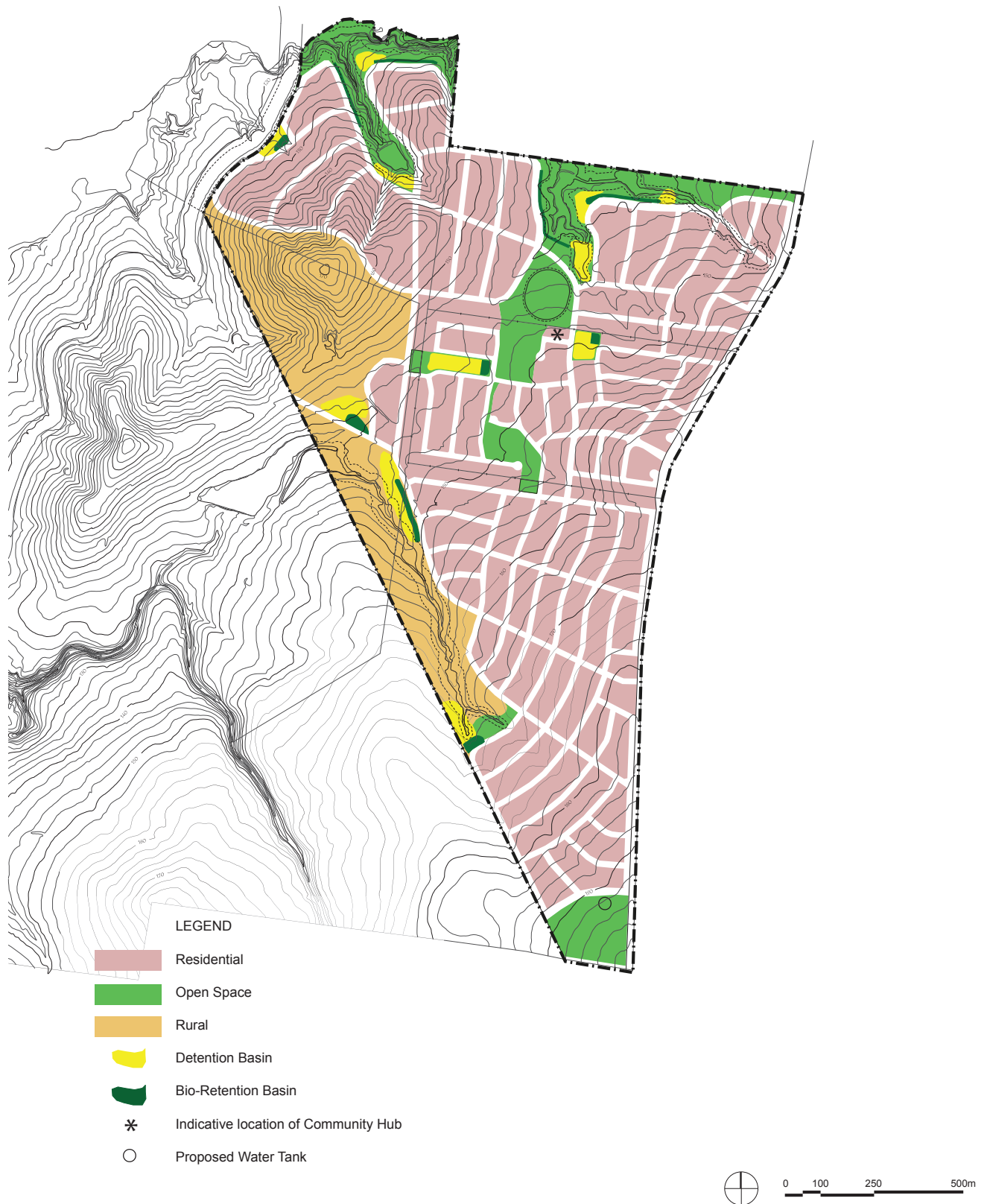


Figure 2: Mt Gilead Indicative Structure Plan prepared by Cox Architects

PART B - LANDSCAPE
CHARACTER ASSESSMENT

SITE DESCRIPTION AND CULTURAL HERITAGE

THE CULTURAL LANDSCAPE, ITS HISTORY AND SIGNIFICANCE

The prepared by Navin Officer (Aug 2013) provides some important background to this assessment, not only in identifying the cultural heritage significance of the site, but also in providing historic references, maps and images of the property, dating back to the early 19th century.

Findings from that report that are of particular relevance to this assessment include:

- the Homestead Complex and the Old Mill and associated landscape are of 'Local Significance' for their aesthetic values (Criterion C) and the Old Mill is of 'State Significance' for its technical characteristics, against the same criterion
- a range of historic references in the literature indicate that the landscape character of the property in the 19th century was 'park-like' and 'resembling an English country seat' (Mills and Pile 1888)
- elements of the landscape that are regularly mentioned in these texts include individual tree specimens within a grazing landscape, ironbark fencing, a backdrop of native timber and extensive views.

While some of these elements are missing from today's property, the core elements commonly associated with the 19th Century romantic English landscapes remain – that is a parkland character landscape comprised of groups of trees and individual tree specimens set within, offering a rolling pasture and extensive district views and providing the context and curtilage for the heritage listed structures and buildings.

Additionally, a significant heritage feature close to the site is the Upper Nepean/Sydney Water Supply Canal, identified as important in previous heritage studies. The narrow canal which follows the contours of this rolling landscape, has a limited visual profile and is not significantly visually impacted upon by the proposed rezoning.

It is therefore these elements and references that have been drawn on in developing this assessment and in reaching the conclusions and recommendations outlined later in this assessment report.

THE LANDSCAPE OF MOUNT GILEAD TODAY

Many of the landscape characteristics and elements that were described by the auctioneers for the Mt Gilead property in 1888 (Ref: Mills and Pie 1888) remain intact today - even if somewhat modified in form - and are consequently described as of Local and State significance under Criterion C in the Statement of Significance (Navin Officer 2013).

The work previously undertaken, outlined in the Statement of Significance and Visual Impact Report, to establish the visual and cultural landscape curtilages that should not be compromised by the area of proposed rezoning include the immediate context to and links between:

- The Homestead
- The Old Mill
- The Lake
- One Tree Hill.

While these elements have been modified to some degree since the 1880s they remain largely intact and as visible structures and features in the landscape.

SITE DESCRIPTION AND CULTURAL HERITAGE

The other contributory landscape elements that create the visual context of the wider historic property also remain mostly intact but in modified form, namely:

- native trees: large clumps of trees remain, but based on some of the historic paintings and sketches of the 19th century (Ref: Navin Officer 2013) these appear to be more extensive and denser in form today
- individual ornamental specimen trees: remnant specimen trees planted are relatively limited in distribution on the property today (mostly surrounding the homestead), however some individual native specimens (eg. the large fig tree on One Tree Hill or the fig tree to the east of the Old Mill) still evoke the character of a parkland
- ironbark fencing: most of which was used in the 1880s (Ref: Mills and Pile 1888) and is no longer in existence

The following section expands on the role that these and other landscape elements lend to the property's landscape character.



Photo: Views towards proposed site from Appin Road



Photo: The Old Mill



Photo: Distant views of the Old Mill from One Tree Hill

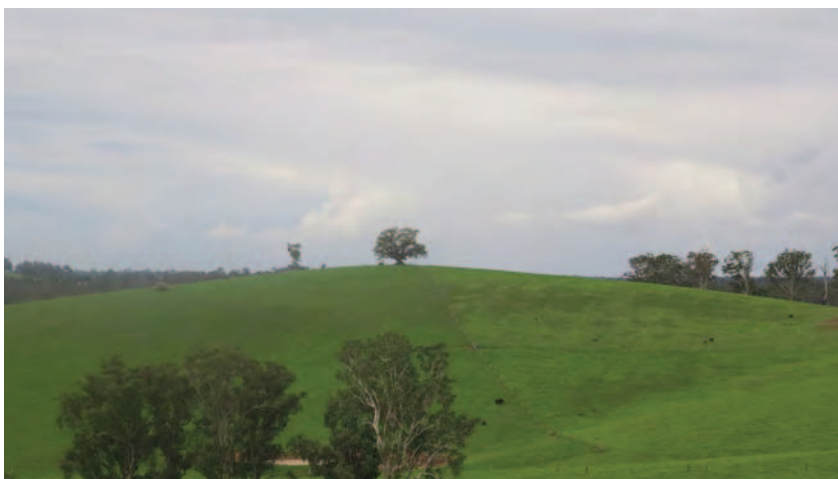


Photo: One Tree Hill as viewed from The Old Mill

LANDSCAPE CHARACTER ASSESSMENT

To determine the sensitivity of the landscape to change, landscape character zones have been determined for the site and wider study area. Landscape character zones are defined as areas having a distinct, recognisable and consistent pattern of elements, be they natural (soil, vegetation, landform) and/or of built form.

The Proposal site and surrounds have been assessed and six landscape character zones have been determined and described. These comprise:

1. Open Pasture
2. Open Woodland
3. Closed Woodland
4. Open Hilltop
5. Rural Road
6. Residential

Further description of these zones and their properties is provided under 'Landscape Character Zones' and illustrated in Figure 3.

LANDSCAPE CHARACTER ZONES

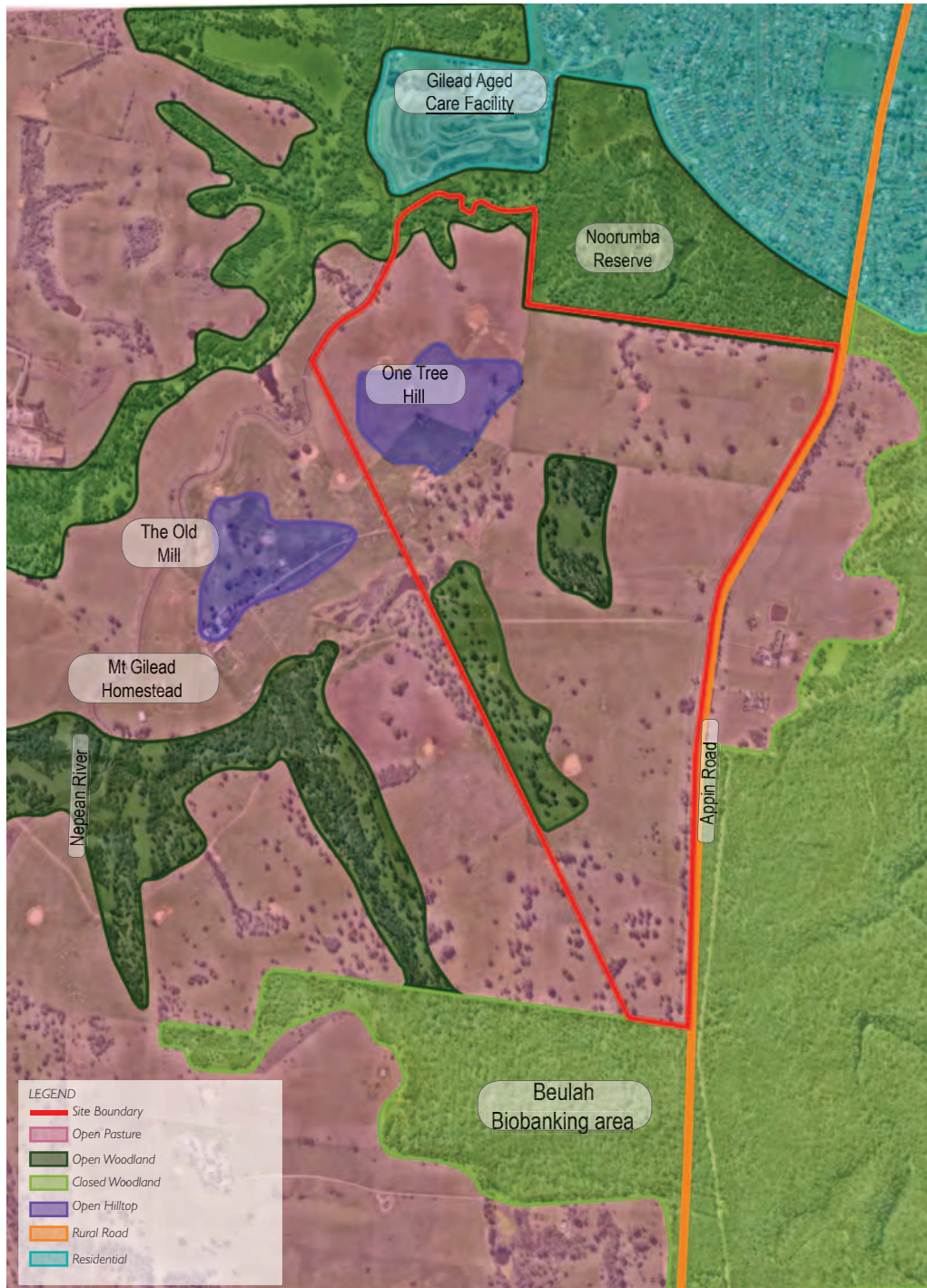
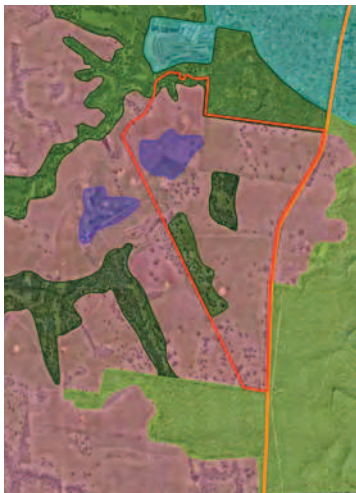


Figure 3 Landscape Character Zones (not to scale)

LANDSCAPE CHARACTER ZONES

LANDSCAPE CHARACTER ZONE 1 - OPEN PASTURE



Open Pasture



Photo A - Typical character of open pasture

Landscape Character Elements

Element	Description
Topography	Gently undulating, rolling hillside with creeks and dams
Hydrology	Drains via natural contours to a series of constructed dams
Geology	No obvious geological features
Ecology/vegetation	Pasture grasses with scattered remnant native trees in clumps or as individuals. Little or no shrub layer present.
Land use	Pasture
Built form	Homestead and associated farm buildings and infrastructure
Spatial	Open

This landscape zone is predominately open in character but enclosed in places by localised topography. Built form within this landscape zone include the homestead and associated farm buildings immediately surrounding it.

Given the open spatial quality of the landscape, any new development will be clearly visible within this zone, however the presence of vegetation will provide screening if retained. This landscape character zone is described as having **moderate to high** sensitivity to change.

LANDSCAPE CHARACTER ZONES

LANDSCAPE CHARACTER ZONE 2 - OPEN WOODLAND



Photo B - Typical character of open woodland



Landscape Character Elements

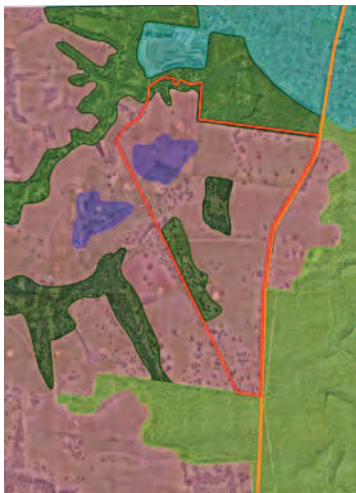
Element	Description
Topography	Mostly flat with gentle undulations
Hydrology	Drains to a series of constructed dams
Geology	No obvious geological features
Ecology/vegetation	Open woodland. Tall mature native vegetation with an understory of pasture.
Land use	Farmland
Built form	No built form
Spatial	Enclosed by mature vegetation with highly filtered long distance views.

This zone is characterised by fragmented vegetation cover of tall, mature indigenous trees within areas of pasture grasses. The fragmented nature of the vegetation and the corridors it forms between stands of localised vegetation, contributes to the value of the character type.

The enclosed spatial quality and heavily filtered views from within this character zone will break up views to any development if the trees are retained. In this case this landscape character zone is described as having a **moderate** sensitivity.

LANDSCAPE CHARACTER ZONES

LANDSCAPE CHARACTER ZONE 3 - CLOSED WOODLAND



Closed Woodland



Photo C - Typical character of closed woodland

Landscape Character Elements

Element	Description
Topography	Mostly gently rolling with shallow creek valleys
Hydrology	Drains via natural contours to a series of constructed dams
Geology	No obvious geological features
Ecology/vegetation	Tall mature native trees, with a distinct understory layer of shrubs and grasses.
Land use	Bio-banking/Conservation Area
Built form	None
Spatial	Enclosed by mature vegetation

This landscape character zone is enclosed by mature vegetation as well as an abundant understory of shrubs and grasses. Views from within this character zone are limited.

There is a moderate scenic value placed on this landscape, however no visual receptors exist within this zone. It is described as having a **low to moderate** sensitivity to change.

LANDSCAPE CHARACTER ZONES

LANDSCAPE CHARACTER ZONE 4 - OPEN HILLTOP



Photo D - Typical character of open hilltop

Landscape Character Elements

Element	Description
Topography	Risen
Hydrology	Drains via natural contours to a series of constructed dams
Geology	No obvious geological features
Ecology/vegetation	Single specimen trees
Land use	Pasture/working farmland
Built form	Heritage Mill
Spatial	Open, long distance views to surrounding landscape



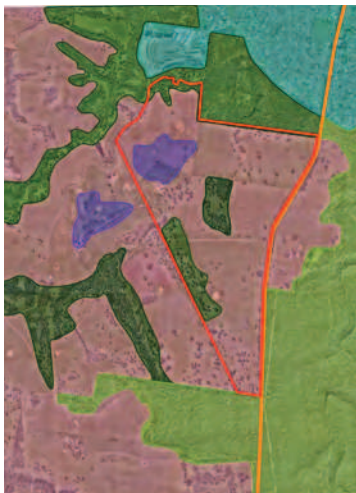
Open Hilltop

This landscape character zone is both open and highly exposed, containing little to no vegetation. It is contained to areas of topographical prominence along ridgelines and high points within the landscape.

Views to the surrounding landscape are panoramic and afford uninterrupted long distance views. Given this spatial quality coupled with the presence of a residential receptor within the zone, it has been described as having a **moderate to high** sensitivity to change.

LANDSCAPE CHARACTER ZONES

LANDSCAPE CHARACTER ZONE 5 - RURAL ROAD



Rural Road



Photo E - Typical character of rural road

Landscape Character Elements

Element	Description
Topography	Gently slopes uphill from the north to the south
Hydrology	Road drains to sides of road corridor, no formal drainage system exists
Geology	No obvious geological features
Ecology/vegetation	Tall mature native trees with a distinct grass understory
Land use	Transportation corridor
Built form	Road infrastructure
Spatial	Narrow and linear, enclosed by roadside planting in places and open in others

This landscape zone is predominantly semi-enclosed in character by tall trees on the roadside, filtering views to the surrounding landscape. In places where the roadside is cleared of trees, wide views of the surrounding landscape are observed. Views of any new development will be filtered or clearly visible within the landscape. This quality increases the zones sensitivity to change.

Road users will mostly traverse quickly through the landscape thus any adjoining development is unlikely to be visible for an extended period of time. The rural, scenic quality of the road is key to its character however and is described as having a **moderate to high** sensitivity to change.

LANDSCAPE CHARACTER ZONES

LANDSCAPE CHARACTER ZONE 6 - RESIDENTIAL



Photo F - Typical character of residential



Residential

Landscape Character Elements

Element	Description
Topography	Predominately flat with little variation in terrain
Hydrology	Drains to localised creeks and tributaries
Geology	No obvious geological features.
Ecology/vegetation	A mix of native and exotic species planted in a gardenesque or decorative style
Land use	Residential
Built form	Mostly single story detached properties
Spatial	Enclosed by built form with areas of public open space. View corridors exist along roads and distant views are afforded from elevated properties

This character zone is found to the north east of the Proposal site and includes the residential suburb of Rosemeadow. This landscape zone constitutes a moderate density of residential development. The visual receptors in this zone are limited to a small group of residents in the Kilbride Aged Care Facility.

Built form screens the majority of long distance views. Due to the existing landuse within the zone, it is capable of absorbing a moderate change without altering its character. It is described as having a **moderate to low** sensitivity to change.

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LANDSCAPE SIGNIFICANCE

ELEMENTS OF LANDSCAPE CHARACTER SIGNIFICANCE

Over and above the items of heritage significance identified (the Old Mill, The Homestead, One Tree Hill and The Lake) and associated features which contribute to the area's heritage significance, the forgoing evaluation of the site's character suggests that there is also a range of landscape elements which add to its perceived pastoral quality which is important for conserving the property's 'park-like appearance' (Ref: Mills and Pile 1888) including:

- The rolling open pasture, still under grazing management and evocative of the longstanding dairying on the property
- The groups and clumps of native trees (Open Woodland) that formed the backdrop to the formerly extensive specimen planting of ornamental species, 'contrasted with the natural timber' (Ref: Mills and Pile 1888)
- The extant individual specimen trees (both native and ornamental) that in their formerly more extensive distribution on the property created the experience of a 'English Country Estate' (Ref: Mills and Pile 1888)
- The largely unvegetated hills of grassland, especially the Old Mill hill and One Tree Hill that are prominent in local views and which afford extensive district and regional 'expansive views' (Ref Morris and Britton 2000) from their crests and that are 'grand in the extreme' (Ref Mills and Pile 1888)
- Views to distant hills often experienced as gaps between native vegetation, conveying the sense of the rural heritage landscape
- The rural nature of Appin Road to the west of the property, giving cues to the former extensive rural property.

Typically it is the combination of these elements – rather than being read in isolation - that create the landscape character significance and establish a wider landscape context for the identified heritage items.



PART C - VISUAL IMPACT ASSESSMENT

3D model of the Proposal

VISUAL CATCHMENT AND RECEPTORS

An overview of the existing visual environment and the related visual impacts of the Proposal is provided here as the basis for assessing visual impact throughout the study area.

Study Area

The study area for this visual impact assessment extends broadly beyond the site, to incorporate the landscape context west of Appin Road (approximately 5km) and north of Beulah Biobanking site (approximately 3.5km north). The visual accessibility of the Proposal is highly varied due to the undulating nature of the topography, the siting of the Proposal low in the landscape and the presence of remnant vegetation within the site boundary.

Public Domain

The public domain (road corridors and open space areas) within the study area with visibility to the Proposal is limited to a section of Appin Road approximately 2.5km long. Views extend from Appin Road, west toward the development, for both north and south bound motorists. Views along the road to the Proposal are direct; however the presence of road side vegetation slightly filters selected views.

Private Domain

The private domain (residential) within the study area with visibility to the Proposal is limited to the Mt Gilead Homestead property, south west of the Proposal and the Gilead Aged Care Facility to the north. The Mt Gilead Homestead features one single storey dwelling centred around numerous ancillary buildings, supporting the function of a working property. The Gilead Aged Care Facility features multiple medium density apartment buildings of various number and height.

These two private domain areas are in locations elevated above the Proposal. Views, although elevated, are also filtered in places by localised topography and stands of mature vegetation.

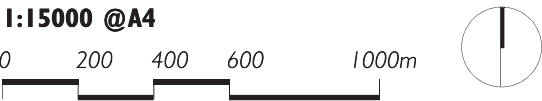
VISUAL CATCHMENT

The visual catchment of the site is not readily describable as a single finite area, as it has regional associations by virtue of distant views to the site that extend many kilometres. Accordingly, this assessment focuses on the local visual catchment from which the site can be readily viewed and from which any change to the site would be readily discernible.

VISUAL CATCHMENT AND RECEPTORS



Figure 4 - Visual Receptor Location



RECEPTOR ANALYSIS

KEY VISUAL RECEPTORS

Key visual receptors on site and in the immediate locality were selected from an initial desktop study using aerial mapping to identify a visual catchment and key receptors that may be visually impacted by the Proposal. This initial analysis revealed public domain receptors from Menangle Road the Hume Motorway M5. These receptors were considered to be at such a distance from the site that the Proposal was not thought to change the composition of the view to any significant degree worth assessing.

Public Domain

Private domain receptors are located along Appin Road along the eastern edge of the Proposal. Three receptors were chosen along Appin Road which are representative of the views road users will encounter travelling from the north and the south. Another public domain receptor was identified to the north of the Proposal at the rear of the Gilead Aged Care Facility.

Private Domain

Private domain receptors are limited to two receptors on the Mt Gilead Homestead property.

Combining the initial desktop study with a thorough site visit, 6 key receptors were selected for analysis. While not all of the significant landscape elements are visible from every viewpoint, they contained the elements considered important for interpreting the historical significance of the landscape. The receptors identified for further assessment include:

- PR1 - From the Old Mill (looking north) - **Private Domain**
- PR2 - From the access lane to the Mt Gilead Homestead (looking north east)- **Private Domain**
- PD1 - From Appin Road, north of the Beulah Biobank site (looking west) - **Public Domain**
- PD2 - From Appin Road, north of the existing homestead entrance (looking west) - **Public Domain**
- PD3 - From Appin Road, from the north west corner of the Dzwonnik parcel of land (looking west) - **Public Domain**
- PD4 - From Gilead Aged Care Facility, outside the northern boundary of the Proposal site (looking south) - **Public Domain**

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RECEPTOR ANALYSIS

VIEWPOINT ANALYSIS

This section assesses the visual impact of the Proposal on each of the selected viewpoints shown in Figure 5. This includes a description of the current view from each viewpoint followed by a discussion of the potential visual impacts of the Proposal on that view. Each viewpoint is accompanied by a photograph of the current view.

VIEWPOINT X — Viewpoint number

— Location map



— Outline of proposed works

— Photo location and direction marker

Location

xxx — Viewpoint location

Distance to Key Elements — Distance to the Old Mill, Homestead Complex, The Lake and One Tree Hill

xxx metres

Receptors — Description of the viewers

xx

Current View — Description of current views

xx

VISUAL IMPACT

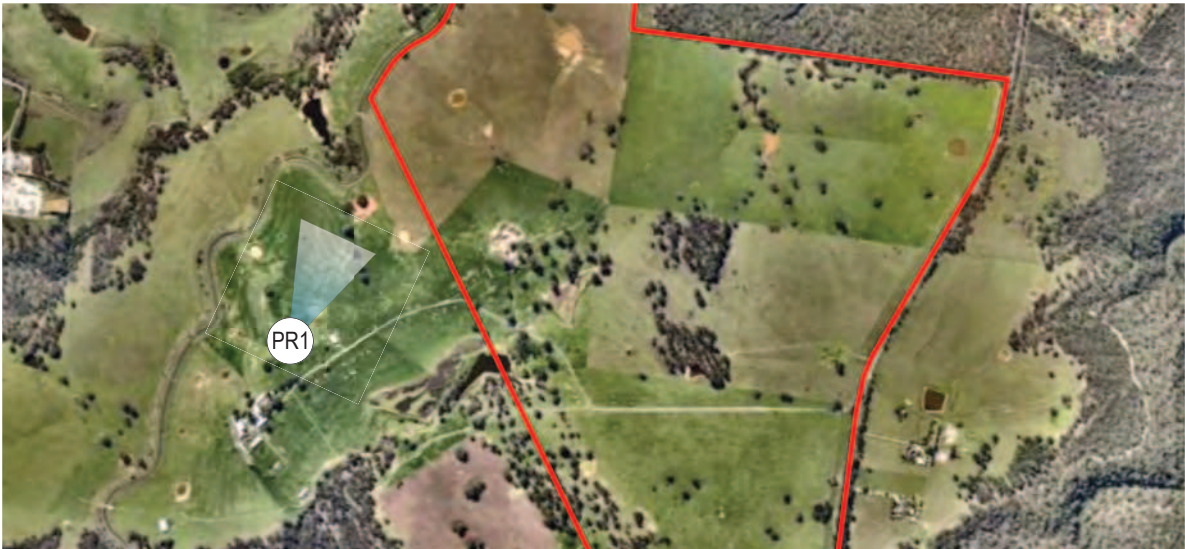
xx — Description of expected visual impact

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS
Public Domain	x	M/H	H	M	H	M	H/M

Assessment matrix table

Visual Impact Rating **MODERATE/HIGH** — Overall visual impact rating

VIEWPOINT PR I



Viewpoint location



Photo 1 - Existing view north from the Old Mill - looking towards One Tree Hill

RECEPTOR ANALYSIS

Location

The Old Mill (Heritage Windmill)

Distance to Key Elements (The Old Mill, Homestead Complex, The Lake and One Tree Hill)

0m (Within heritage curtilage)

Receptors

The receptors in this viewpoint are private residence at the Mt Gilead homestead complex. This view is from The Old Mill, contains views to One Tree Hill and is considered an important visual link in the context of the landscapes cultural heritage. This receptor is within the core landscape curtilage and also contains visual links to landscape elements contributing to the curtilage's visual significance.

Current View

As shown in Photo 1, this viewpoint looks north across a rolling pastoral landscape to One Tree Hill. One Tree Hill is a distinctive feature in the landscape given its elevation and location on the horizon. The crown of the hill and the individual ornamental specimen are in the centre of the view frame, contrasting sharply with the sky behind. This view of One Tree Hill and the rolling pastoral landscape in the foreground is heavily evocative of the visual historic curtilage.

The foreground view contains remnant species of native vegetation which contribute to the historically documented 'park like' appearance of the homestead complex. A rolling pastoral landscape with scatterings of mature vegetation is observed in the background, either side of One Tree Hill. These two attributes combined, contribute to a landscape suggestive of an extensive rural property.

VISUAL IMPACT

Direct and filtered views of the Proposal will be offered from this viewpoint. Visible elements will include roof lines of houses as well as fencing and vegetation from gardens and street tree planting. Some road infrastructure such as lighting and road surfaces may be visible. Unmitigated, a Moderate/High impact is expected at this viewpoint when considering the change to the view of the primary elements within the core of the historically significant landscape curtilage.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS
Private Domain	PR1	M/H	H	M	H	M	M/H

Visual Impact Rating **MODERATE/HIGH**

VIEWPOINT PR2



Viewpoint location



Photo 2a - Existing view looking north east along the entrance lane to the homestead complex.



Photo 2b - Existing view looking north east across the wider pastoral landscape of the homestead complex to The Lake.



Photo 2c - Existing view looking east across the wider pastoral landscape of the homestead complex to The Lake.

RECEPTOR ANALYSIS

Location

Entrance lane to Mt Gilead homestead complex

Distance to Key Elements (The Old Mill, Homestead Complex, The Lake and One Tree Hill)
0m (Within heritage curtilage)

Receptors

The receptors in this viewpoint are private residence at the Mt Gilead homestead complex. This view is from the entrance lane to the Mt Gilead homestead complex and contains views to The Lake and partial views toward One Tree Hill. This viewpoint, within the core landscape curtilage is considered as an important visual link in the context of the landscape's cultural heritage.

Current View

As shown in Photo 2a, 2b and 2c, this viewpoint looks north east across The Lake surrounded by a rolling pastoral landscape. The Lake is a key visual link to this historic landscape. The Lake, in the middle ground, is surrounded in the foreground and background by a rolling pastoral landscape which contributes to the historical context of the wider property.

Two individual specimens trees are clearly visible either side of the drive way and contribute to the 'park like' arrangement of the homestead complex. However there is no historical reference to the current lay of the driveway being an original, ceremonial entrance.

VISUAL IMPACT

Direct and filtered views of the Proposal will be offered from this viewpoint. Visible elements will include roof lines of houses as well as fencing and vegetation from gardens, areas of open space and street tree planting. Some road infrastructure such as lighting and road surfaces may be visible. Unmitigated, a Moderate/High impact is expected at this viewpoint when considering the change to the view of the primary elements within the core of the historically significant landscape curtilage.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS
Private Domain	PR2	M/H	H	M	H	M	M/H

Visual Impact Rating **MODERATE/HIGH**

RECEPTOR ANALYSIS

VIEWPOINT PD I



Viewpoint location



Photo 3 - Existing view looking north west from Appin Road, through the boundary fence of the homestead property and across a pastoral landscape, typical of the region.

RECEPTOR ANALYSIS

Location

Appin Road, south eastern edge of Proposal.

Distance to Key Elements (The Old Mill, Homestead Complex, The Lake and One Tree Hill)
1400m

Receptors

The receptors in this viewpoint are public travelling north bound along Appin Road. This view frame contains elements of a working pastoral landscape, typical of the region, which are considered contributory to the history of the working pastoral landscape. These include wide expanses of grassland, views of fence lines and scatterings of mature native vegetation which also contribute to the 'park like' appearance of the homestead complex.

Current View

As shown in Photo 3, this viewpoint looks west, north west through the eastern boundary fence of the homestead property across a rolling pastoral landscape, typical of both the region and wider context of the historical curtilage. There are some narrow filtered views offered to the heritage landscape elements in the background, however given the distance of the receptor from the Old Mill, Homestead Complex, The Lake and One Tree Hill, the views to these elements are not considered significant. Views of the wider landscape context beyond the proposal are blocked or highly filtered by vegetation in the middle ground.

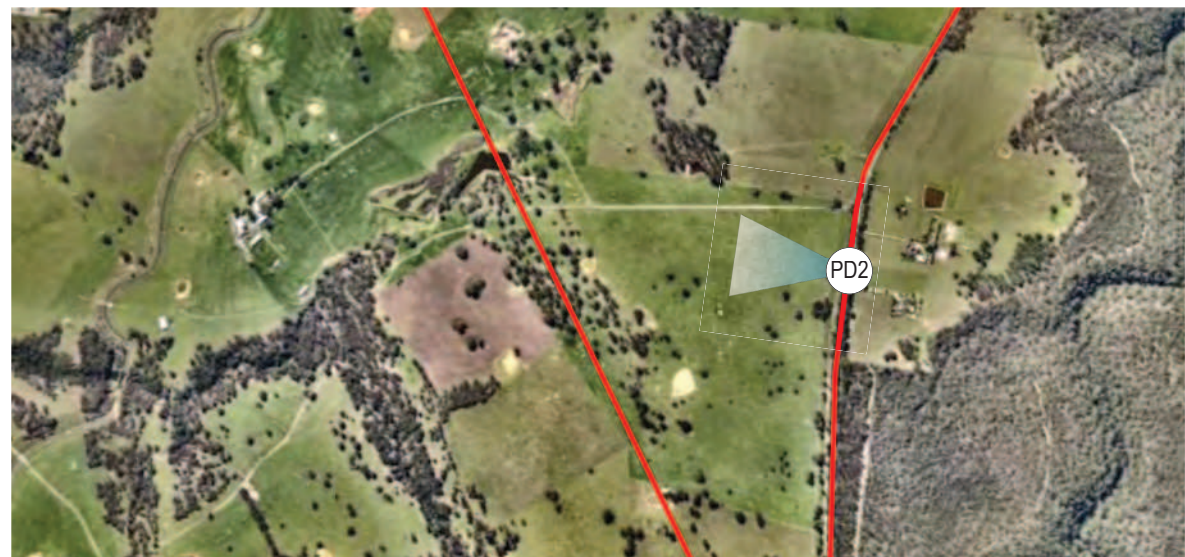
VISUAL IMPACT

Direct views to the Proposal will be offered from this viewpoint. Visible elements will include houses, fencing, vegetation from gardens and street tree planting as well as civil infrastructure such as roads. Although views of the Proposal are direct and effect a change in the landscape character, the distance from the critical landscape curtilage is such that the receptor view frame is not considered to be significant in a historical context. It is however considered to be significant to the character at a regional level and therefore receives a Moderate impact rating.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS
Public Domain	PD1	H	L	L	M	M	M/L

Visual Impact Rating **MODERATE**

VIEWPOINT PD2



Viewpoint location



Photo 4 - Existing view looking west from Appin Road, through the boundary fence of the homestead property and across a pastoral landscape, typical of the region.

RECEPTOR ANALYSIS

Location

Appin Road, eastern edge of Proposal.

Distance to Key Elements (The Old Mill, Homestead Complex, The Lake and One Tree Hill)
750m

Receptors

The receptors in this viewpoint are north and south bound public travelling along Appin Road. This view frame contains distant views of the Old Mill as well as elements of a working pastoral landscape typical of the region, which are considered contributory to the history of the working pastoral landscape. These include wide expanses of grassland, views of fence lines and scatterings of mature native vegetation which also contribute to the 'park like' appearance of the homestead complex.

Current View

As shown in Photo 4, this viewpoint looks west through the eastern boundary fence of the homestead property across a rolling pastoral landscape, typical of both the region and wider context of the historical curtilage. Vegetation in the foreground and middle ground blocks and filters views to the wider context of the region beyond the homestead complex. There are some narrow distant views offered to the heritage landscape elements in the background, however given the distance of the receptor from the critical landscape curtilage, the views of these elements from the receptor are not considered historically significant.

VISUAL IMPACT

Direct views to the Proposal will be offered from this viewpoint. Visible elements will include houses, fencing, vegetation from gardens and street tree planting as well as civil infrastructure such as roads. Although views of the Proposal are direct and effect a change in the landscape character, the distance from the critical landscape curtilage is such that the receptor view frame is not considered to be significant in a historical context. It is however considered to be significant to the character at a regional level and therefore receives a Moderate impact rating.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS
Public Domain	PD2	H	L	L	M	M	M/L

Visual Impact Rating **MODERATE**

VIEWPOINT PD3



Viewpoint location



Photo 5 - Existing view looking west from Appin Road, along the northern boundary fence of the Dzwonnik property and across a pastoral landscape, typical of

RECEPTOR ANALYSIS

Location

Appin Road, south eastern edge of Proposal.

Distance to Key Elements (The Old Mill, Homestead Complex, The Lake and One Tree Hill)
1000m

Receptors

The receptors in this viewpoint are public travelling south bound along Appin Road. This view frame contains elements of a working pastoral landscape typical of the region which are considered contributory to the history of the working pastoral landscape. These include wide expanses of grassland, views of fence lines and scatterings of mature native vegetation which also contribute to the 'park like' appearance of the homestead complex.

Current View

As shown in Photo 5, this viewpoint looks west, along the northern boundary fence of the Dzwonnik property across a rolling pastoral landscape, typical of both the region and wider context of the historical curtilage. There are some distant views offered to the heritage landscape elements in the background, however given the distance of the receptor from the critical landscape curtilage, the views to these elements are not considered significant. Direct views of the wider landscape context beyond the proposal are offered, in particular the vegetated hillside above the tree line, in the background.

VISUAL IMPACT

Direct views to the Proposal will be offered from this viewpoint. Visible elements will include houses, fencing, vegetation from gardens and street tree planting as well as civil infrastructure such as roads. Although views of the Proposal are direct and effect a change in the landscape character, the distance from the critical landscape curtilage is such that the receptor is not considered to be significant in the historical context. It is however considered to be significant to the character at a regional level and therefore receives a Moderate impact rating.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS
Public Domain	PD3	H	L	L	M	M	M/L

Visual Impact Rating

MODERATE

VIEWPOINT PD4



Viewpoint location



Photo 6a - Existing view looking



Photo 6b - Existing view looking east

RECEPTOR ANALYSIS

Location

Rear of Gilead Aged Care Facility

Distance to Key Elements (The Mill, Homestead Complex, The Lake and One Tree Hill)
800m

Receptors

The receptors in this viewpoint are private residence at the Gilead Aged Care Facility.

Current View

As shown in Photo 6a and 6b, this viewpoint looks south toward the Mt Gilead homestead complex. Elements in this view are observed from an elevated perspective to the south. Views of the Old Mill and One Tree Hill are clearly visible and comprise the elements identified as providing a key visual reference to the historically significant landscape curtilage. Further to this, views to contributory landscape elements in the foreground, middle ground and background provide a broader frame of reference to the wider landscape context.

VISUAL IMPACT

No views of the Proposal will be offered from this viewpoint. As of writing plans for the construction of another project are being implemented in the direct line of site of the receptor, after which, no views to the homestead property and landscape context will be afforded. Therefore the impact for this receptor is negated.

NB: Once construction of the aforementioned project is complete a new private domain view will be present as a result. This future private domain view will only be in existence for a short period of time before it is likely impacted by the Proposal. Given it is a private domain view it is less sensitive than the previous public domain view. As this view is unable to be assessed at the time of writing, no assessment has been completed.

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS
Public Domain	PD4	H	L	N	N	N	N
			Visual Impact Rating		NEGLIGIBLE		

SUMMARY OF VISUAL IMPACTS

SUMMARY OF VISUAL IMPACTS

From the analysis of visual receptors in the foregoing section, the summary of qualitative and quantitative visual impacts of the proposal are:

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE					IMPACT RATING
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	SUMMARY OF RATINGS	
Private Residence	PR1	M/H	H	M	H	M	M/H	Moderate/High
Private Residence	PR2	M/H	H	M	H	M	M/H	Moderate/High
Public Domain	PD1	H	L	L	M	M	M/L	Moderate
Public Domain	PD2	H	L	L	M	M	M/L	Moderate
Public park	PD3	H	L	L	M	M	M/L	Moderate
Public park	PD4	H	L	N	N	N	N	Negligible

Table 01 - Summary of visual impacts of the Proposal across the study area

SUMMARY OF VISUAL IMPACTS

The visual impacts of the Proposal on the assessed visual receptors include ratings of Moderate/High, Moderate and Negligible.

High Impacts

None

Moderate to High Impacts

Visual Receptor PR1 - From the Old Mill (looking north) - **Private Domain**

Visual Receptor PR2 - From the access lane to the Mt Gilead Homestead (looking north east)- **Private Domain**

Moderate Impacts

Visual Receptor PD1 - From Appin Road, north of the Beulah Biobank site (looking west) - **Public Domain**

Visual Receptor PD2 - From Appin Road, north of the existing homestead entrance (looking west) - **Public Domain**

Visual Receptor PD3 - From Appin Road, from the north west corner of the Dzwonnik parcel of land (looking west) - **Public Domain**

Moderate to Low Impacts

None

Low Impacts

None

Moderate/High impacts are scored for receptors PR1 and PR2, both close to the homestead complex, where elements that make up the critical landscape curtilage are clearly visible. Views to built form with a height of 9m or higher will be visible within the Proposal from these two receptors. The ratings are as such due to the elements within the view upon which they impact. These being the primary elements which contribute to the historic landscape context.

Receptors PD1, PD2 and PD3 all received an impact rating of Moderate. This was largely due to the distance of the receptor from the Old Mill, Homestead Complex, The Lake and One Tree Hill. The receptors are, however, impacted by the Proposal but it is thought that the elements which would change are secondary elements making up the wider historic landscape.

Finally the elements within receptor PD4 which would be impacted are secondary to the wider historical landscape. However the view will be removed by a development separate to the Proposal which defers the impact on the receptor to a level of negligible.

A landscape photograph showing a wide, green field in the foreground. In the background, there is a dense line of tall, leafy trees. The sky is overcast and grey. A red rectangular box is overlaid on the bottom left of the image, containing white text.

PART D - MITIGATIONS & CONCLUSIONS

MITIGATION OPTIONS

Typically the most effective mitigation measures for any form of potential landscape character and visual impact are those that entail:

- Avoidance
- Reduction
- Alleviation
- Compensation
- Management

Avoidance

Avoidance of impacts commonly entail locating the proposal elsewhere or not proceeding with the proposal at all, particularly where it is demonstrated that the impacts are of a severity that they cannot be readily mitigated through the other measures outlined below. This is not deemed to be an appropriate or necessary measure for Mount Gilead.

Reduction

Typical forms of are associated with refinements and modifications that address the siting, scale and orientation of built form of the proposal. This approach has some application at Mount Gilead as outlined below.

Alleviation

Typical forms of alleviation include design responses to built form (including massing, articulation, colour, reflectivity etc.), use of planting to screen or integrate built form, landscape design, public art and interpretation. All of these measures have some application at Mount Gilead as outlined below.

Compensation

This approach refers to works that may be carried out on another site either to compensate for impacts on a site that cannot be mitigated or as works carried out on another site (ie planting within a resident's property) to mitigate impacts that cannot be readily mitigated on the site itself. It is not considered that compensation measures are required at Mount Gilead.

Management

Some mitigation measures are best achieved through management controls. These might include considerations such as permitted hours of certain activities, constraints on temporary structures or machinery for maintenance or operating times of lighting and the like. These circumstances are unlikely to prevail at Mt Gilead over anything but the shortest periods (principally during construction) and are of a minor nature that would not require any active mitigation measures.

MITIGATION OPTIONS

MITIGATION AND ENHANCEMENT

The term 'mitigation' by definition implies a reduction of impact, inferring that the element to be mitigated has some undesirable qualities. This somewhat negative approach to Proposals of this nature often results in a similarly negative design response that employs measures such as screening as a principal planning instrument, frequently resulting in a very evident intervention in the landscape that can be as visually dominant and discordant as the element supposedly being mitigated.

At Mount Gilead the immediate visual curtilage of those core heritage features which this assessment concludes require direct protection (typified by Receptors PR1 and PR2) evidently requires mitigation measures such as some degree of screening to ensure that the essential experience of place in this location is uncompromised by contemporary built form.

The same response will however not be effective in the wider landscape context of this core area where the heritage significance may not be as high, but where the scale of change in the landscape by virtue of any future development will be more evident. In this context such elements of mitigation that can be effective – e.g. retention of views to distant hills, groups or individual trees etc. – should be complemented by positive enhancement to the landscape design of the future development itself.

This two-pronged approach ensures that the estate is integrated into its historic landscape in a manner that is respectful of the site's heritage and character, whilst also being relevant to the day-to-day lives of the future community that will reside there.

RECEPTORS PR1 AND PR2

Mitigation measures appropriate to these Receptors would most effectively be those of Reduction (siting and adjustments to heights of proposed built form) and Alleviation (tree and shrub planting to preclude built form visibility within the view cones).

Given that Receptor PR1 (at the base of the Old Mill) is close to, but significantly more elevated than Receptor PR2 (on the driveway below and to the east of the Old Mill), it is assumed that any mitigation measures required for PR1 will if anything have greater effect on PR2; consequently the measures for both receptors have been combined.

Mitigation Principles

The core mitigation principles for these receptors would be:

- retaining the 'bald' character of One Tree Hill as a grassed knoll with a single landmark tree
- maintaining the skyline of the tree and grassed crest uninterrupted by planting or built form
- ensuring that only native vegetation and no built form is visible on the lower flanks of One Tree Hill
- maintaining views to the Lake with a vegetated backdrop and no visible built form

MITIGATION OPTIONS

Mitigation Details

Figures 6 and 8 illustrate the manner in which the above principles can be addressed to conserve the core qualities of the views from Receptors PR1 and PR2 towards One Tree Hill and the Lake:

- precluding any built form being visible against the crest of the hill by ensuring buildings in this view cone are of a height to avoid intruding through the skyline behind the hill
- ensuring that no vegetation is planted on the north side of the hill or within the proposed residential estate where it would intrude through the skyline of the crest of the hill
- obscuring any proposed built form in the background to the lower flanks of the hill by siting informal 'layered' groups of native tree and shrub plantings within the grazing land around the east and west shoulders of the hill, below its 'bald' crest
- obscuring any proposed built form in the background to the view of the Lake by siting informal 'layered' groups of native tree and shrub plantings within the grazing land that forms the margins and backdrop of the Lake.

To ensure that the new vegetation adequately obscures any proposed built form from the outset, whilst also maintaining the 'park-like' character of the hill's setting, it is further recommended that:

- the tree groups are located in such a manner that canopies closer to the viewer 'layer' over the trunks of the trees behind (this requires tree groupings to follow and shallowly cross contours)
- the native shrub species within which the trees are planted include pioneer species that will gain early height to fill the potential views to built form in the background that may be visible through tree trunks as the trees pass through their major growing phase (i.e. the first 10 years).

It is anticipated that when the new tree planting has reached an adequate height to achieve its intended mitigation effect and when it would also be free from any impacts of grazing livestock, the shrub planting could be removed. At this juncture the tree groups would appear much as the existing informal groups of trees that presently proliferate across the grazing land – lending the landscape its 'park-like' character.

Likely Effect of Mitigation Measures

If these mitigation measures are put in place – and subject to more detailed assessment and design (see Next Steps in the following chapter) - it can reasonably be expected that the visual impact from Receptors PR1 and PR2 will be reduced from Moderate to High to Moderate to Low.

It is important to note here that while such mitigation measures are deemed important in conserving the described characteristics of this view, such impacts are essentially contributory (cumulative), rather than primary, in light of the existing development to the north of the rezoned land and the approved future development at the Gilead Retirement Village that will punctuate the skyline to the north (See Figure 8).

MITIGATION OPTIONS

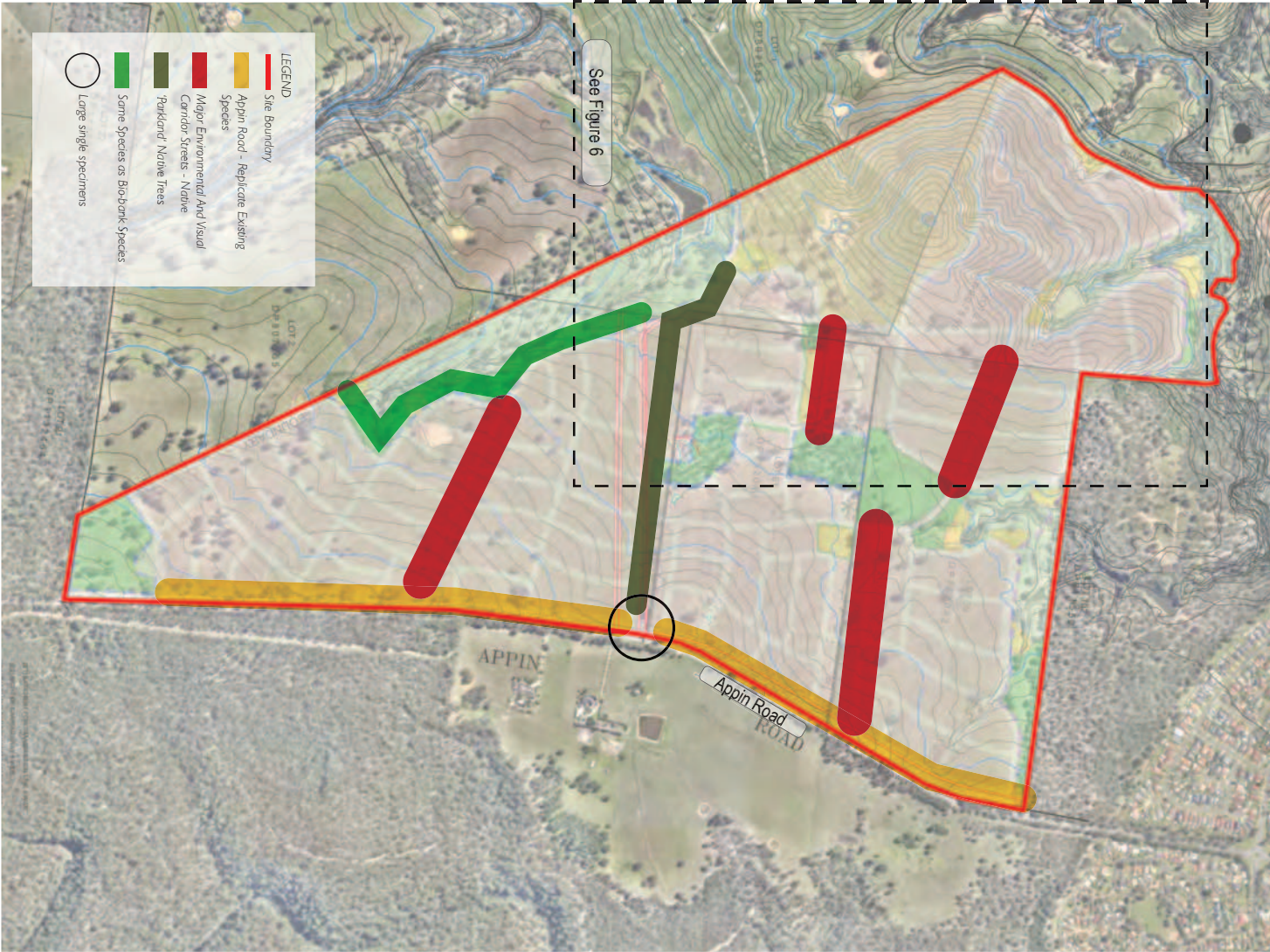
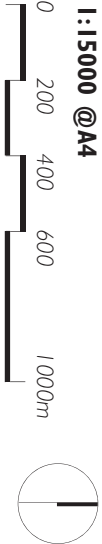


Figure 5 - Street tree mitigation planting concept



MITIGATION OPTIONS



Figure 6 - Mitigation planting concept for views from the Old Mill to One Tree Hill

1:7500 @A4

0 60 120 180 240 300m



MITIGATION OPTIONS

RECEPTORS PD1, 2 AND 3

With the expected loss of existing vegetation (principally mature native roadside trees) along the western side of Appin Road as a result of proposed road widening, mitigation measures appropriate to these Receptors would most effectively be those of Alleviation (replacement tree and shrub planting on the roadside).

Given that Receptor PD1 and PD3 are broadly of similar character and that the design of the Appin Road widening and the road frontage to any future development are as yet unknown, the mitigation measures for both receptors have been combined.

The core mitigation principles for these receptors would therefore be:

- PD2: establishing a sense of the former character of - and arrival experience at - the Mount Gilead property driveway entrance through simple landmark tree planting and landscape design
- PD1 and 3: re-establishing a roadside character evocative of the former rural approach to the Mount Gilead property along Appin Road from both north and south, through new roadside native planting and landscape design.

Mitigation Details

Figure 5 illustrates the manner in which the above principles can be addressed to conserve the core qualities of the views from Receptors PD1, 2 and 3 towards the future Mount Gilead Proposal, as follows:

- PD2: creating an interpretive road entrance at the existing entrance to Mt Gilead property. It should retain space for the planting of specimen landmark trees such as Bunya Pine (*Araucaria bidwillii*) or Monkey Puzzle (*A. araucana*), that would be visible at some distance along Appin Road when mature. Public artworks that evoke typical rural elements in the locality (e.g. fencing) or significant historic events or activities associated with Mount Gilead (e.g. pioneering agriculture practice) would also enhance the sense of an historic place
- PD1 and PD3: establishing a generous roadside landscape frontage to the future development that would leave ample space for informal, non-linear native tree planting, evocative of the existing road side character. This might typically entail groups of trees of similar species to those presently lining Appin Road (eg *Corymbia maculata*, *Eucalyptus crebra* and *Eucalyptus fibrosa*), planted within low native shrubs and grasses.

Where it is practically possible to retain any groups or mature individuals of existing roadside trees on Appin Road into the design of the road frontage of the future development and the Appin Road widening design, this should also be seen as an important mitigation measure.

Likely Effect of Mitigation Measures

The presence of a large and highly visible residential estate fronting the western side of Appin Road - which itself will be substantially widened - will significantly alter the existing character and experience of a rural road overlooking a pastoral property, with its occasional views to distant hills.

MITIGATION OPTIONS

Given the existing in-principle planning agreement for the rezoning of this site to residential landuse, the integration of a future development into the landscape when viewed from Appin Road would be considered best practice in visual impact management. Where this can be achieved in a manner that provides a contemporary reference to the historic landscape and visual cues to the presence of a heritage property in the vicinity, this will be a more effective mitigation measure than simply screening any future development.

While these are desirable measures to integrate any future development into its setting – and given that there are no direct views to any of the elements that constitute the core heritage curtilage from Appin Road – the very visible and significant alteration to this part of the landscape setting for Mount Gilead means that these more subtle mitigation responses would arguably reduce the visual impact assessment only slightly.

Consequently, if these mitigation measures are put in place – and subject to more detailed assessment and design (see Next Steps in the following chapter) – it can reasonably be expected that the visual impact from Receptors PD1, 2 and 3 will be reduced to a minor degree from Moderate towards Moderate to Low.

RECEPTORS WITHIN THE FUTURE DEVELOPMENT -ENHANCEMENT

Figure 5 illustrates a number of enhancement measures that could be adopted for locations within the public domain (streets and parks) of the indicative structure plan that would:

- conserve views towards the existing historic property and distant hills from key points on the future development's internal roads and from the proposed parklands
- create a sense of the rural and historic context of the estate through streetscape planting and park design
- establish visual connections to the surrounding landscape in a manner that also enhances ecological connectivity through native vegetation corridors, along creeks and between existing woodland groups identified for retention
- evoke elements of the former character of the place through landscape design, planting, public art and interpretation.

The exact locations and details of each of these enhancement measures will need to be established through the design development phase associated with any future development (see Next Steps in the following chapter), but their implementation will do much to contribute to the integration of a contemporary and contextual landscape and scenic setting for the development and the heritage property.

The Bungarribee Estate at Doonside, developed by UrbanGrowth NSW (formerly Landcom) on the site of the former Bungarribee Homestead provides a contemporary precedent for the integration of a heritage property within the landscape of a residential subdivision.

RECEPTOR PD 4

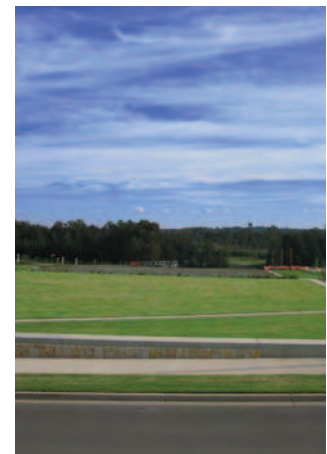
No mitigation strategies are deemed appropriate or applicable for the receptor at PD4, given that the view will shortly be obscured by an approved development on the adjoining site.



Interpretive paving patterns on historic farmhouse footprint at Bungarribee Estate Heritage Park.



Interpretive orchard planting pattern at Bungarribee Estate Heritage Park.



Retention of distant views to the Western Sydney Parklands from the Heritage Park at Bungarribee Estate.

MITIGATION OPTIONS



Figure 7 - Montage of the view from the Old Mill toward One Tree unmitigated.



Figure 8 - Montage of the view from the Old Mill toward One Tree Hill detailing the mitigated planting options.

CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

This assessment has been undertaken assuming an in-principle agreement by State and Local Government planning authorities to the rezoning of the land identified to residential landuse.

The Landscape Character and Visual Impact Assessment in this report is therefore based on evaluating a best practice approach to the development of the rezoned land, drawing on the background studies of the cultural heritage and environmental values of the Mount Gilead property as it stands today to establish how those values can be best conserved and enhanced.

This report identifies the elements in the landscape that contribute to the experience of place and which reflect the site's rich heritage and scenic qualities including:

- historic buildings and constructions such as the Old Mill, the Homestead, the Lake and One Tree Hill
- the broader landscape elements of rolling grazing pasture, groups of trees and water bodies that reflect the 'park-like' nature of the landscape
- long distance views from within the site

From these elements the report identifies two broad areas of landscape character and visual significance that require specific mitigation measures through responses in the planning and design of any future development.

The two areas concerned comprise 1) the core visual catchment of the views from the Old Mill and homestead approach (Receptors PR1 and 2) towards the proposed rezoned land to the north and east and 2) the approach to the site on Appin Road along the proposed eastern boundary of the rezoned land (Receptors PD1, 2 and 3).

Other receptor locations identified (eg Receptors PD1, PD2 and PD3) are considered to be at such distance from the core heritage elements of the site or the view cones of any part of the site are so narrow, that any change is expected to be barely visible and thus mitigation measures are not deemed to be warranted.

The public domain receptor PD4 would also potentially be significantly impacted by the future development of the rezoned land to the south, but the approved development currently in construction for the Gilead Retirement Village on the adjoining site will entirely obscure this view; thus public domain impacts from this receptor have been discounted.

This assessment therefore concludes that the principal landscape character and visual impacts created by the proposed rezoning and any subsequent development, the outcomes of the mitigation options proposed to address those impacts can be summarised as follows:

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CONCLUSIONS AND RECOMMENDATIONS

Receptor	Visual Impact Rating	Mitigation Impact
PR1	Moderate/High	Moderate/Low
PR2	Moderate/High	Moderate/Low
PD1	Moderate	Moderate/Low
PD2	Moderate	Moderate/Low
PD3	Moderate	Moderate/Low

Table 02: Summary of mitigation on visual impact ratings.

In summary, it is concluded that these mitigation measures would sufficiently reduce the landscape character and visual impacts of the rezoned land and any future development to levels of Moderate to Low

When implemented in concert with the proposed enhancements within future development, as outlined in the previous chapter, these impacts would not be of sufficient severity to preclude the proposed rezoning on grounds of landscape character or visual impact on the heritage landscape of Mount Gilead.

RECOMMENDATIONS AND NEXT STEPS

It is recommended that the mitigation and enhancement measures summarised above and detailed in the previous chapter be adopted in total to best conserve the landscape character and visual amenity of the site, as also to best integrate the future development in its landscape setting.

In order to ensure that these mitigation and enhancement proposals will deliver the outcomes described, some further detailed investigation and design evolution will be required within the future development and the Mount Gilead property. These next steps would typically include:

- modelling of tree species of the varieties identified in this report using survey and montage at the proposed locations to ensure that the effect desired is achieved from the key viewpoints, specifically Receptors PR1 and PR2 (this has been prepared from PR1 looking towards One Tree Hill, refer Figure 7 and 8).
- review of development applications for future development to establish that there is sufficient space between Appin Road and the subdivision as well as along the major internal road corridors to accommodate the informal native tree planting design recommended.
- detailed analysis of views from internal streets and proposed public open spaces towards prominent hills within the district (e.g. Mount Sugarloaf) and distant horizons that can and should be conserved and protected through design development.
- development of an interpretive strategy for the residential subdivision that conveys the heritage, historical evolution and landscape narrative of the site.

It is also recommended that any of the specific views identified from the above investigations be documented through development controls and landscape management guidelines for the site, to ensure that they can be secured throughout the design and construction and also not become obscured by future planting or built form.



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