

4 VISUAL SURVEY AND ANALYSIS

4.1 Survey Method

This section of the report concentrates on the visual survey of the Subject Land and an analysis of the visibility of the site from existing and proposed adjoining public lands and residential areas.

The method used to determine visibility of the site was to undertake a detailed visual survey of the site on a clear day to identify areas around the Subject Land from where significant views to the site could be obtained.

A number of visually prominent landmark points, such as buildings, significant trees, power stanchions, telephone towers etc were identified within or nearby the Subject Land. Refer Figure 4.1 Landmark Location Plan. Viewpoints to the Subject Land were identified by driving throughout the surrounding areas to ascertain if the Subject Land and/or the landmark points could be seen. Refer Figure 4.2 View Point Location Plan.

Photograph points were identified and photos both single frame and/or panoramic were taken looking from the Viewpoint towards the Subject Land. A total of 12 Viewpoints were studied around the Subject Land.

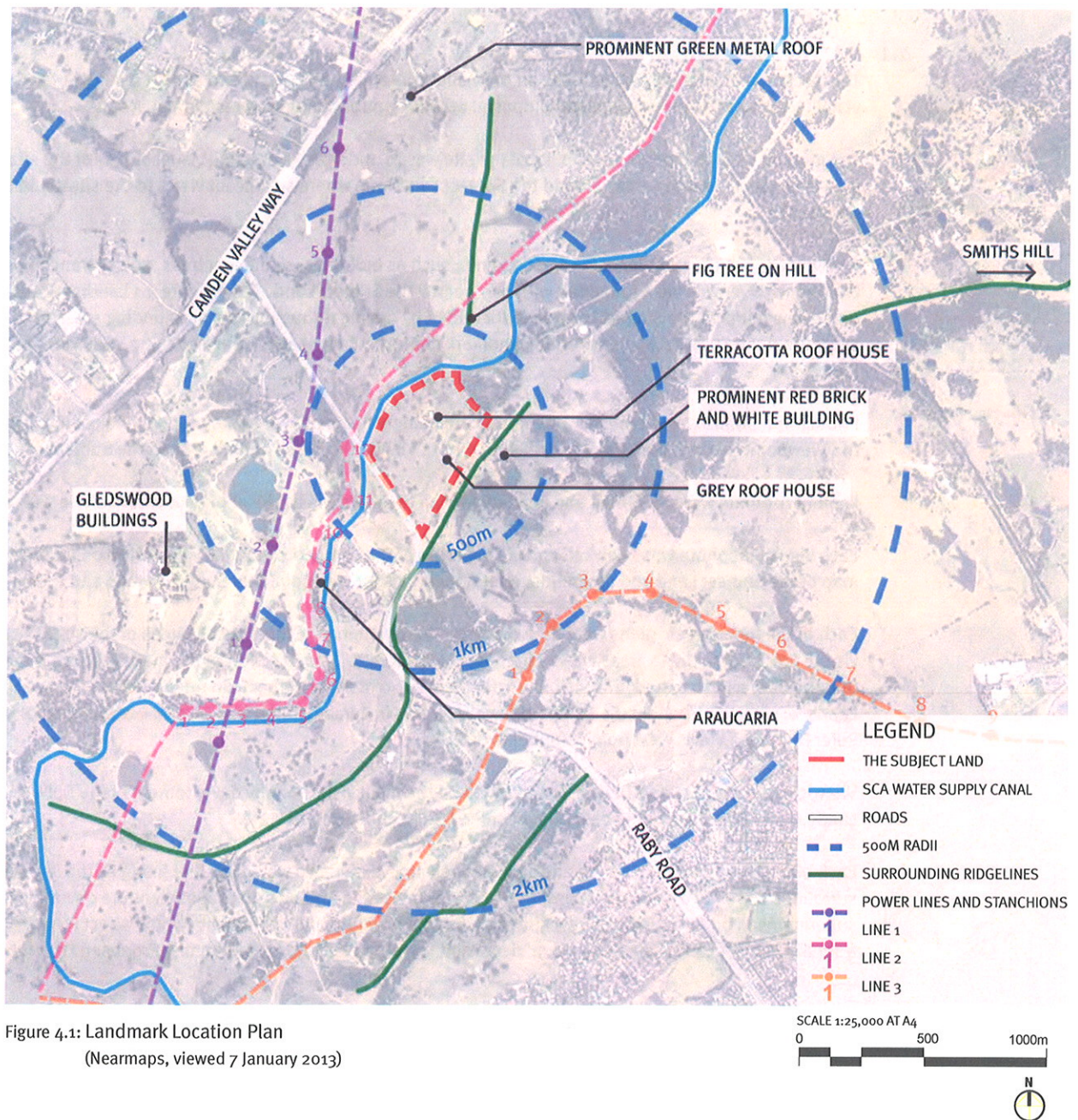
Landmark points were identified and located on plan to determine the location and extent of the view cone.

Each viewpoint photo was analysed and visible areas of the site and surrounds were noted on a topographic map of the Subject Land and surrounds, refer Appendix A for Viewpoint Site Survey Results and Commentary.

Each of the topographic plans were then overlayed to determine the most visible areas of the site. The most visible areas being those areas viewed from most viewpoints. From a review of the maps it became obvious that the Subject Lands had little visibility from the viewpoints east of the main ridgeline from the Scenic Lands ie: viewpoints within the Campbelltown LGA. This is demonstrated from a review of Viewpoints 5-10. Refer Figure 4.3 Views west from Campbelltown LGA.

Viewpoints 1- 5 and 11 and 12 were identified to be the most visible to any development of the Subject Lands. Refer Figure 4.4 Views east from Camden LGA in undeveloped state.

Each of the Viewpoints 1- 5 and 11 and 12 were then analysed in two ways. The first being as the site and surrounds currently exist in their current rural state. The second being with proposed future developments superimposed on the existing landscape to determine how future developments would affect views to and from the Subject Land. Refer Figure 4.5: View Point Location Plan showing Adjoining Proposed Development



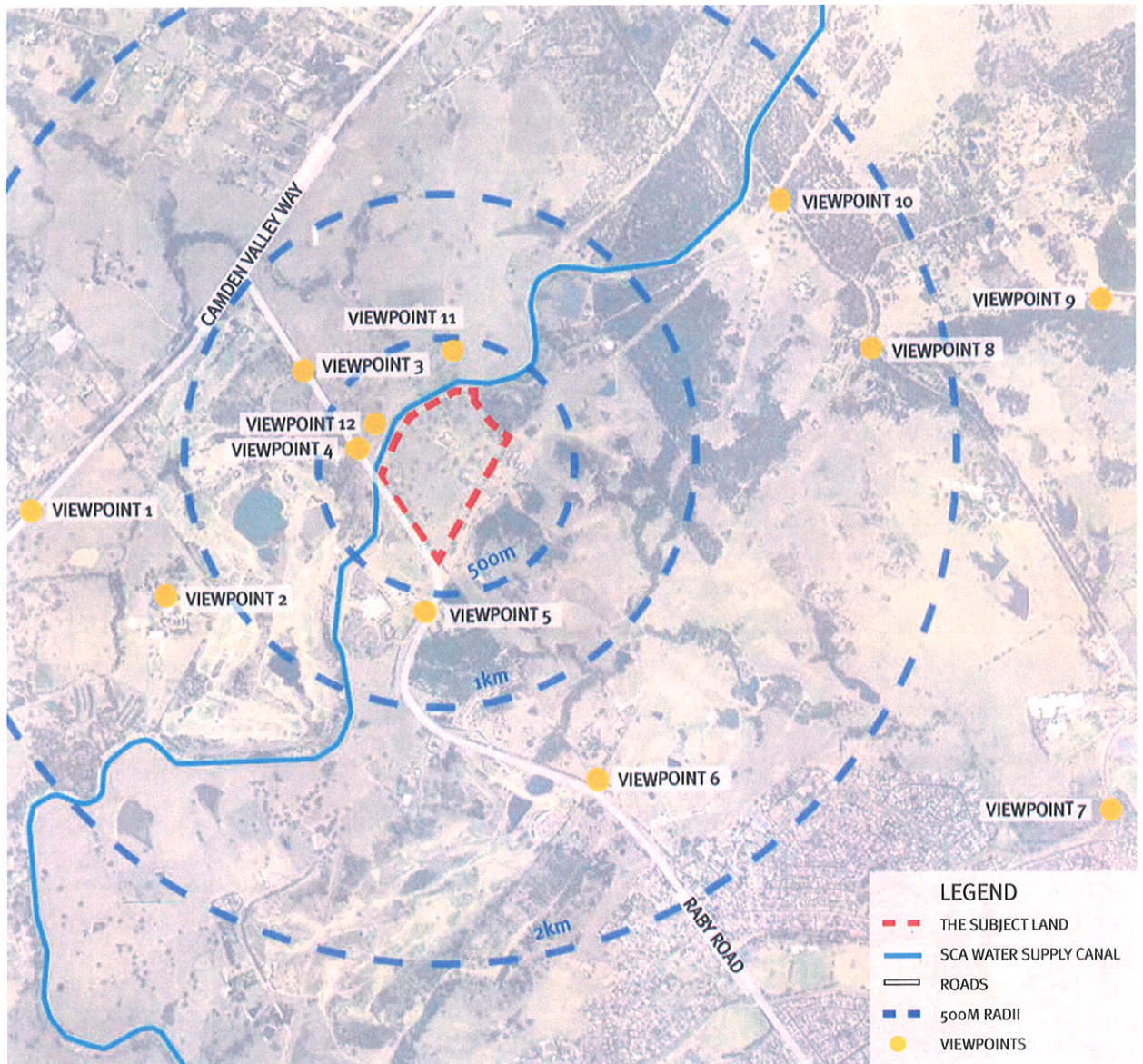


Figure 4.2: View Point Location Plan
(Nearmaps, viewed 7 January 2013)

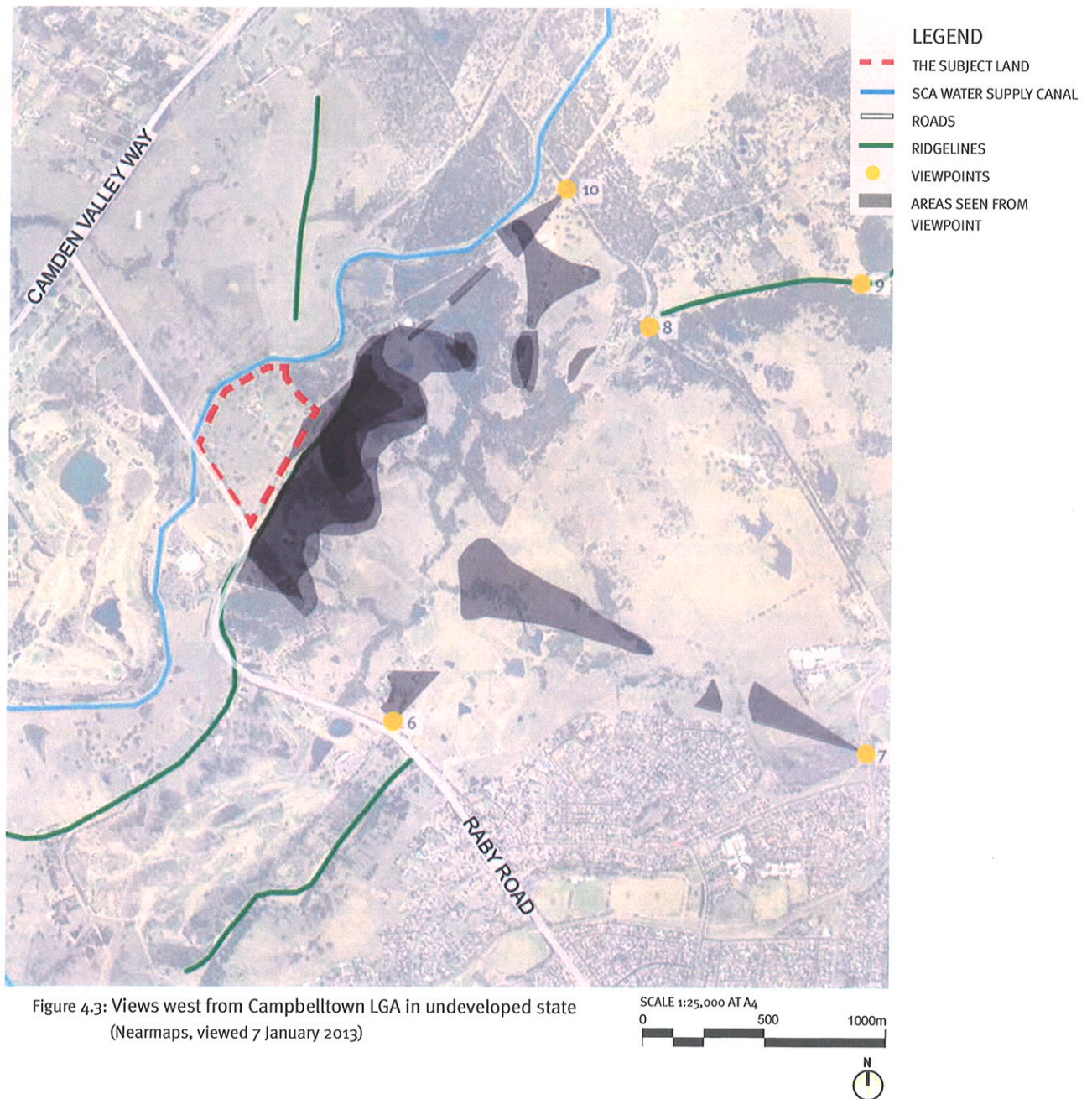


Figure 4.3: Views west from Campbelltown LGA in undeveloped state
(Nearmaps, viewed 7 January 2013)

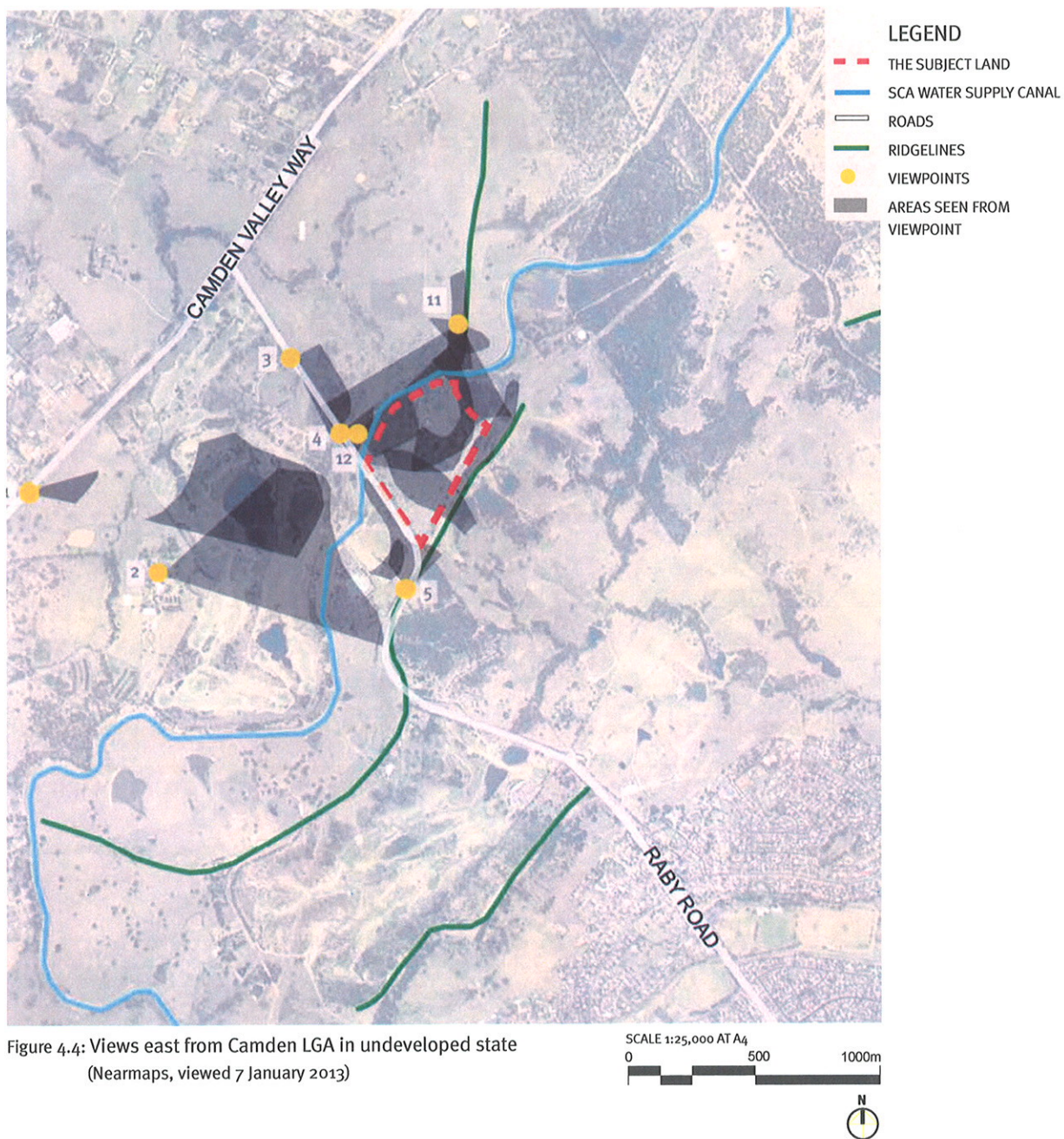


Figure 4.4: Views east from Camden LGA in undeveloped state
(Nearmaps, viewed 7 January 2013)

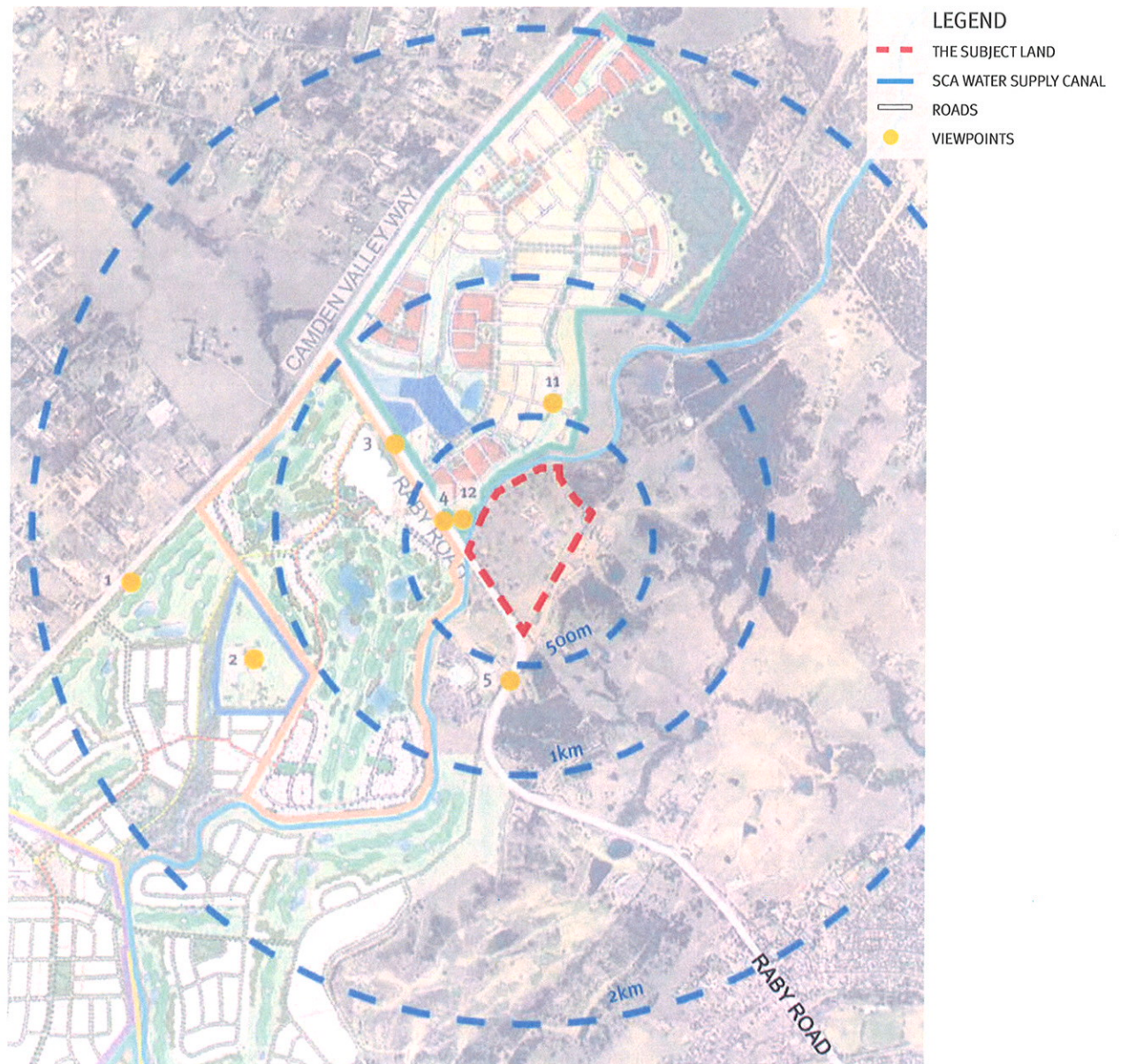


Figure 4.5: View Point Location Plan showing Adjoining Proposed Development
 (Nearmaps, viewed 7 January 2013)
 (Dart West Developments, 2011)
 (Camden Council, 2006)
 (Inspire – Urban Design and Planning, 2011)
 (LFA, 2006)

4.2 Visual Analysis

Following a review of each of the Viewpoints it is apparent that The Scenic Hills ridgeline forms the edge to the visual catchment of views to and from the Subject Land. Due to the ridgeline it is not possible to see any portion of the site east of the ridgeline as all of the viewpoints east of the Scenic Hills ridge are a considerable distance from the Subject Land and generally at a lower elevation than the ridge so that the viewer is looking up towards the ridge with views to the site deflected over the site. However, it is possible to identify some vertical elements within the site that occur at or near the ridge top. It is recommended that some controls be placed on development along the ridgeline to ensure that the development does not become visible from areas east of the ridge ie Viewpoints 6-10.

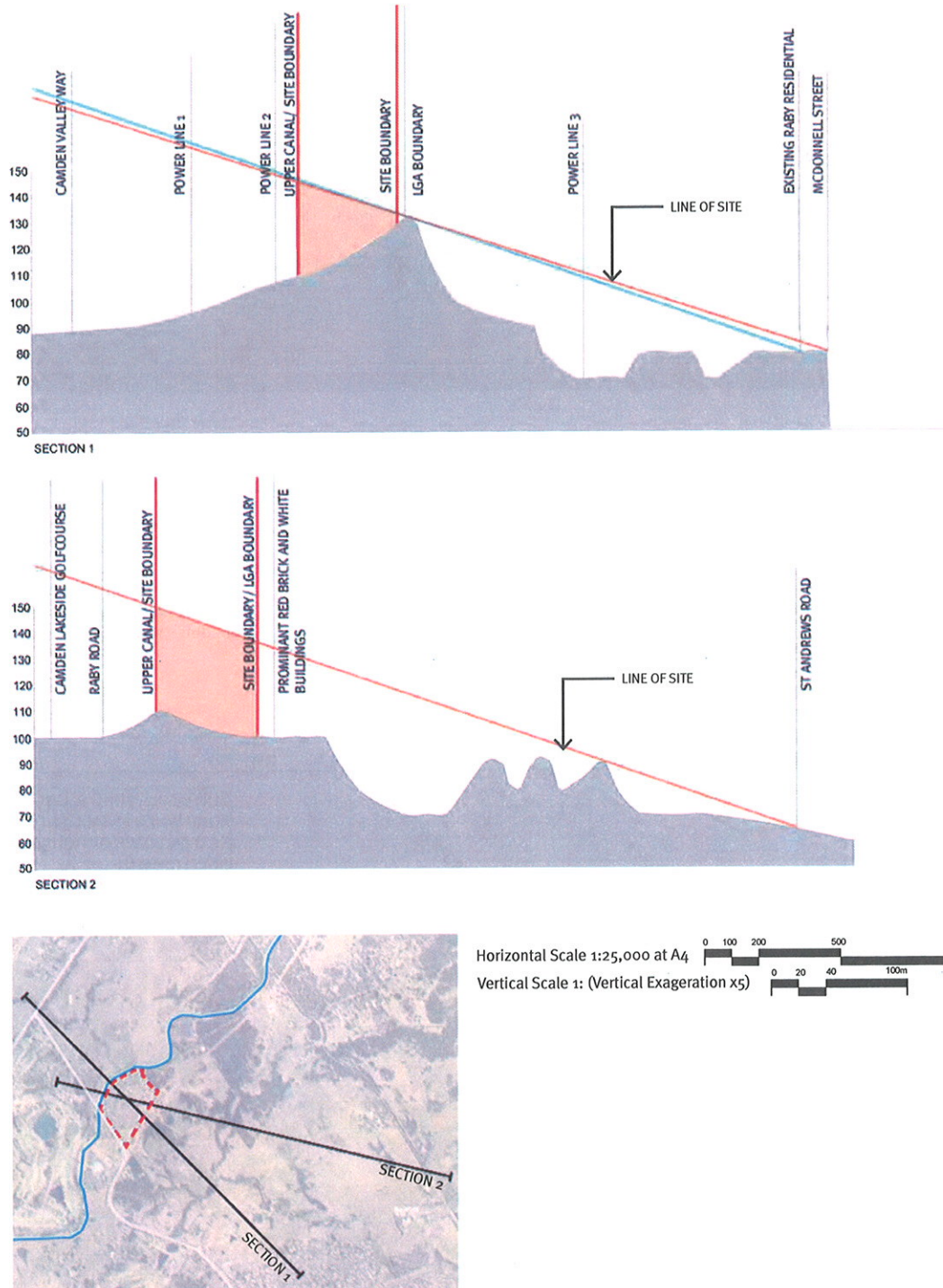
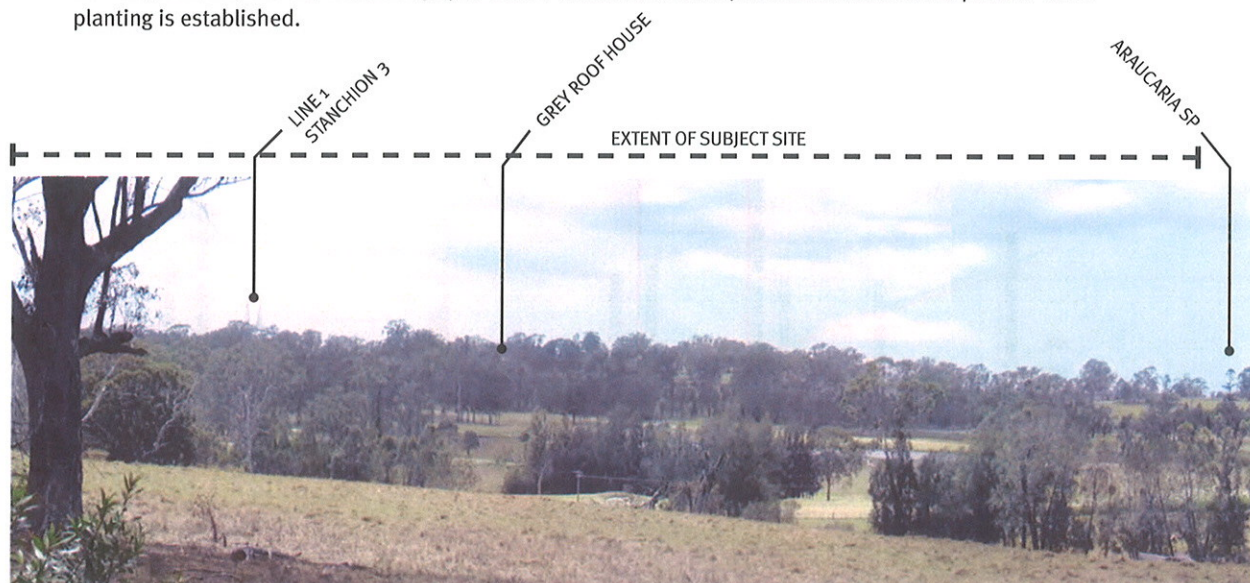


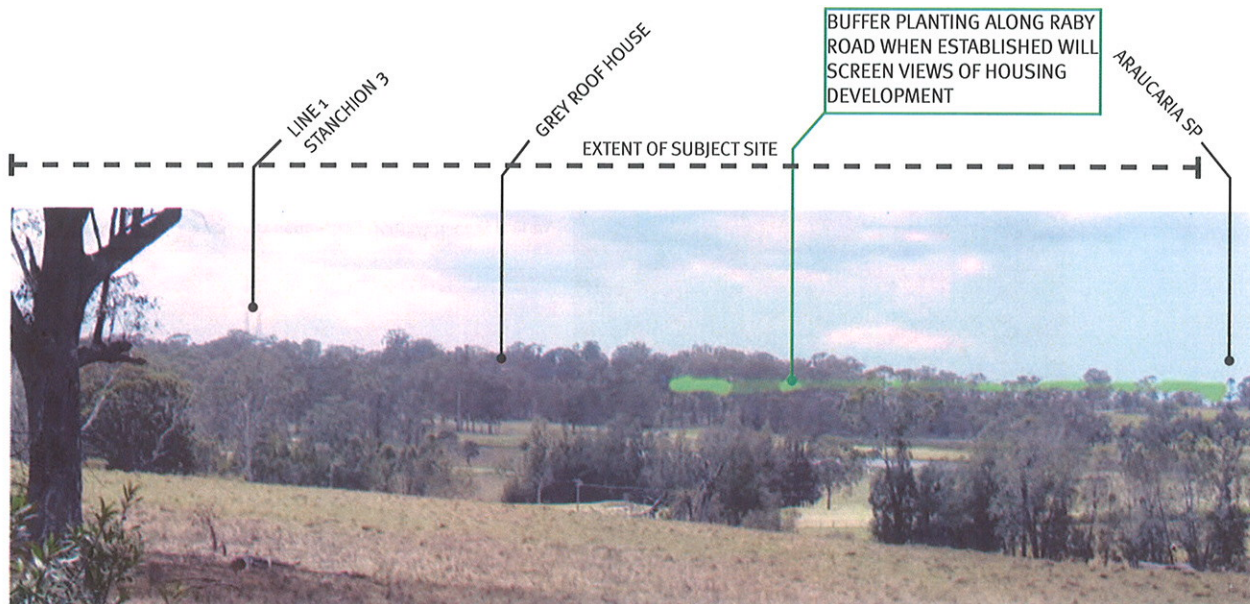
Figure 4.6: Topographical Cross Sections

The site is visible to varying degrees west of the Scenic Hills Ridgeline as the area currently exists in an undeveloped state. The viewpoints with highest visibility are Viewpoints 4,5,11 and 12. The Comparative View Analysis Diagrams (Figure 4.7 – Figure 4.13) demonstrate that there will be very few areas of the Subject Land visible from Viewpoints 4,5,11 and 12 when the proposed future developments adjacent to the Subject Land are finalised. Further, if buffer planting is implemented around the southern and western boundary of the Subject Land, the site will be largely screened from view from adjacent roads and developments when planting is established.



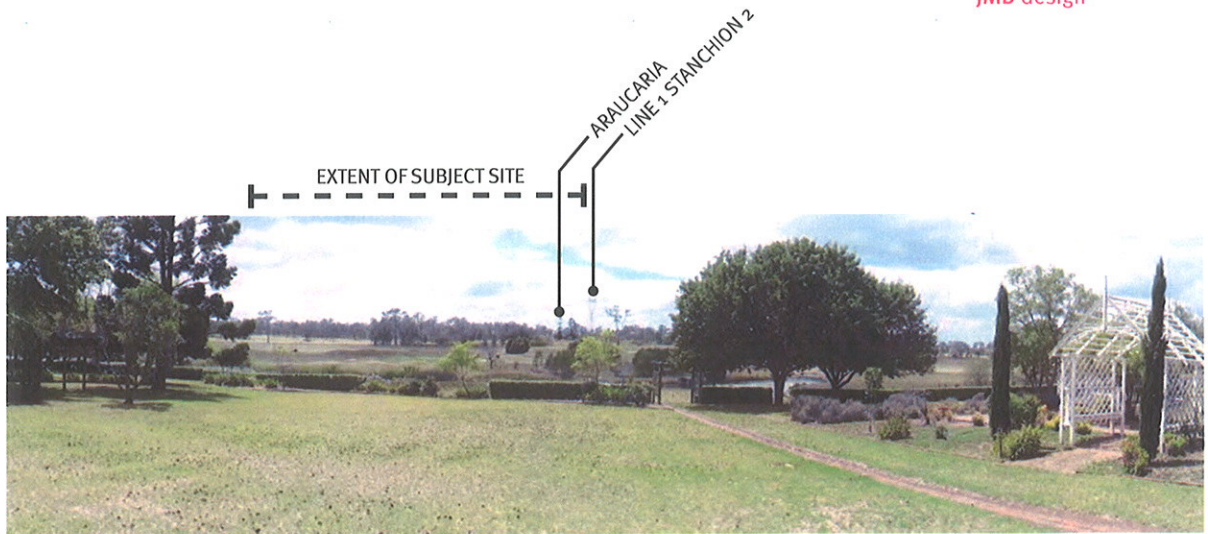
View 1

View 1 – 1500m west of Subject Land from Camden Valley Way		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Camden Valley Way overlooking paddocks of Gledswood Historic House in the foreground that are falling away to Riley's Creek which is not visible from this point. Camden Lakeside Golf Course which is situated on the creek flats of Riley's Creek features in the mid ground and the Subject Land rising in the background and forming the visual catchment of the view. The roof of the large grey roofed house located at the high point of the site is just visible through the trees.	Small sections of the south facing portions of the Subject Land are visible through the trees.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.



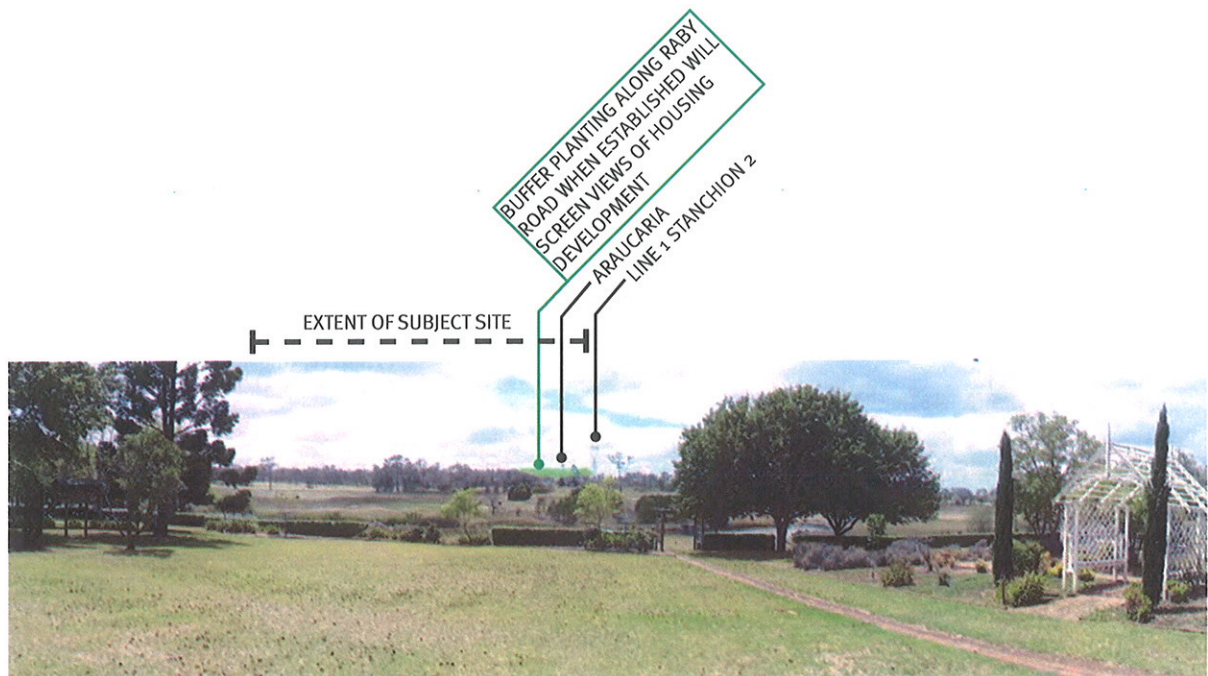
Future View 1

Figure 4.7: Comparative View Analysis - View 1



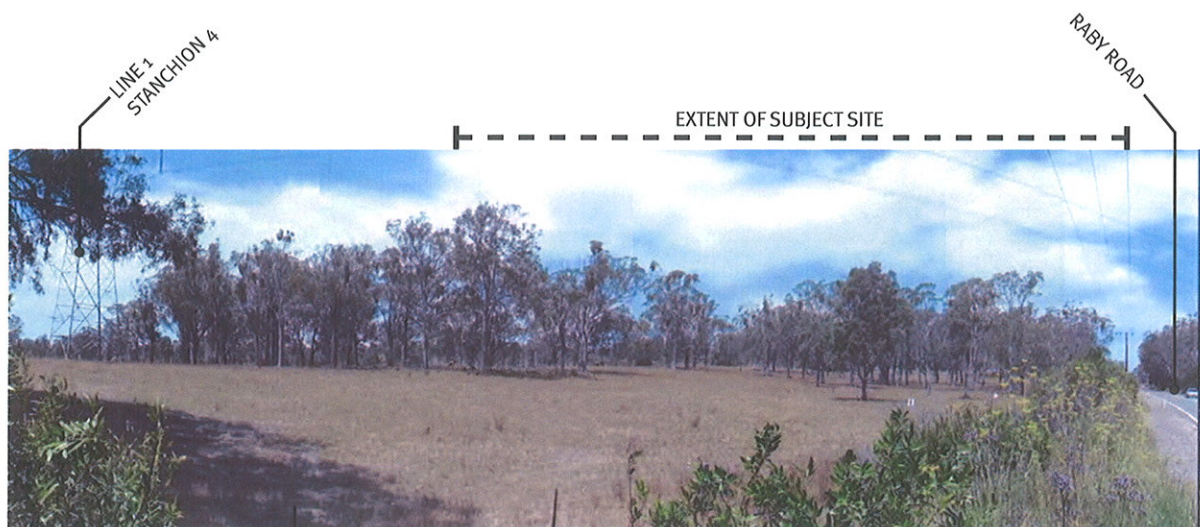
View 2

View 2 – 1000m south west of Subject Land from grounds of Gledswood		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north east from gardens in Gledswood. The landform falls gently away to Riley's Creek then rises gently in all directions from the viewpoint. The Gledswood gardens feature in the foreground with Riley's Creek and Camden Lakeside Golf Course in the mid ground. The scattered clumps of vegetation and scattered trees on the golf course contain the view and the skyline is solidly vegetated.	Small sections of the south facing portions of the Subject Land are visible through the trees from Gledswood.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.



Future View 2

Figure 4.8: Comparative View Analysis - View 2



View 3

View 3 – 500m north west of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south east from northern side of Raby Road. The landform is rising constantly away from the viewpoint. The foreground is dominated by the slashed paddocks belonging to the Emerald Hills property. The mid ground is scattered Cumberland Plain Woodland eucalypts which form a dense screen to the Subject Lands.	The Subject land is not visible from this viewpoint due to the existing vegetation between the viewpoint and the Subject Land.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.



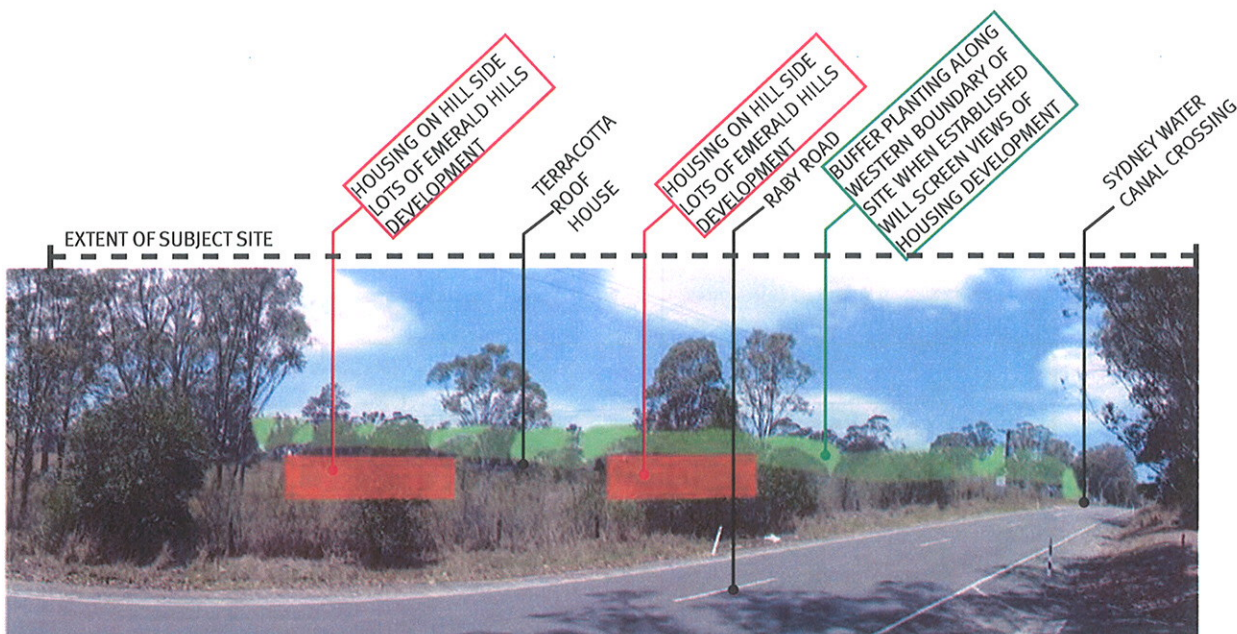
Future View 3

Figure 4.9: Comparative View Analysis - View 3



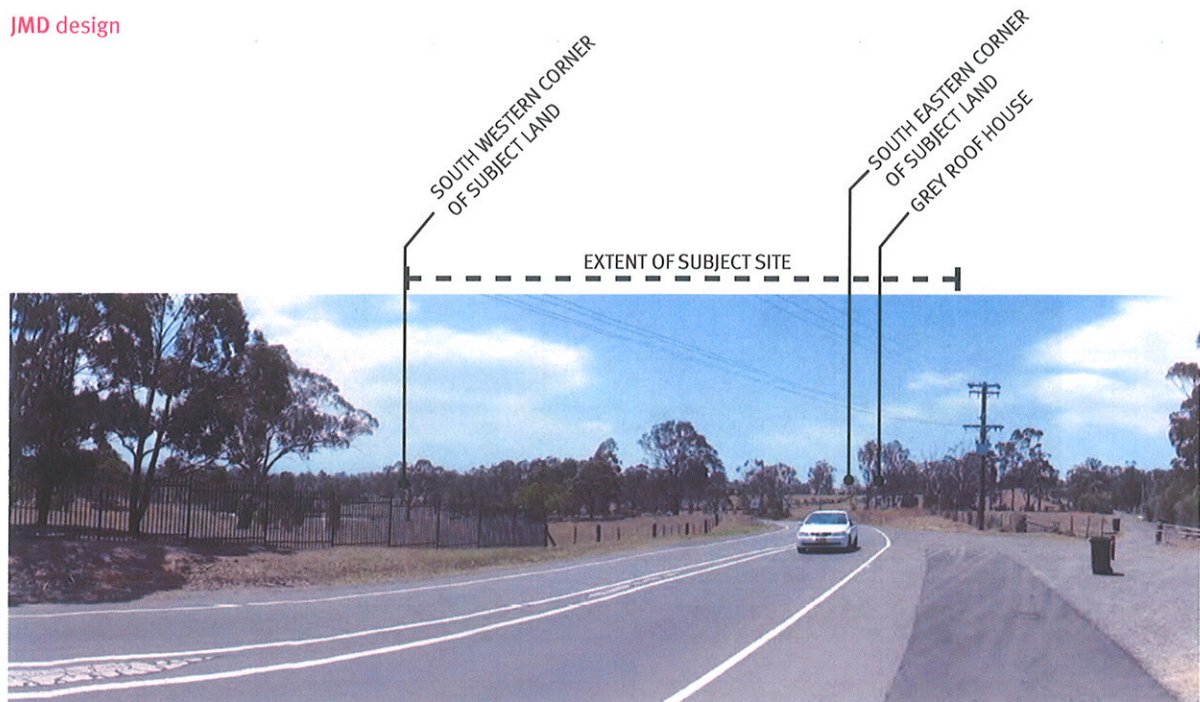
View 4

View 4 – 200m west of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Raby Road at entry to maintenance sheds of Camden Lakeside Golf Course. The foreground is dominated by Raby Road and kerbside vegetation. The landform rises gradually away to the Subject Land. The power lines of Line 2 (132kV line) are visible in the mid ground. The house with the terracotta roof on the Subject Land is visible in the middle of the view. The southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal.	Small sections of the west facing portions of the Subject Land are visible through the trees from this location.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.



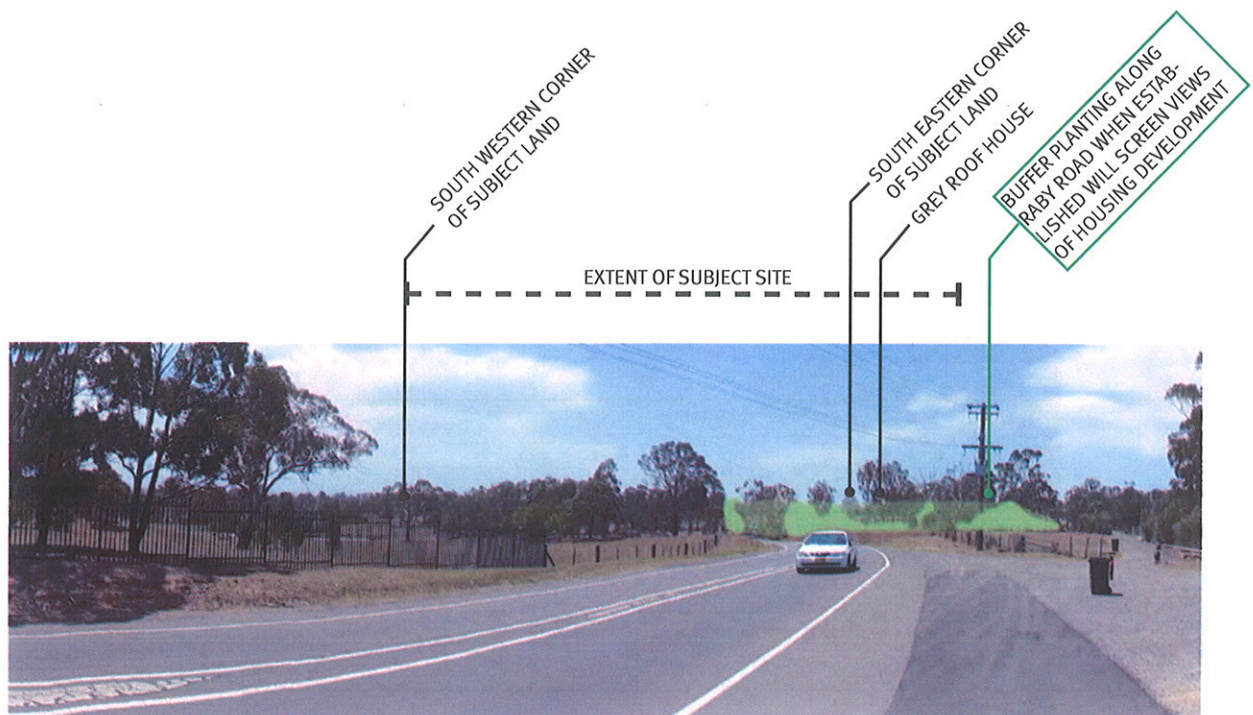
Future View 4

Figure 4.10: Comparative View Analysis - View 4



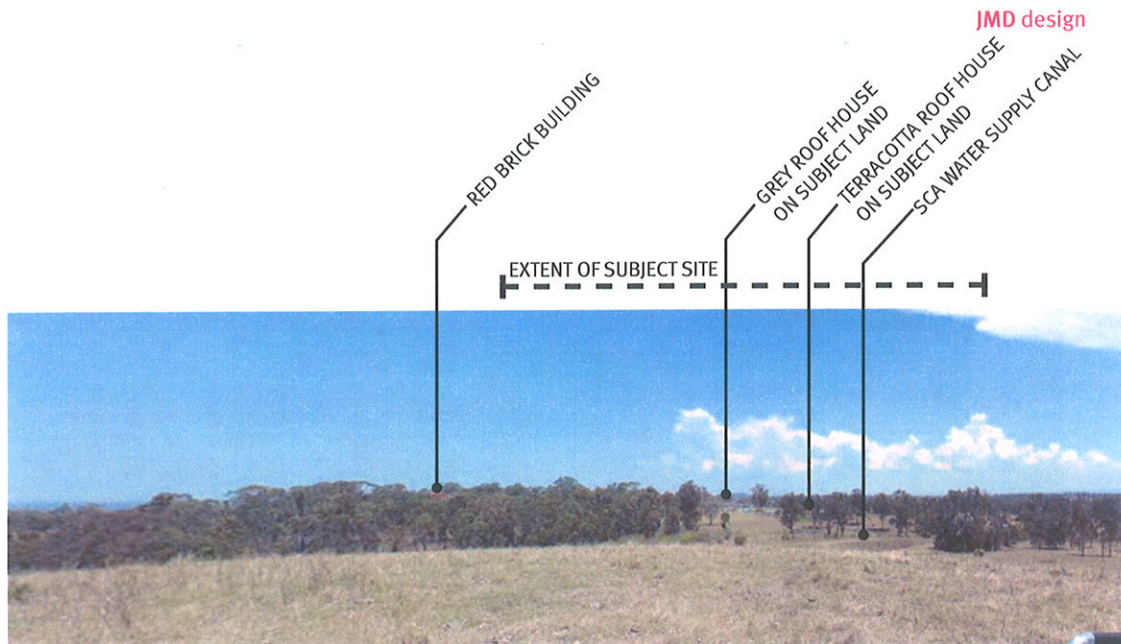
View 5

View 5 – 300m south of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north from Raby Road. The site is very apparent at this point as Raby Road is elevated and looking directly into the site. The large house with the grey roof is very visible due to the lack of tree cover and the light coloured walls of the house. The gravel drive in the RHS of the view is along the top of the ridgeline marking the western edge of the Scenic Hills.	The Subject Land is very visible from this location. More than likely the viewer will be in a vehicle and views will be fleeting.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road and the eastern boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.



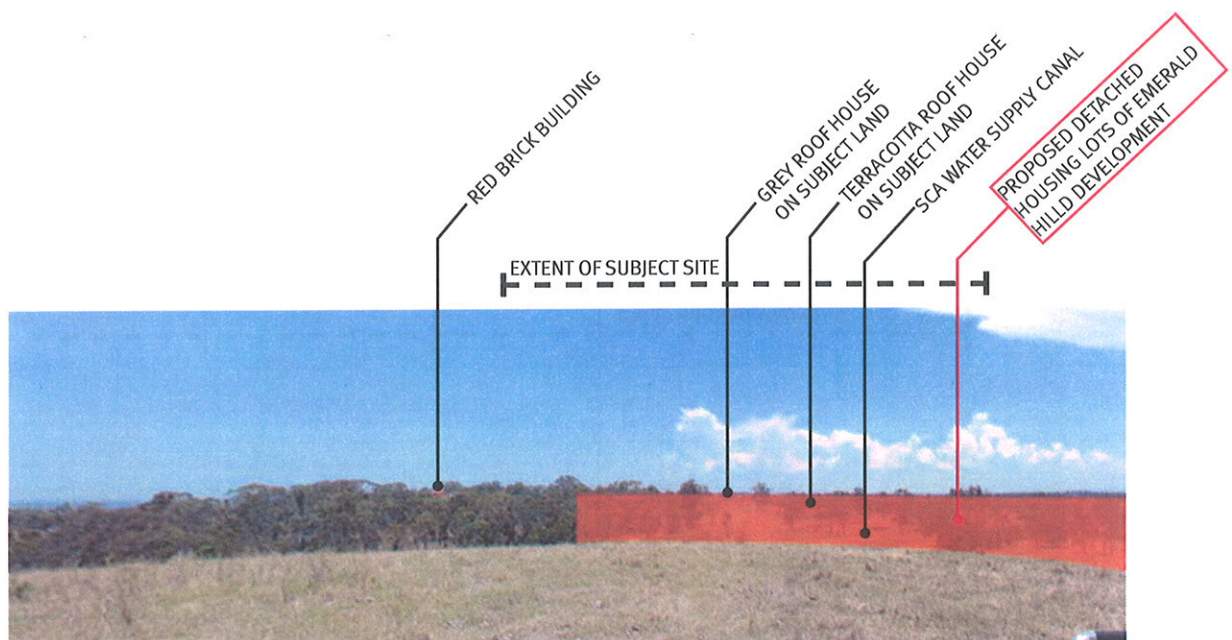
Future View 5

Figure 4.11: Comparative View Analysis - View 5



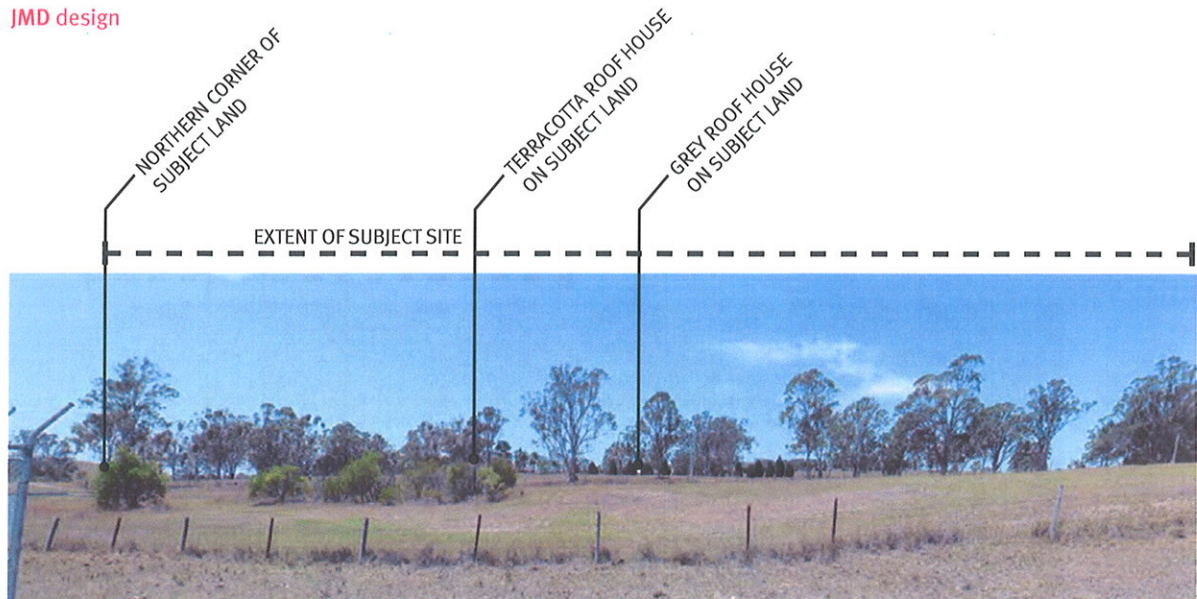
View 11

View 11 – 300m north of Subject Land from Fig Tree on Emerald Hills site		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south from an elevated hilltop within the Emerald Hills property. The view is across open paddocks onto the Sydney Water Canal and the north westerly facing slopes of the Subject Land. The dense vegetation to the north east of the site is prominent and the red brick building on the property east of the Subject Land is visible through the trees. Both existing houses on the Subject Land are visible.	The Subject Land is quite visible from this location with the north west facing slopes being exposed.	Views to the Subject Land from this location will be reduced once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property as it is proposed to have detached housing between the Viewpoint and the Subject Land.



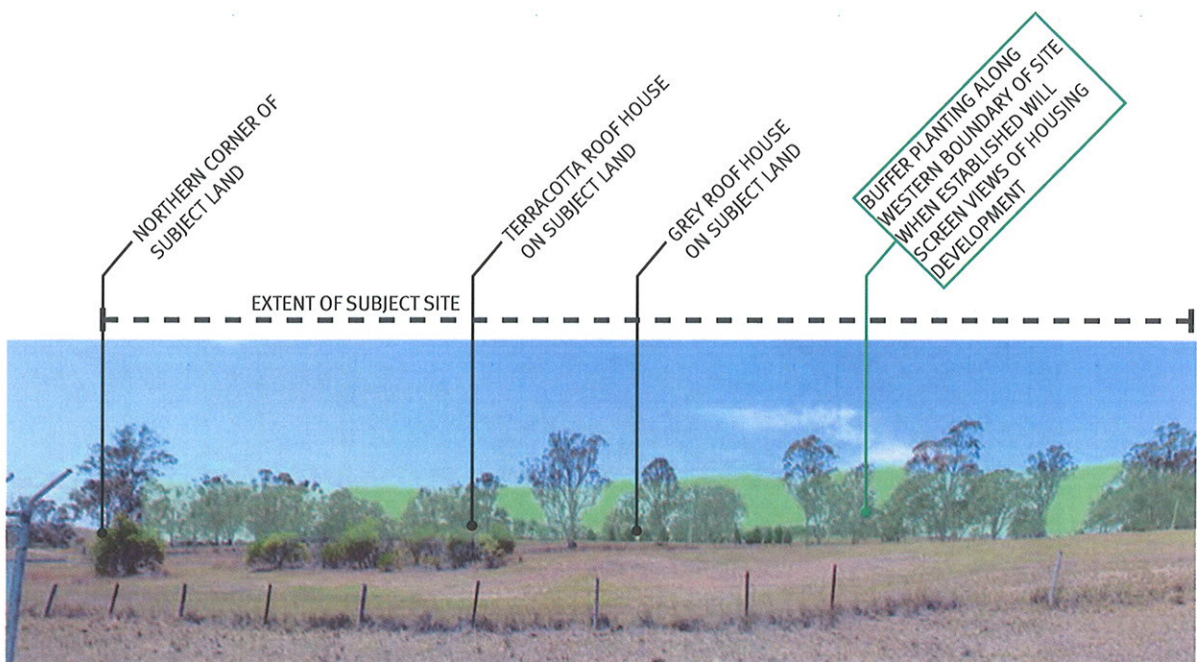
Future View 11

Figure 4.12: Comparative View Analysis - View 11



View 12

View 12 – 150m west of Subject Land from Emerald Hills site		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Jemena Gas easement. The landform rises gradually away to the Subject Land. The Sydney Water Canal is just visible in the LHS of view and the chainwire fence is protecting Jemena Gas infrastructure. The house with the terracotta roof on the Subject Land is visible in the middle of the view and a small portion of white wall of the grey roofed house is just visible through the trees. The ground line of the southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal however the tree canopy is visible.	Whilst the Subject Land is very visible from this location access to this area is limited.	Views to the Subject Land from this location will be reduced once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. The viewpoint is located within the development area of the Emerald Hills in an area proposed as hillside lots.



Future View 12

Figure 4.13: Comparative View Analysis - View 12

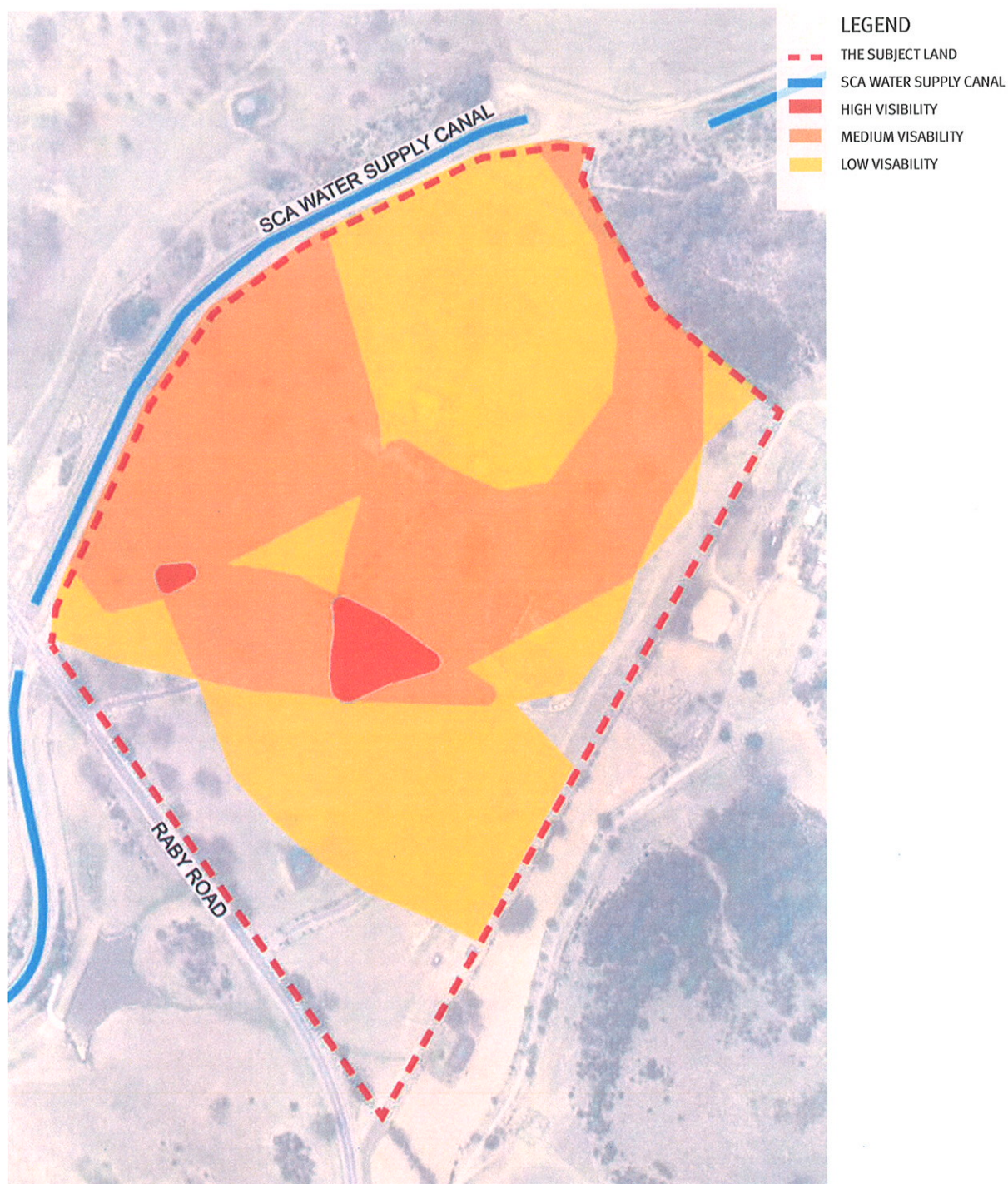
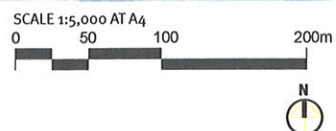


Figure 4.14: Existing Site Visibility Under Current Situation
(Nearthmaps, viewed 7 January 2013)



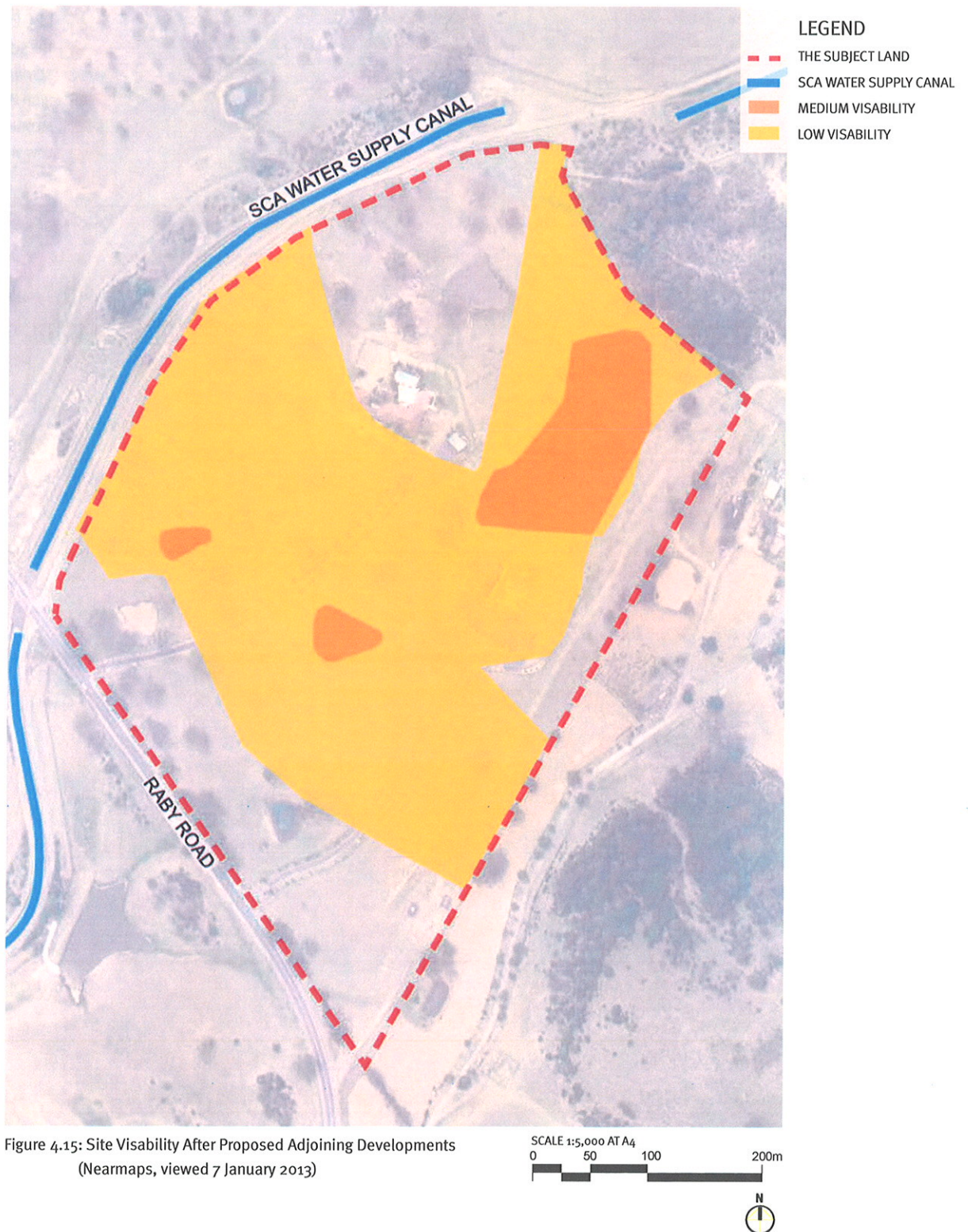


Figure 4.15: Site Visibility After Proposed Adjoining Developments
(Nearmaps, viewed 7 January 2013)

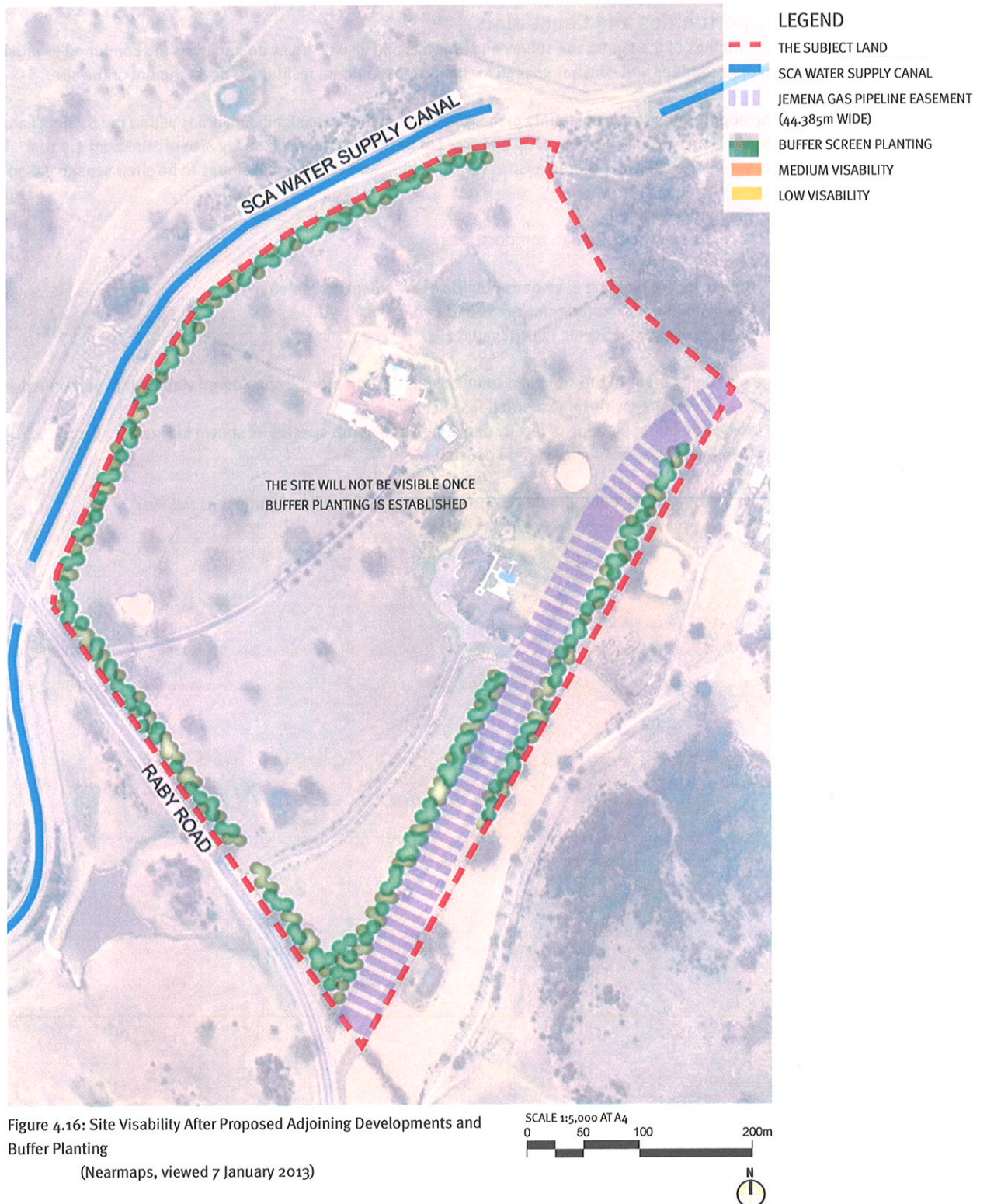


Figure 4.16: Site Visibility After Proposed Adjoining Developments and Buffer Planting

(Nearmaps, viewed 7 January 2013)

4.3 Opportunities and Constraints

The findings of the landscape survey and analysis and visual survey and analysis are combined to provide an opportunities and constraints plan for the proposed future residential development of the site.

The opportunities and constraints plan indicated that there are significant areas within the Subject Land that could be successfully developed as R5 Large Lot Residential land with a Lot size of Minimum 4,000m². These areas had the following characteristics which would allow building envelopes to be sited sensitively on each Lot:

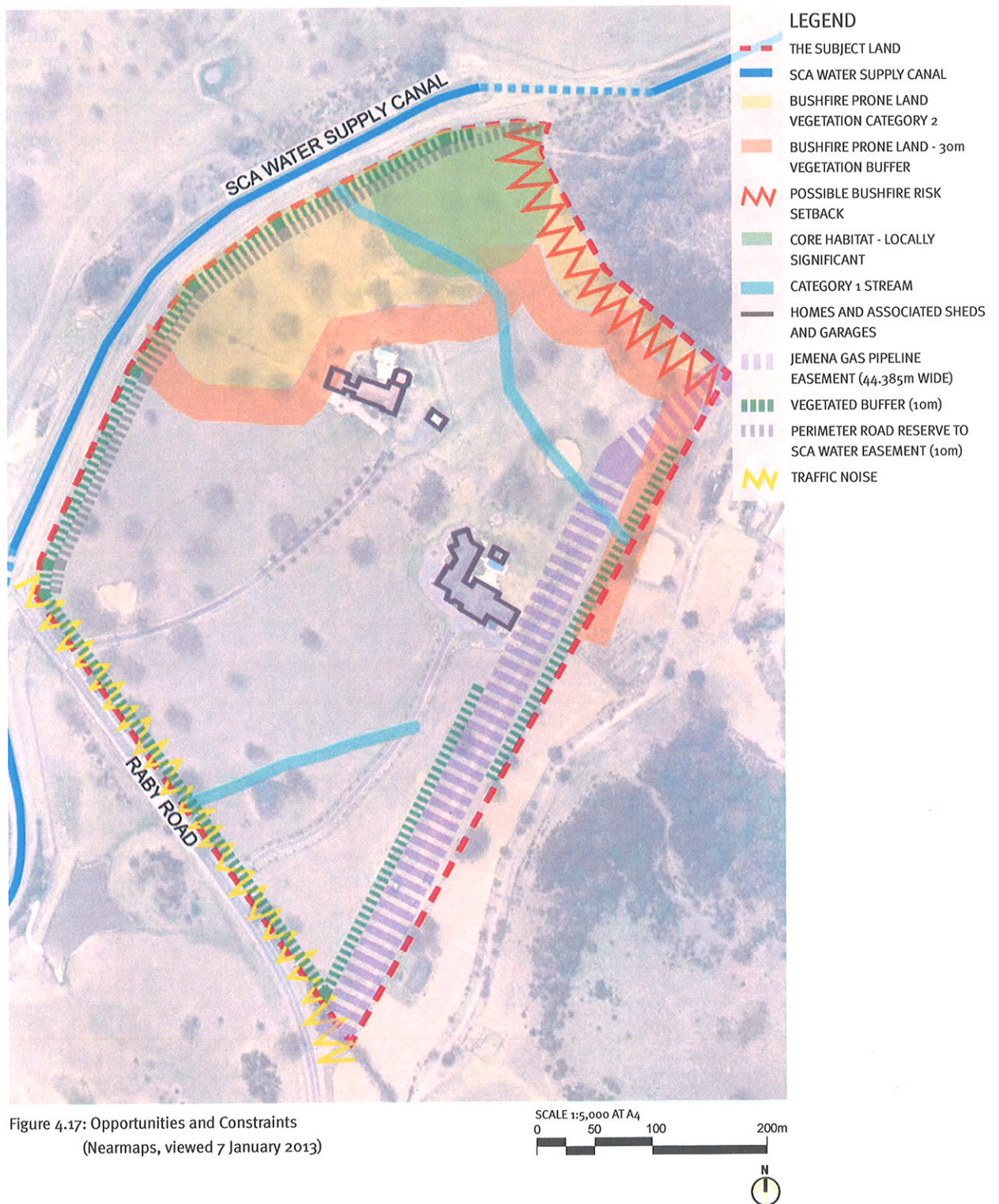
- Gently sloping land;
- Located away from riparian corridors;
- Lightly vegetated;
- Able to locate building envelopes outside of easements ie Jemena;
- Low visibility from surrounding areas and ;
- Located away from Scenic Hills ridgeline;

The remaining areas of the site have some constraints but are still considered viable for development and could be developed with some restrictions such as:

- 10m wide buffer planting of locally native tree and shrub species as shown in Figure 4.16;
- Maintaining all existing trees were possible

Some building restrictions should be applied throughout the development as follows:

- Building materials to be recessive in colour;



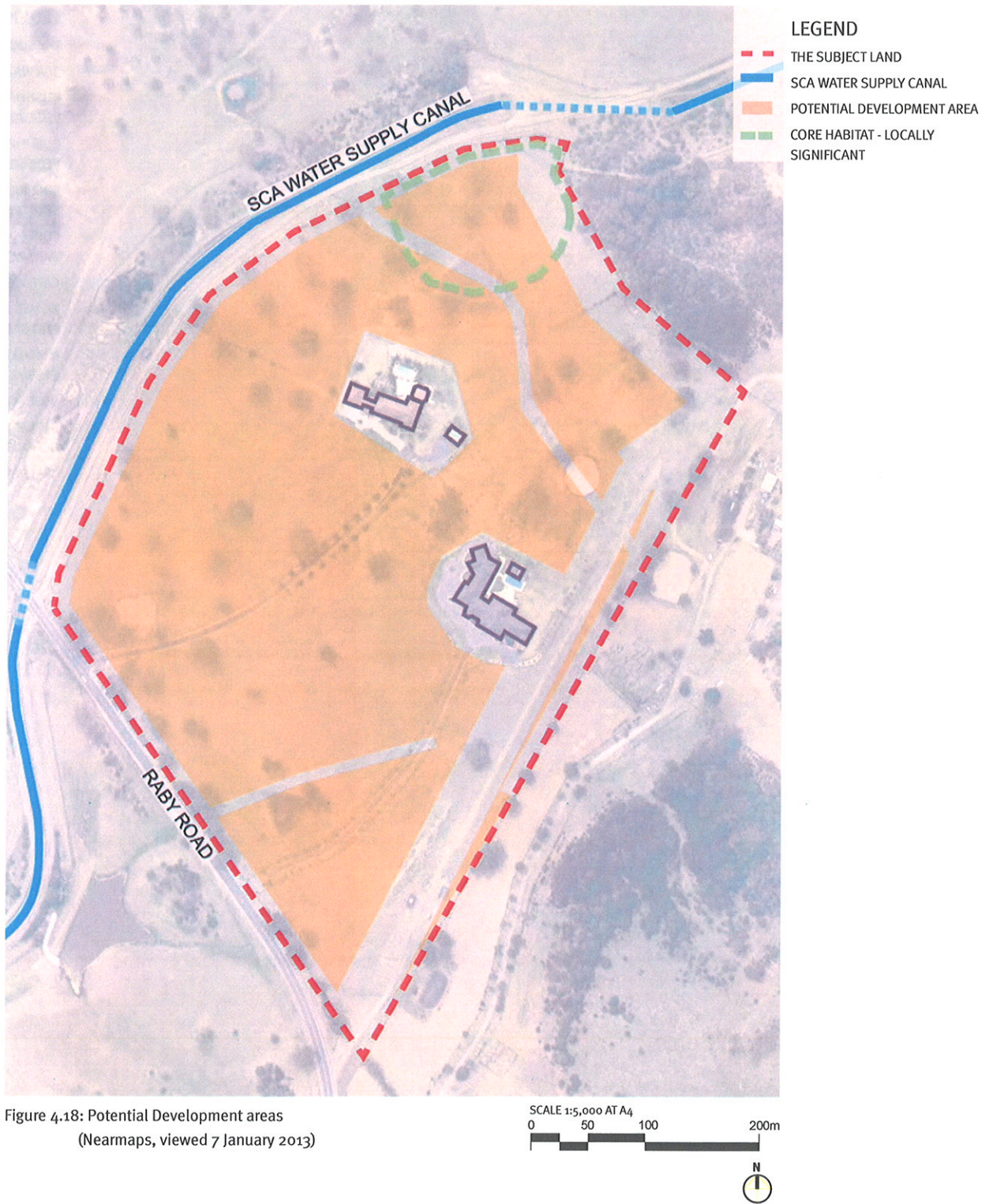


Figure 4.18: Potential Development areas
(Nearmaps, viewed 7 January 2013)

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