



APPENDIX E – Visual Assessment

North Boambee Valley (west)

Visual Analysis

August 2012

Issue A



Jackie Amos Landscape Architect

1345 Bucca Road

Nana Glen NSW 2450

Ph 02 6654 3000

Fax 02 6654 3000

M 0427 667728

Email jamosla@bigpond.net.au

North Boambee Valley (west)

Visual Analysis

August 2012

Issue A

Jackie Amos Landscape Architect

1345 Bucca Road
Nana Glen NSW 2450

Ph 02 6654 3000

Fax 02 6654 3000

M 0427 667728

Email jamosla@bigpond.net.au

Revision	Date	Description	Checked
A	15.08.12	Client Issue	JA

Foreword

Coffs Harbour City Council have for many years identified the potential of North Boambee Valley for urban development. The Structure Plan for North Boambee Valley (west) was prepared by GHD and was adopted by Council in 2010. The Structure Plan provided a strategic framework for future growth and development of the area.

This Visual Analysis Report has been prepared for Coffs Harbour City Council as a specialist study to inform the future rezoning process for North Boambee Valley (west). It is a part of a series of studies commissioned by Council.

This Visual Analysis Report establishes key features that contribute toward the scenic value of the study area and locations that may be particularly sensitive to visual impact. It considers the context of the site and its adjoining and surrounding development. This report also consider the RTA's preferred Pacific Highway bypass route, its view corridors to the site and its potential visual impact upon the site.

This Visual Analysis Report provides:

- a review of the study site;
- analysis of the site surrounds;
- analysis of the visual character of the study site;
- identification of key features that contribute to the scenic amenity of the site;
- a determination of the potential visual impact of development on the site through a series of viewpoint assessments;
- a vision statement for future development to the site; and
- recommendations to mitigate the potential visual impacts associated with development.



Table of Contents

1.0	Introduction	1
2.0	Background	2
3.0	North Boambee Valley (west) Structure Plan	3
3.1	<i>Land Suitability Assessment</i>	3
3.2	<i>The Structure Plan Precincts</i>	3
3.3	<i>Community Consultation Outcomes</i>	4
3.4	<i>Structure Plan and Scenic Protection</i>	4
4.0	The Study Area	5
5.0	Methodology of Visual Analysis	15
6.0	Analysis	16
6.1	<i>Site and Surrounds</i>	16
6.2	<i>The Study Site and its Landscape Features</i>	19
7.0	Assessment	23
7.1	<i>View Photographs</i>	23
8.0	Summary of Outcomes	61
9.0	Recommendations to Mitigate Visual Impacts	63
9.1	<i>Vision Statement</i>	63
9.2	<i>Visual Mitigation Recommendations</i>	64
9.2.1	<i>Visual Mitigation Recommendation 1</i>	64
9.2.2	<i>Visual Mitigation Recommendation 2</i>	65
9.2.3	<i>Visual Mitigation Recommendation 3</i>	67
9.2.4	<i>Visual Mitigation Recommendation 4</i>	67
9.2.5	<i>Visual Mitigation Recommendation 5</i>	68
9.2.6	<i>Visual Mitigation Recommendation 6</i>	69
9.2.7	<i>Visual Mitigation Recommendation 7</i>	69
9.2.8	<i>Visual Mitigation Recommendation 8</i>	71
9.2.9	<i>Visual Mitigation Recommendation 9</i>	71
9.2.10	<i>Visual Mitigation Recommendation 10</i>	74
10.0	Conclusions	75

References

List of Figures

<i>Figure 1</i>	<i>Site Location</i>	<i>6</i>
<i>Figure 2</i>	<i>Study Area</i>	<i>7</i>
<i>Figure 3</i>	<i>Site Contours</i>	<i>8</i>
<i>Figure 4</i>	<i>Site Topography</i>	<i>9</i>
<i>Figure 5</i>	<i>Site Vegetation</i>	<i>10</i>
<i>Figure 6</i>	<i>Site Koala Habitat</i>	<i>11</i>
<i>Figure 7</i>	<i>CHCC Local Environmental Plan 2000</i>	<i>12</i>
<i>Figure 8</i>	<i>Quarry and Buffer Areas</i>	<i>13</i>
<i>Figure 9</i>	<i>RTA's preferred Pacific Highway bypass route</i>	<i>14</i>
<i>Figure 10</i>	<i>Site Context</i>	<i>18</i>
<i>Figure 11</i>	<i>Landscape Features</i>	<i>22</i>
<i>Figure 12</i>	<i>Viewpoint Locations</i>	<i>25</i>
<i>Figure 13</i>	<i>Potential Visual Impacts</i>	<i>62</i>
<i>Figure 14</i>	<i>Significant vegetated landmarks to be retained</i>	<i>64</i>
<i>Figure 15</i>	<i>Future development to front remnant vegetation</i>	<i>65</i>
<i>Figure 16</i>	<i>Scenic Value of Vegetation</i>	<i>66</i>
<i>Figure 17</i>	<i>Roads to have vistas to landmarks and areas of remnant vegetation</i>	<i>67</i>
<i>Figure 18</i>	<i>Identify and retain existing feature trees within widened road reserves and public open space</i>	<i>68</i>
<i>Figure 19</i>	<i>Retain existing trees to Englands Road verge to screen views to future development and maintain rural character</i>	<i>68</i>
<i>Figure 20</i>	<i>Incorporate stormwater management and detention basins into revegetated areas and public open spaces</i>	<i>69</i>
<i>Figure 21</i>	<i>A sample of architectural styles and elements appropriate to the site</i>	<i>70</i>
<i>Figure 22</i>	<i>A montage, travelling south to north, of views from the RTA's preferred Pacific Highway bypass route to the site</i>	<i>72</i>
<i>Figure 23</i>	<i>Views from the RTA's preferred Pacific Highway bypass route</i>	<i>73</i>
<i>Figure 24</i>	<i>Proposed vegetated buffer to future bypass route</i>	<i>74</i>
<i>Figure 25</i>	<i>Bold concepts for consideration in noise walls</i>	<i>74</i>

1.0 Introduction

This Visual Analysis has been prepared for Coffs Harbour City Council as one of a series of environmental studies which will inform the future rezoning process of North Boambee Valley (west). This report addresses issues and constraints identified in the Structure Plan for North Boambee Valley (west).

The Structure Plan for North Boambee Valley (west) was prepared by GHD and was adopted by Council in 2010. The Structure Plan set a long-term direction or strategic framework for the future growth and development of the area. The Structure Plan provided a framework and guidelines for more detailed land use planning. The Structure Plan was based upon a broad assessment of opportunities and constraints, taking into consideration future land use, physical characteristics of the area, infrastructure requirements and the likely needs of the future community.

The Structure Plan included a community consultation phase and scenic protection was identified as a priority for the participating community. The community indicated they were passionate about preserving the natural environment, the sense of place and the spectacular and varied views of North Boambee Valley (west).

The purpose of the visual analysis is to:

- establish key features that contribute toward the scenic value of the study area. Of particular importance will be an assessment of all existing vegetation to determine visual (and ecological) significance and importance having regard to the overall natural heritage of the city;
- identify visual impact in the context of adjoining and surrounding development in relation to its setting, density, built form, aesthetics and building mass as viewed from the public domain;
- identify locations that may be particularly sensitive to visual impact, such as ridgelines and steep slopes; and
- identify view corridors and key sources of views, particularly along the Pacific Highway bypass route, including addressing landscape treatment and screening to the Pacific Highway Bypass.

2.0 Background

Coffs Harbour City Council have for many years identified the potential of North Boambee Valley for urban development. In the 1980s Council prepared a number of draft LEPs for the rezoning of the land to urban purposes, however, these were refused on the basis of encroaching on 'agriculturally significant' lands. A 1990 study by the University of New England determined that non-agricultural development should no longer be precluded from North Boambee Valley on agriculturally based rationale.

In the mid 1990's Coffs Harbour City Council prepared a new masterplan for North Boambee Valley which identified three stages of development. In 1997 North Boambee Valley stage 1 release area was rezoned for residential development. This area is now known as North Boambee Valley (east) and is predominantly represented as "The Lakes Estate". In 2000 Council adopted the North Boambee Valley Information Sheet which detailed guidelines for development of North Boambee Valley.

In 2004, the RTA announced its preferred route for the Coffs Harbour Pacific Highway Planning Strategy with the location of the bypass around the greater urban core of Coffs Harbour. The proposed bypass route divided the North Boambee Valley stage 1 from stages 2 and 3. In 2006 Council resolved to review the North Boambee Valley Information Sheet with the review looking at two separate precincts, east of the proposed bypass location and west of the bypass location. In 2009 Council commissioned GHD to prepare a Structure Plan for North Boambee Valley (west). The structure plan provided a strategic framework for future growth in the study area. In doing so, the Structure Plan identified a range of issues to be studied to guide the preparation of an amendment to the Coffs Harbour Local Environmental Plan (LEP) 2000, the preparation of a Development Control Plan (DCP) and Developer Contributions for the area.

3.0 North Boambee Valley (west) Structure Plan

The commissioning of this Visual Analysis is an outcome of the Structure Plan. It is relevant to describe aspects of that plan significant to the visual analysis of the study area.

3.1 Land Suitability Assessment

The Structure Plan conducted a land suitability assessment that considered environmental constraints and their capacity to affect the use of the land for urban development. A number of these constraints are likely to be inter-related to scenic protection of the site. Those that will contribute positively to scenic protection are likely to relate to the protection of vegetated areas, flood liable land and koala habitat, the requirement for a buffer to the extractive industry and the requirement for asset protection zones to bushfire hazards. Whilst these constraints limit the land suitable for development, they will be positive elements in retaining scenic value. The structure plan also considered topography in its land suitability assessment. The topography of the land will be likely to affect potential visual impact. The topography creates opportunities for some landscape elements to be visually obvious and for others to be concealed at low lying locations. The Structure Plan identified potential areas for development based on the land suitability assessment.

3.2 The Structure Plan Precincts

The Structure Plan identified four precincts for future development. The western part of the site was excluded from residential development by the required 1km buffer to the quarry. The precincts included:

- Precinct 1 - a residential precinct north of North Boambee Road;
- Precinct 2 – village centre and low/medium density residential south of North Boambee Road;
- Precinct 3 – a light industrial precinct located either side of Englands Road; and
- Precinct 4 – a potential industrial area for future investigation located approximately halfway between North Boambee Road and Englands Road.

In precinct 1, the vegetated ridges are to be retained as part of the scenic quality of the valley. Green spaces, landscaped buffers, drainage reserves and street planting are to be designed to assist in softening the visual impacts associated with urban development on low lying areas. The desired future character of the precinct is of environmentally sensitive housing clustered in some parts of the precinct in order to conserve other areas. Precinct 1 will include very low-density 'bushland' housing in sensitive areas to facilitate and enhance environmental protection areas. Precinct 1 is generally to include low-density residential development with 10-12 lots per hectare. Vegetated corridors are to be retained to facilitate the movement of fauna. The precinct will include neighbourhood parks and waterway corridors with good open space connections. The existing

landscape character and scenic quality should be maintained through the retention of vegetation, landscape treatments and design controls.

In precinct 2, the village centre could include a neighbourhood centre and a convenience store. Community facilities at the village centre should include a community hall, childcare facility, seniors living and aged care facility. The village centre is to include open space with playing fields and an area of small lot residences that may incorporate living/working arrangements.

Precinct 3 is to be a light industrial area and is to provide high quality development within a bushland setting. The precinct is to have a distinct character with signage, landscaping and walking/cycle tracks. Controls are to be established to manage the scale, type and design of activities. Wildlife corridors are to be maintained.

Precinct 4 is to be the subject of future investigations and proposals.

3.3 Community Consultation Outcomes

The Structure Plan included community consultation and, for those participating, scenic protection was an important goal in the future development of North Boambee Valley (west). Community concerns relative to the visual character of future development in the valley included:

- the potential size of the buffer to the quarry;
- the preservation of existing vegetation and vegetated corridors;
- the retention of some agricultural land;
- the desire to have development with a variety of lot sizes;
- the desire for development to be integrated with the topography with ridges and views protected;
- the character and location of possible industrial development; and
- the desire to form a community rather than a series of isolated residential areas.

3.4 Structure Plan and Scenic Protection

The Structure Plan provided a number of directives relating to scenic protection. Scenic values must be retained in future development of North Boambee Valley (west) and nature must dominate the built form. Minimal vegetation should be removed and the farmland character should be maintained through bulk, scale, the use of coastal materials, landscaping and the retention of existing road alignments. Future design should protect and enhance significant views and areas of scenic protection. Landscape is to dominate the built form with buildings nestled amongst vegetated backdrops.

The Structure Plan identified scenic protection is vital in the future development of North Boambee Valley (west). A visual analysis is necessary to identify those elements that need to be retained to maintain the scenic quality of the valley.

4.0 The Study Area

North Boambee Valley is located within the Coffs Harbour Local Government Area to the southwest of the city centre. The valley is west of the existing Pacific Highway and is accessed by North Boambee Road and Englands Road. The valley includes North Boambee Valley (east) and North Boambee Valley (west) with the two portions being divided by the RTA preferred Pacific Highway bypass route.

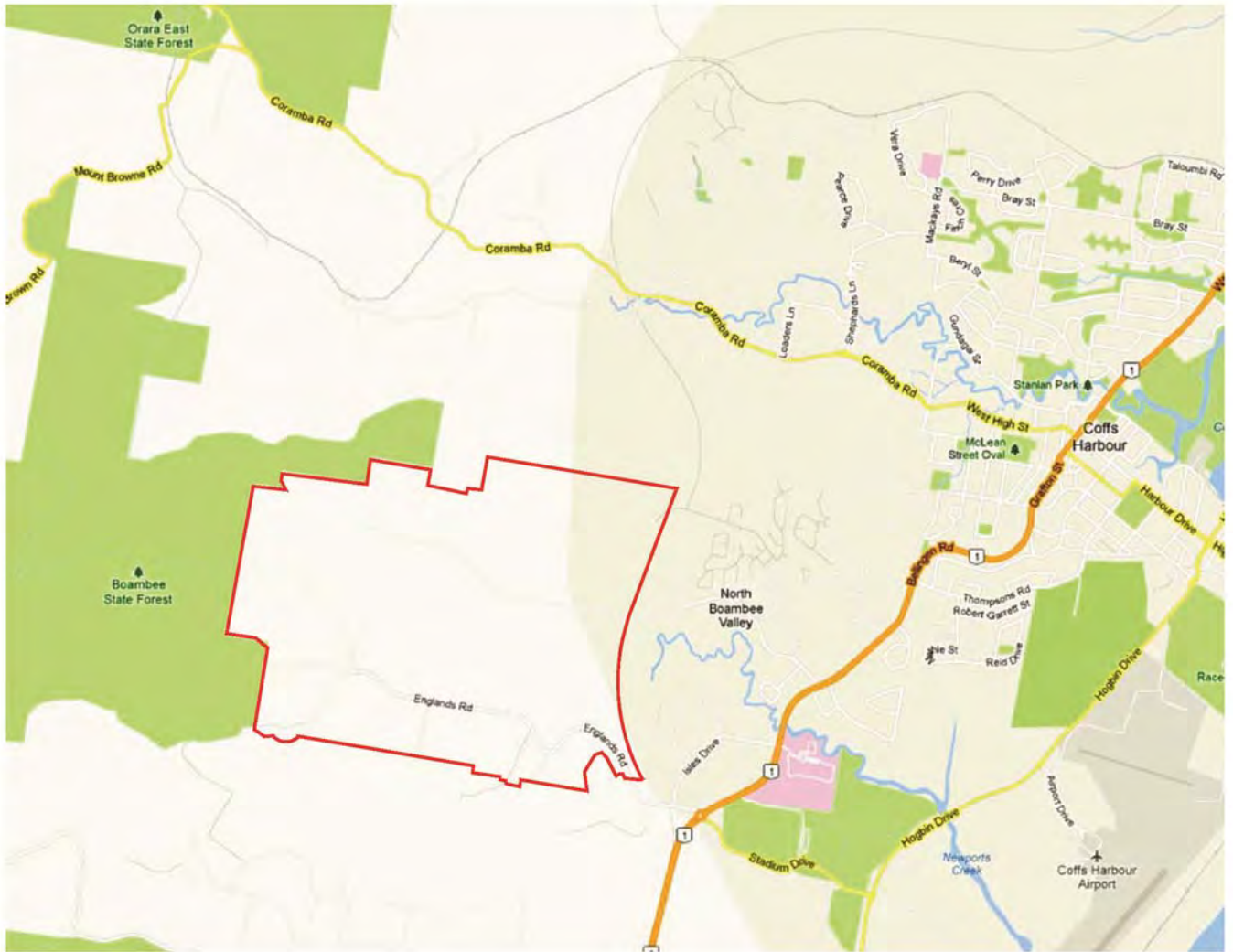
North Boambee Valley (west) is bounded by a steep escarpment to the north which forms part of the Roberts Hill ridge and by Boambee State Forest to the west. The North Boambee Valley quarry is located in the western extent of the site. South of the site is rural agricultural land. The site includes two roads, North Boambee Road and Englands Road. Both roads traverse the site in an east west direction with North Boambee Road in the northern third of the site and Englands Road in the bottom third of the site. The site includes part of Newport Creek and its tributaries with Newport Creek running in an east west direction between North Boambee Road and Englands Road.

North Boambee Valley (west) is mostly zoned 1A Rural Agriculture and 7A Environmental Protection – Habitat and Catchment under the *Coffs Harbour Local Environmental Plan 2000*. A small part of the study area, in the northeast corner of the site, is zoned 2A Residential Low Density, 5A Special Uses – Community Purposes and 6C Open Space – Private Recreation.

The site is mainly rural with agricultural plantations and grazing land. There are pockets of remnant vegetation throughout the site. The remnant vegetation includes areas of tall open forest, swamp forest, open forest, riparian vegetation and unidentified vegetation. The study area contains primary and secondary koala habitat with most of the primary koala habitat concentrated south of Englands Road and along the North Boambee Road ridgeline.

The topography of the North Boambee Valley (west) is undulating with the higher locations in the west of the site. The undulating nature of the site means there is a variety of views available across the site and elevated parts of the valley are clearly visible from beyond the site.

Figures 1 to 9 describe the key characteristics of the study site.



LEGEND

— site boundary

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 1 - Site Location

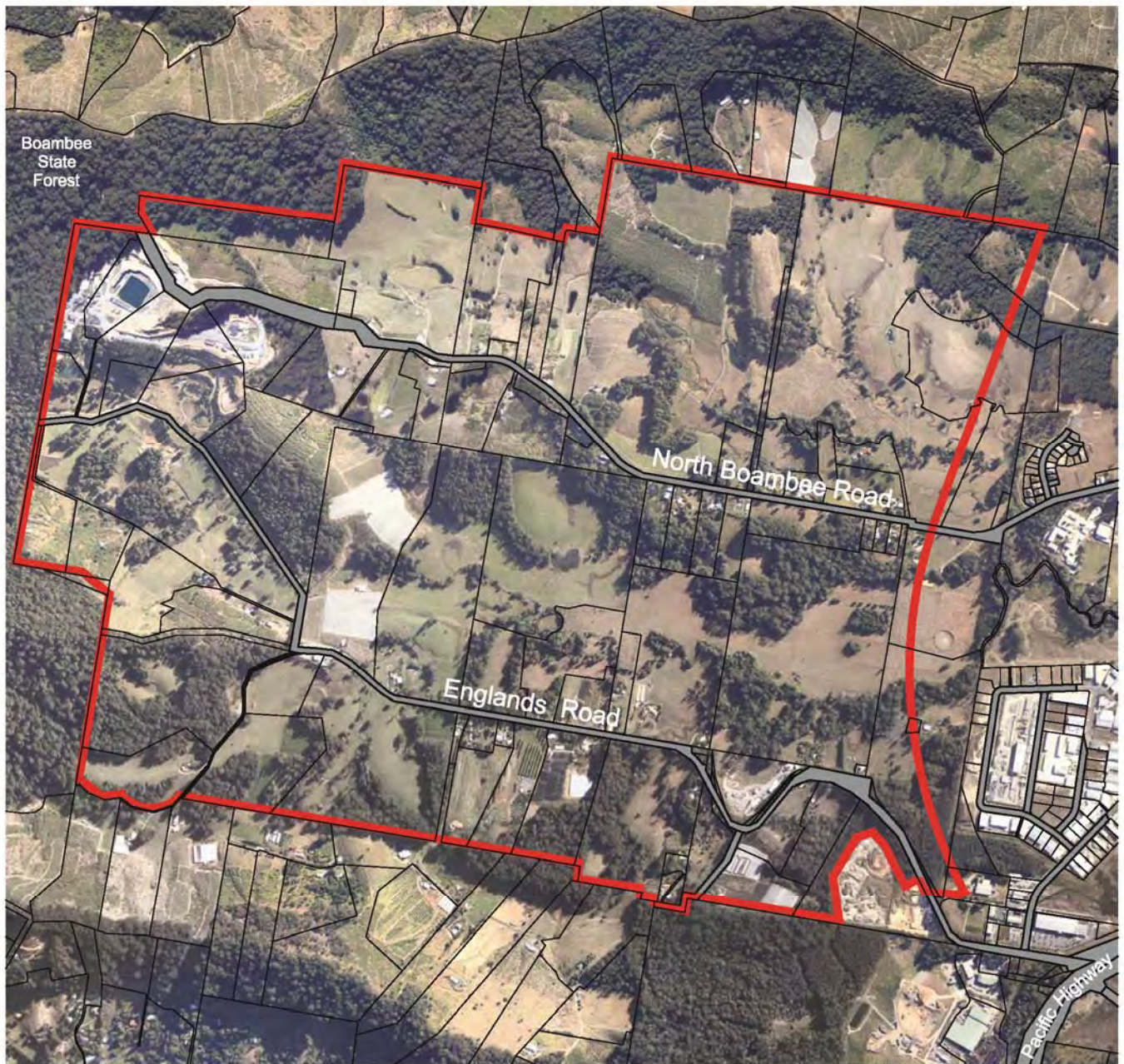
scale 1:50,000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucoo Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667745
jamos@bigpond.net.au



LEGEND

- site boundary
- land parcel

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 2 - Study Area

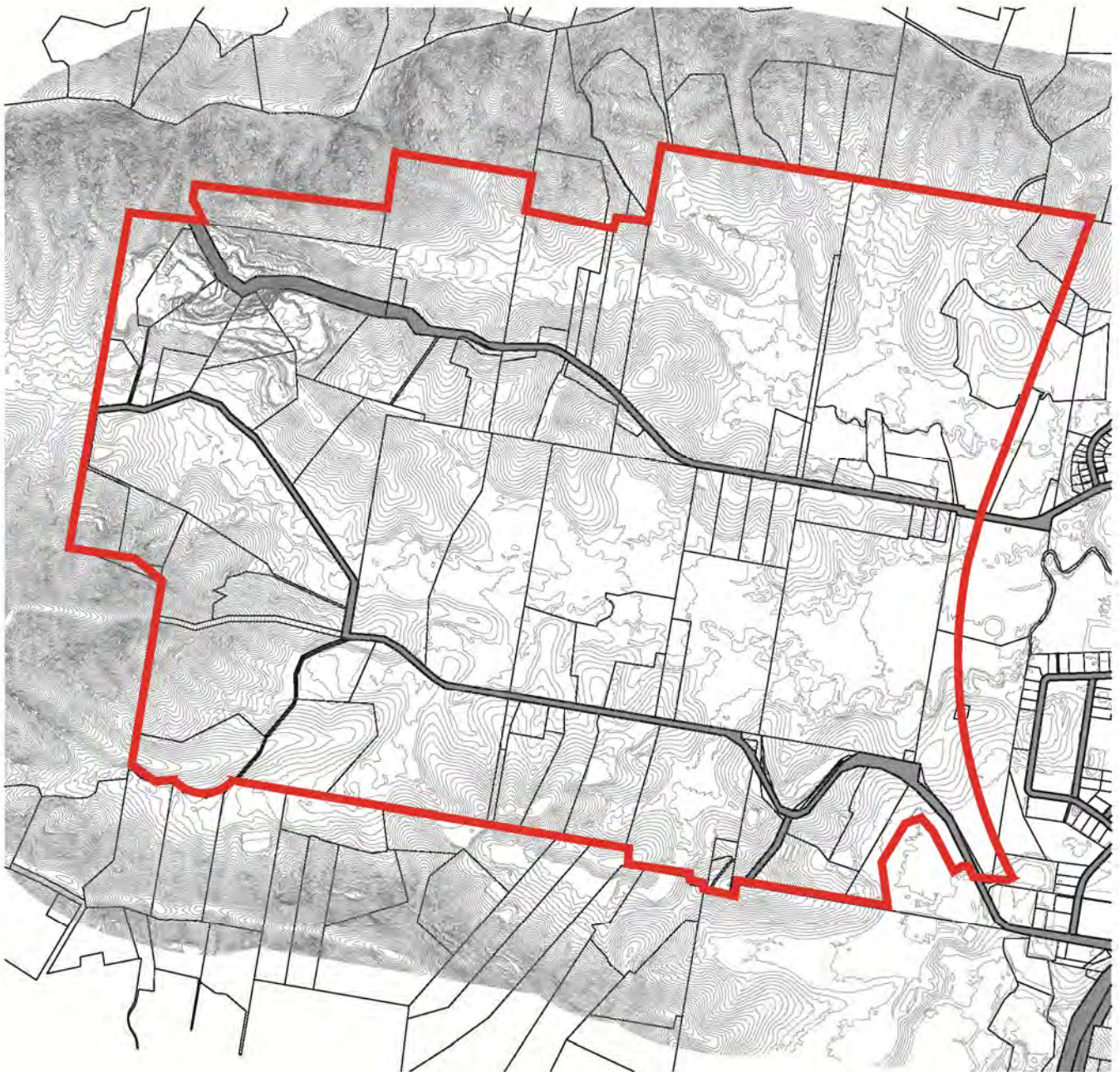
Scale 1:20,000 @ A4 size



Jackie Amos Landscape Architect

1345 Buccas Road
NANA GLEN NSW 2450

T 02 8854 3000
F 02 8854 3000
M 0427 687746
jamos@bigpond.net.au



LEGEND

— site boundary

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 3 - Site Contours 2m intervals

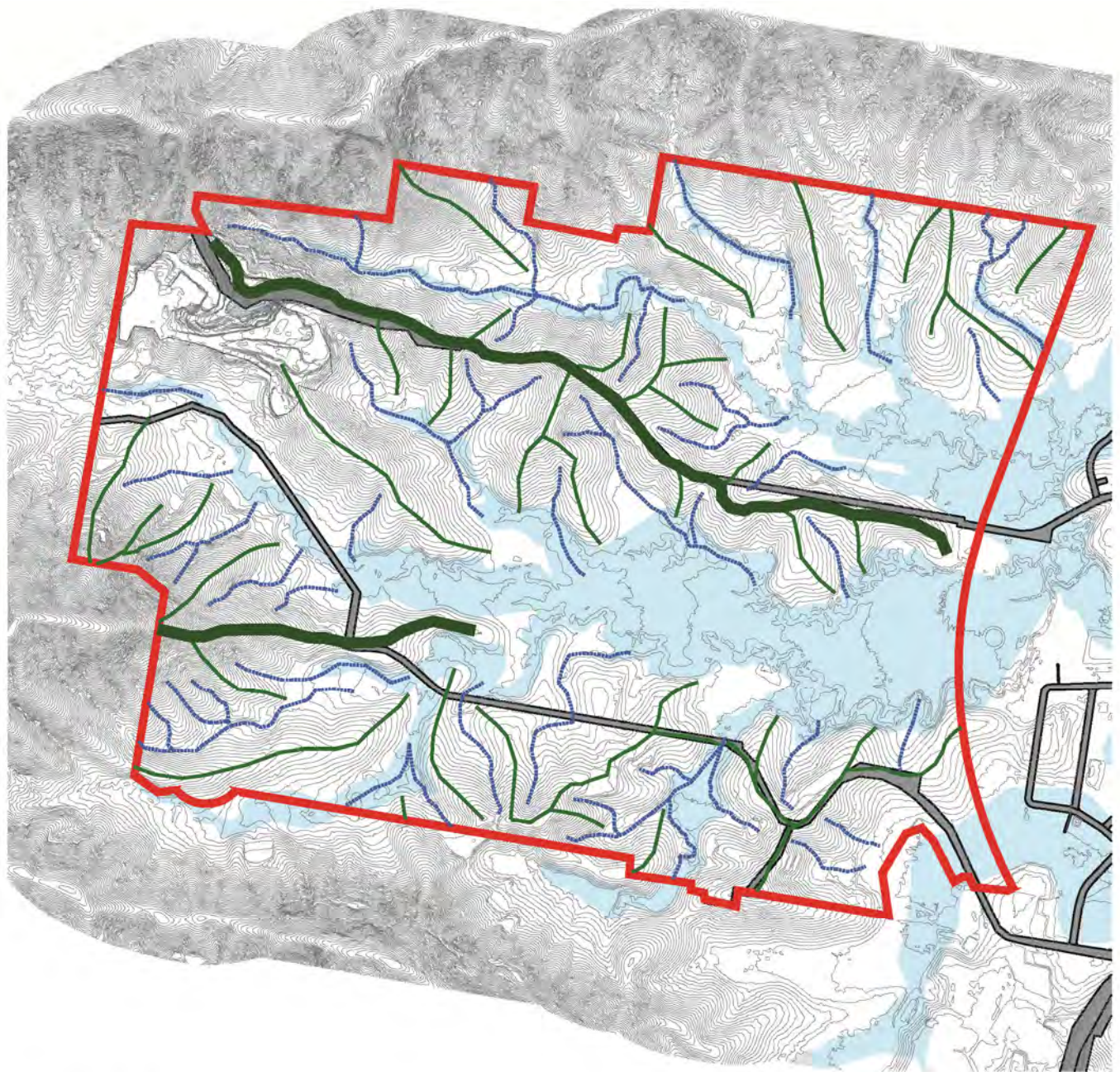
scale 1:20,000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 8854 3000
F 02 8854 3000
M 0427 867746
jamosia@bigpond.net.au



LEGEND

- site boundary
- main ridge line
- secondary ridge line
- gully
- flood plain

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 4 - Site Topography

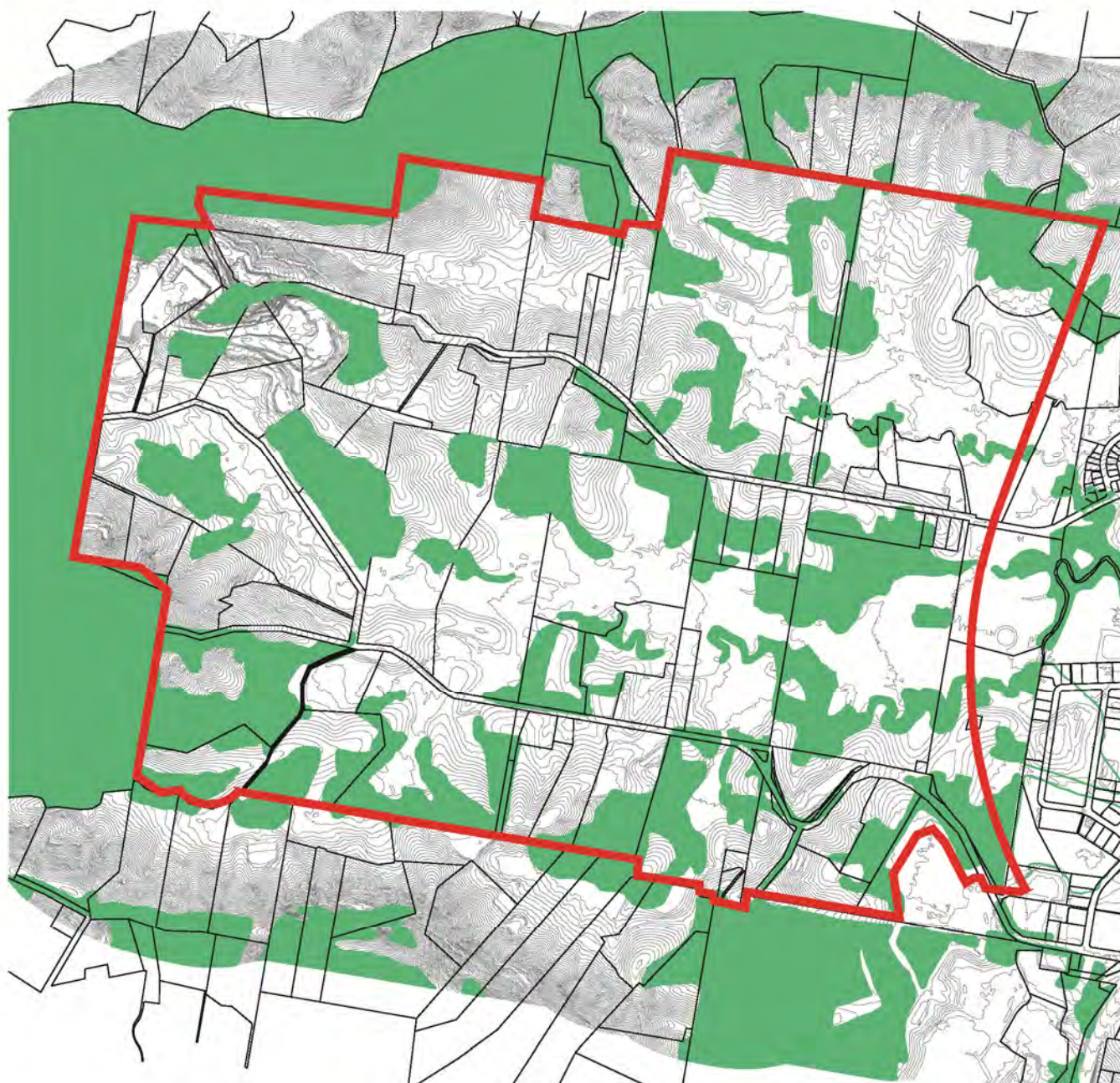
scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667748
jamc@bigpond.net.au



LEGEND

- site boundary
- forest (includes mostly tall open forest with small areas of open forest, swamp forest and unidentified vegetation)

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 5 - Site Vegetation

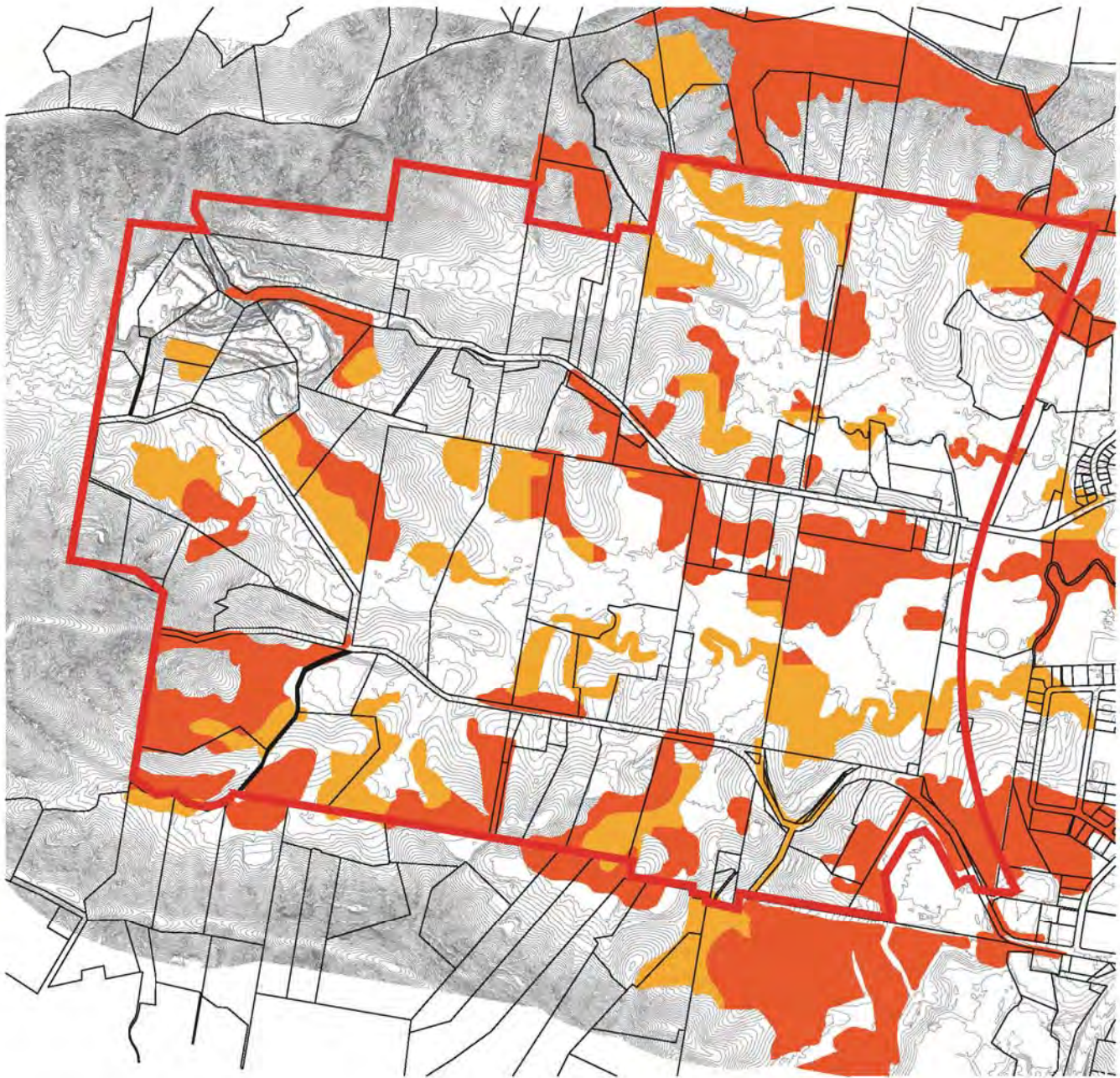
scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 8654 3000
F 02 8654 3000
M 0427 887748
jamos@bigpond.net.au



LEGEND

- site boundary
- Koala Habitat Primary
- Koala Habitat Secondary

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 6 - Site Koala Habitat

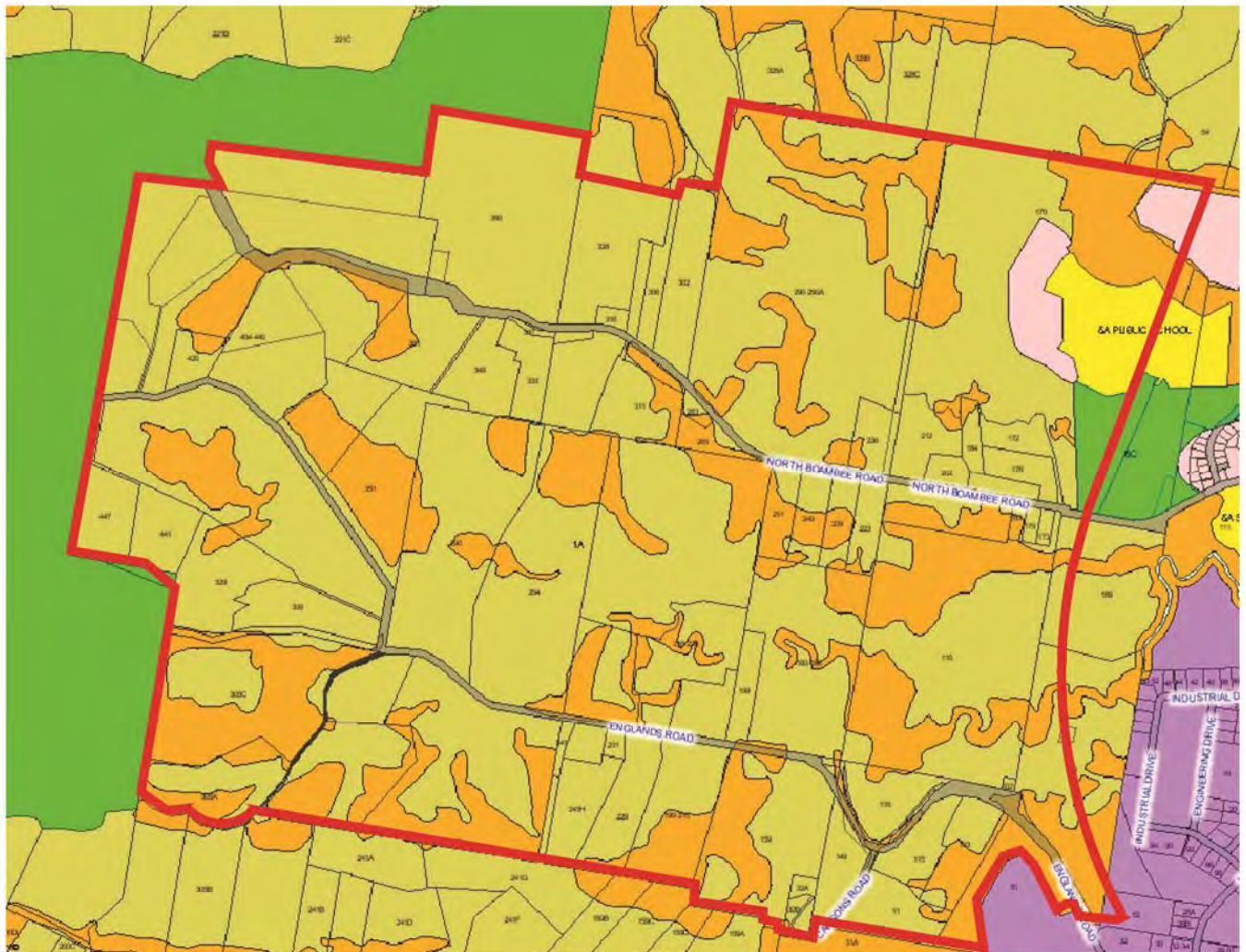
scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667748
jamosa@bigpond.net.au



LEGEND

- site boundary
- 1A Rural - Agriculture
- 1F Rural - State Forest
- 2A Residential Low Density
- 4A Industrial
- 5A Special Uses - Community
- 6C - Open Space - Private
- 7A Environmental Protection - Habitat & Catchment

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 7 - Coffs Harbour City Council
Local Environmental Plan (2000)

scale 1:20,000 @ A4 size



Jackie Amos Landscape Architect

1345 Bruce Road

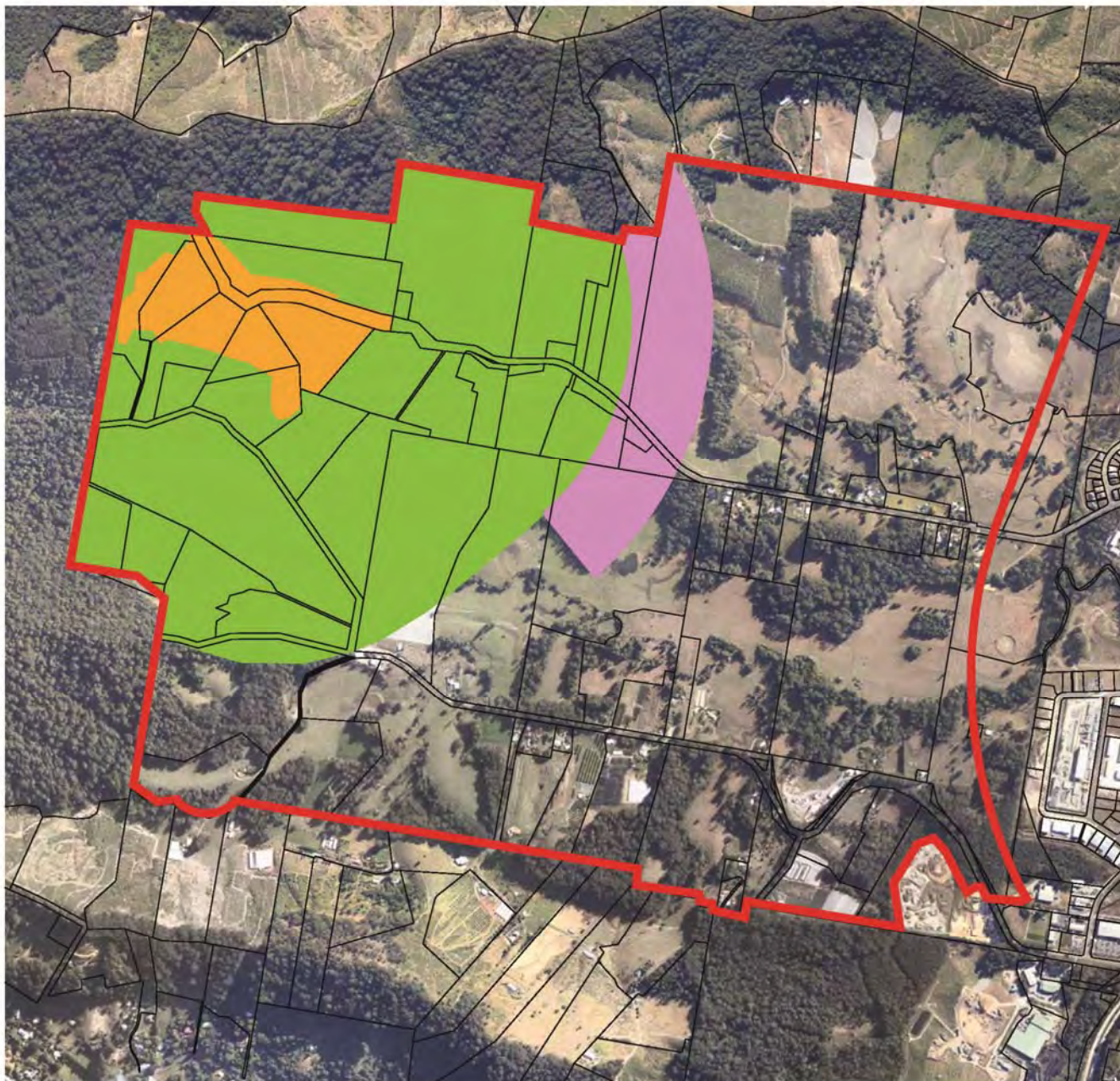
NANA GLEN NSW 2450

T 02 8654 3000

F 02 8654 3000

M 0427 667748

jamc@bigpond.net.au



LEGEND

- site boundary
- Quarry
- Buffer (750m)
- Buffer (1km)

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 8 - Quarry & Buffer Areas

scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Buca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667746
jamosa@bigpond.net.au



LEGEND

- site boundary
- RTA's Preferred Pacific Highway Bypass Route

North Boambee Valley (west) Visual Analysis - The Existing Site

Aug 2012 Issue A

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

FIGURE 9 - RTA Preferred Pacific Highway Bypass Route

scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667748
jamos@bigpond.net.au

5.0 Methodology of Visual Analysis

This Visual Analysis will include the following steps in its methodology.

Step 1 – Analysis

Analysis will be undertaken using site inspections; photographic assessments and review of aerial photography, existing studies and data provided by Coffs Harbour City Council. This step will consider the site context, identifying surrounding land uses, topographical features and views to the site. The analysis phase will then review the study site and its landscape features, in particular, those that contribute to the scenic quality of North Boambee Valley (west).

Step 2 – Assessment

The assessment phase will use a series of viewpoint photographs to review a cross section of views across the site and to determine the likely visual impact of development on the study site. The initial concept in collating viewpoints was to gain access to a number of private properties across the site, particularly in the locations, where the 2006 Structure Plan indicated development may be appropriate. Coffs Harbour City Council sent a letter to all property owners in the study site notifying the owner/tenant that the site investigations for the North Boambee Valley (West) investigation area were about to commence and that consultants may need to enter their property to undertake investigations. Some owners/tenants responded that access would not be allowed, others did not respond and some responded that access would be permitted.

Taking into consideration, the range of responses to this Council letter, an approach was adopted to access a range of viewpoints across the study site that would facilitate the visual analysis process. The following strategies were adopted.

- i. Photographing views from locations along North Boambee Road and Englands Road;
- ii. Gaining access to private properties, where permitted, and photographing views to the study site from locations within that property. A preference was given to elevated positions where better views were available to the site surrounds.
- iii. Gaining access to the RTA's preferred Pacific Highway bypass route with permission to photograph the view from the bypass route to the study site.

Each viewpoint will then be assessed to provide an overall interpretation of the likely visual impact development would have on the study site.

Step 3 – Recommendations to Mitigate Visual Impact

Step 3 will collate and illustrate recommendations to mitigate, where possible, the visual impacts of development that are likely to occur on the study site. These recommendations will include strategies to retain the scenic value of the valley and to mitigate the potential visual impacts of the bypass route on the site. These strategies will also consider potential outlooks from the bypass route.

6.0 Analysis

6.1 Site and Surrounds

The study site is located southwest of the Coffs Harbour CBD. The site is accessed off the Pacific Highway from North Boambee Road and Englands Road. The proposed RTA's preferred Pacific Highway route runs along the eastern extent of the study site.

The study site is predominantly rural and, historically its surrounds would have been similar in character. Development has seen a gradual change in the surrounds. Today, the land uses to the east are urban. The eastern part of North Boambee Valley has largely been developed for residential land use and is occupied by 'The Lakes' residential estate and further west, 'The Highlands' residential estate. The land use south of Newports Creek is mainly industrial and is occupied by 'The Isles' industrial estate.



'The Lakes' estate with Robert's Hill behind



Industrial land at 'Isles Industrial Estate'

The visual implications of these two land uses adjacent to the study site are that development in a rural area will not be completely without precedence in the surrounds. The visual character of the residential land use is mostly of detached single and two storey dwellings. House styles range from traditional pitched rooves to contemporary skillion rooves. House materials include brick, rendered brick and block work and contemporary claddings with colorbond and tile rooves. The constructed wetlands and landscaped streets are landscape features of the 'The Lakes' estate. The site is nearly devoid of remnant or mature vegetation. 'The Highlands' estate includes an expanse of remnant vegetation and a small area of public parkland. Homes tend to be single storey and are fairly traditional in style. Both developments reflect a fairly traditional response to residential subdivision.

The visual character of the adjacent industrial land is of a flat location with a formal grid layout dedicated to large and medium scale facilities. The estate includes a number of individual buildings that then provide outlets for a variety of businesses. A large pre-cast concrete manufacturing facility is located in the west of the area. Buildings tend to be large and of simple forms with some relief to the front of the building. Materials include concrete tilt panels, colorbond and steel. Streets are wide and buildings are setback with some landscaping to individual frontages.

The land use to the south, and parts of the north, is Rural Agriculture. This represents itself on the ground as a mix of hobby farms and rural properties. Boambee State Forest is west of the study site. Roberts Hill is northeast. There is a prominent ridge that extends between the two and provides a land form that is visible from a variety of viewpoints beyond the site. Driving north along the Pacific Highway, it is possible to identify the 'Big Boambee' peak and the ridge to the north and west of North Boambee Valley. There are also excellent views to this ridge and 'Big Boambee' along the elevated parts of North Boambee Road.



There is a variety of views available to the ridge surrounding the study site from the Pacific Highway

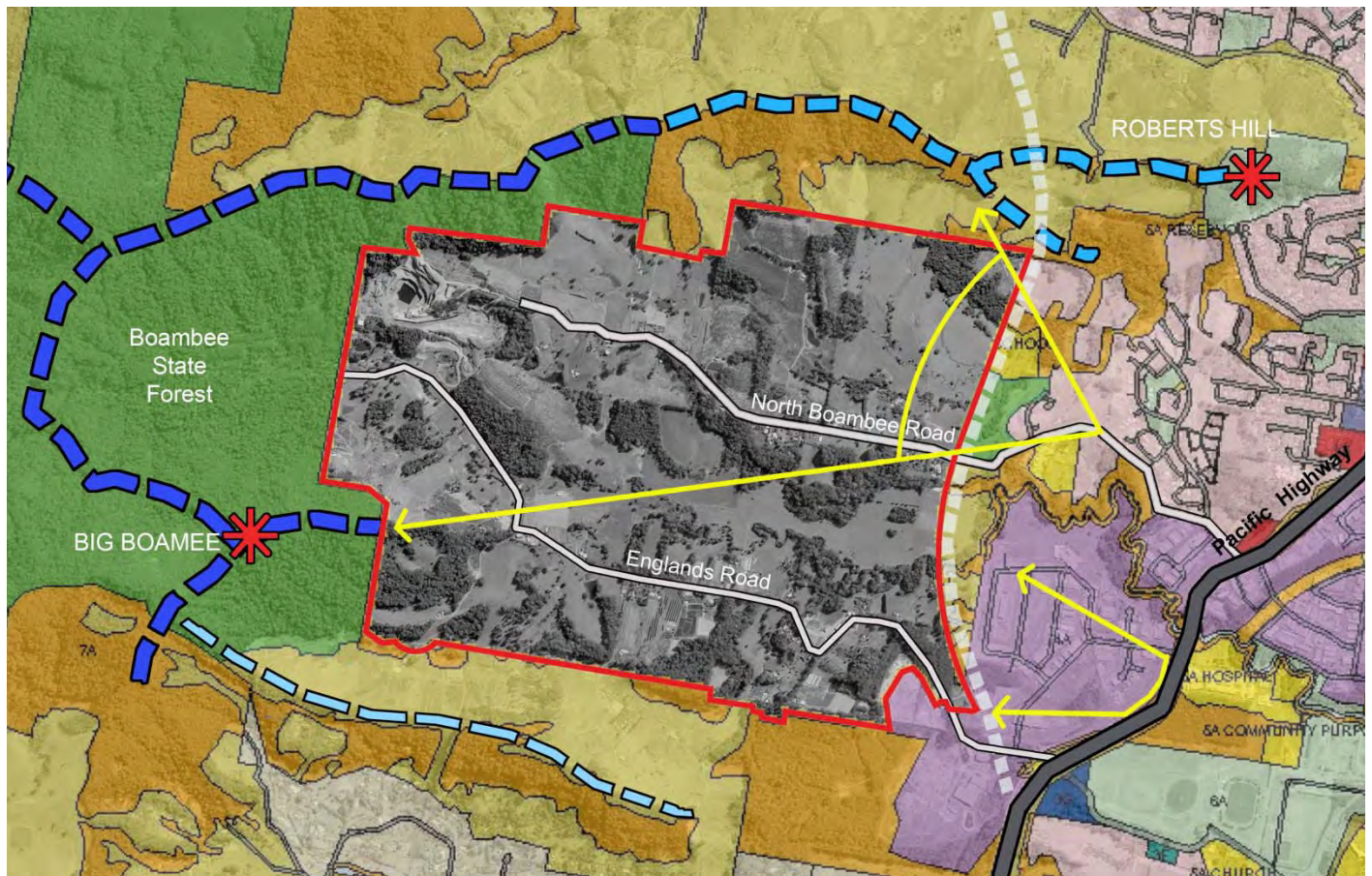


The view to the ridge north of the study site from North Boambee Road, outside Bishop Druitt College.



The view of 'Big Boambee' peak from just north of 'The Highlands' estate, North Boambee Road.

The Local Environmental Study prepared for the LEP 2000 contains information relating to the visual quality of the Local Government Area. North Boambee Valley is described, in that document, as being contained within Visual Unit 3 – Coffs Harbour. The description of this Visual Unit in that study identifies the visual significance of the vegetated ridges that provide a natural backdrop to the city of Coffs Harbour. These ridges, including that which extends from Roberts Hill through to Boambee State Forest, give the impression that the city is contained by a natural landscape. This is even more significant, given that Coffs Harbour is the most urbanised landscape unit in the LGA. That same report identifies Roberts Hill as a focal point. The findings of this study are reinforced by the views sampled in the illustrations above.



LEGEND

- site boundary
- RTA's preferred Pacific Highway bypass route
- - - Boambee State Forest ridge
- - - Robert Hill ridge
- - - ridge between Englands Road & Boambee
- ✱ prominent peak
- △ good outlook

LEP 2000

- 1A Rural Agriculture
- 1B Rural Living
- 1F Rural State Forest
- 2A Residential Low Density
- 2B Residential Medium Density
- 4A Industrial
- 5A Special Use
- 6A Open Space Public

North Boambee Valley (west) Visual Analysis

August 2012 Issue A

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

FIGURE 10 - Site Context

not to scale



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 867748
jamosa@bigpond.net.au

6.2 *The Study Site and its Landscape Features*

The study site is mostly 1A Rural Agriculture and 7(a) Environmental Protection- Habitat and Catchment. It has a variety of landscape types that contribute to the overall visual character of the valley. These landscape features are mapped in Figure 11 and include:

- bushland;
- pasture;
- residences, gardens, sheds and outbuildings;
- banana plantation;
- blueberry plantation;
- other agriculture;
- storage yards; and the
- quarry.

Bushland

There is limited bushland remaining in the valley and it has great visual impact on the appearance of the valley. Most remnant bushland is 7(a) vegetation. Many of these areas are elevated and are visually obvious from a range of viewpoints both inside and outside the site. In particular, there is an area of 7(a) vegetation clearly visible on the approach to the site from North Boambee Road. It is seen in the foreground of the view to 'Big Boambee' peak and establishes an impression of the location as one with high scenic value almost immediately. This vegetation can be seen in the bottom right photograph on page 17. Other remnant vegetation is associated with Newports Creek and its tributaries.

Pasture

Pasture is the most commonly occurring landscape feature across the study site. Pasture is associated with low lying floodplain, undulating grazing land, former banana plantation and smaller rural land holdings. Pastures across the study area include tree groups and isolated trees. Scattered trees include planted specimens, naturally occurring regrowth or weeds such as Camphor Laurels.

Residences, gardens, sheds and outbuildings

There is a range of residences across the valley. These include dwellings on small holdings to homes on large rural properties. Building styles and materials are mixed and include timber and brick homes. Some homes are slab on ground whilst other are elevated timber cottages. Many homes have gardens and outbuildings associated with them. Outbuildings include sheds for vehicles, farm equipment, stables and storage facilities. There are old shacks and farm buildings which add visual character to the rural setting.

Banana Plantation

There used to be more banana plantation in the valley than currently exists. Many banana plantations have been removed and some property owners indicated this was due to competition with the Queensland growers. Former banana plantation has been reverted to pasture. There are now a limited number of patches of bananas in the valley. These are located on elevated slopes and are only visible at certain locations in the valley.

Blueberry Plantation

The blueberry plantations occur south of North Boambee Road at two locations. There are plantations at the western end of Englands Road on north facing slopes and another plantation further to the east, south of Englands Road. The plantations at the western end of the valley are highly visible as they are close to Englands Road and are covered by elevated netting.

Other Agriculture

There are locations along Englands Road where other crops and products are under plantation. For example, there is a palm nursery about half way along Englands Road. There are also plantations of mango trees and dragon fruit. There are a couple of locations along Englands Road where grow tunnels are set up for agricultural purposes.

Storage Yard

There are two obvious storage yards along Englands Road. The first is at 116 Englands Road where Peter Ryan earthmoving has a storage depot. The second is on Englands Road opposite the blueberry plantations where Phil Robinson earthmoving has a storage depot. These yards include vehicle parking areas and sheds.

Quarry

It is difficult to view the quarry from any public location in the valley. The quarry includes steep cuttings and a huge hole in the ground where stone has been excavated. The eastern extent of the quarry is surrounded by bushland.

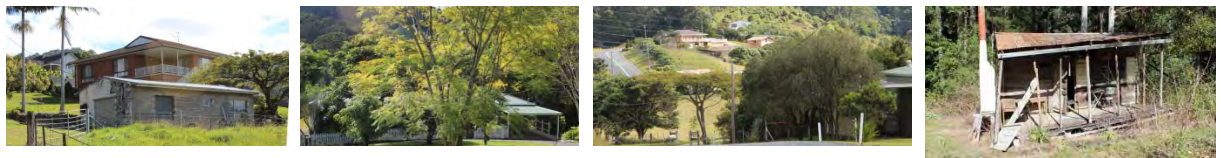
The collective visual impression of the study area is of an attractive rural, undulating landscape with pockets of bushland and rural homes, hobby farms and a limited number of enterprises. The valley is not pristine and reflects a variety of human endeavours over time. Many locations take in attractive views of the valley and the nearby vegetated ridges.



A sample of bushland across the site



A sample of pasture across the site



A visual sample of residences, gardens and other buildings across the site

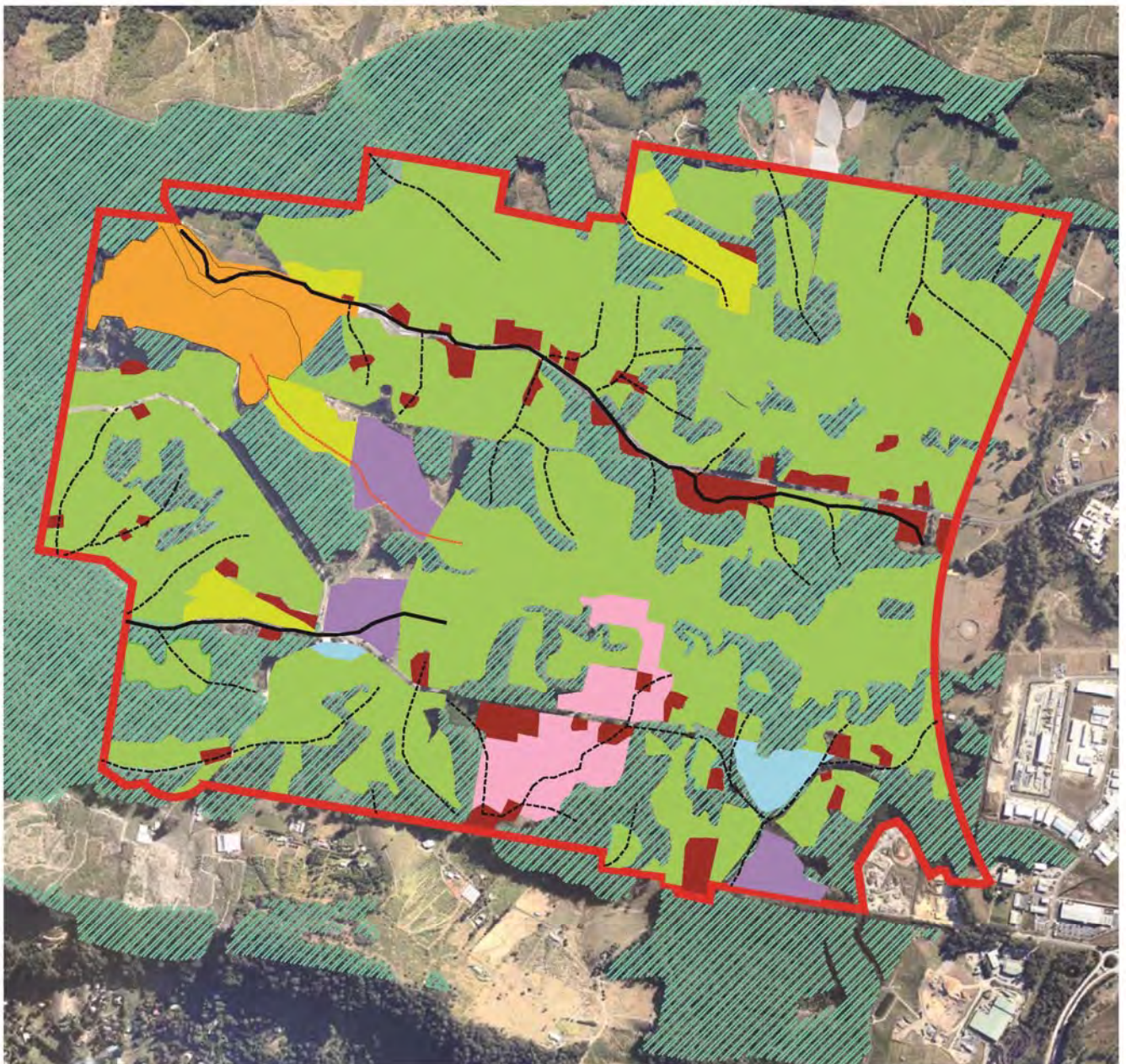


Banana plantation

Blueberry Plantation

Other agriculture

Storage Facility



LEGEND

- site boundary
- main ridgeline
- secondary ridgeline

landscape features

- | | |
|---|---|
| ■ bushland | ■ storage yard |
| ■ pasture | ■ quarry |
| ■ residence/sheds/garden | |
| ■ banana plantation | |
| ■ blueberry plantation | |
| ■ other agriculture | |

North Boambee Valley (west) Visual Analysis

August 2012 Issue A

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

FIGURE 11 -Landscape Features

scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667748
jamos@bigpond.net.au

7.0 Assessment

7.1 View photographs

The assessment phase of the Visual Analysis uses viewpoint photographs to review and determine the likely visual impact of development on the study site. A series of viewpoints were photographed to provide a broad cross section of the differing views available to landscape features within the site. Viewpoints include the public locations of North Boambee Road and Englands Road, private property where accessed was permitted and where elevated locations provided good views and along the western edge of the RTA's preferred Pacific Highway bypass route. Figure 12 maps these viewpoints.

A photograph illustrates the view available from each viewpoint. Each viewpoint analysis considers:

1. the **nature of the view** i.e. framed, immediate, middle or distant and the **visible landscape features**;
2. a judgement as to the **visual quality** of the view content using the following criteria.

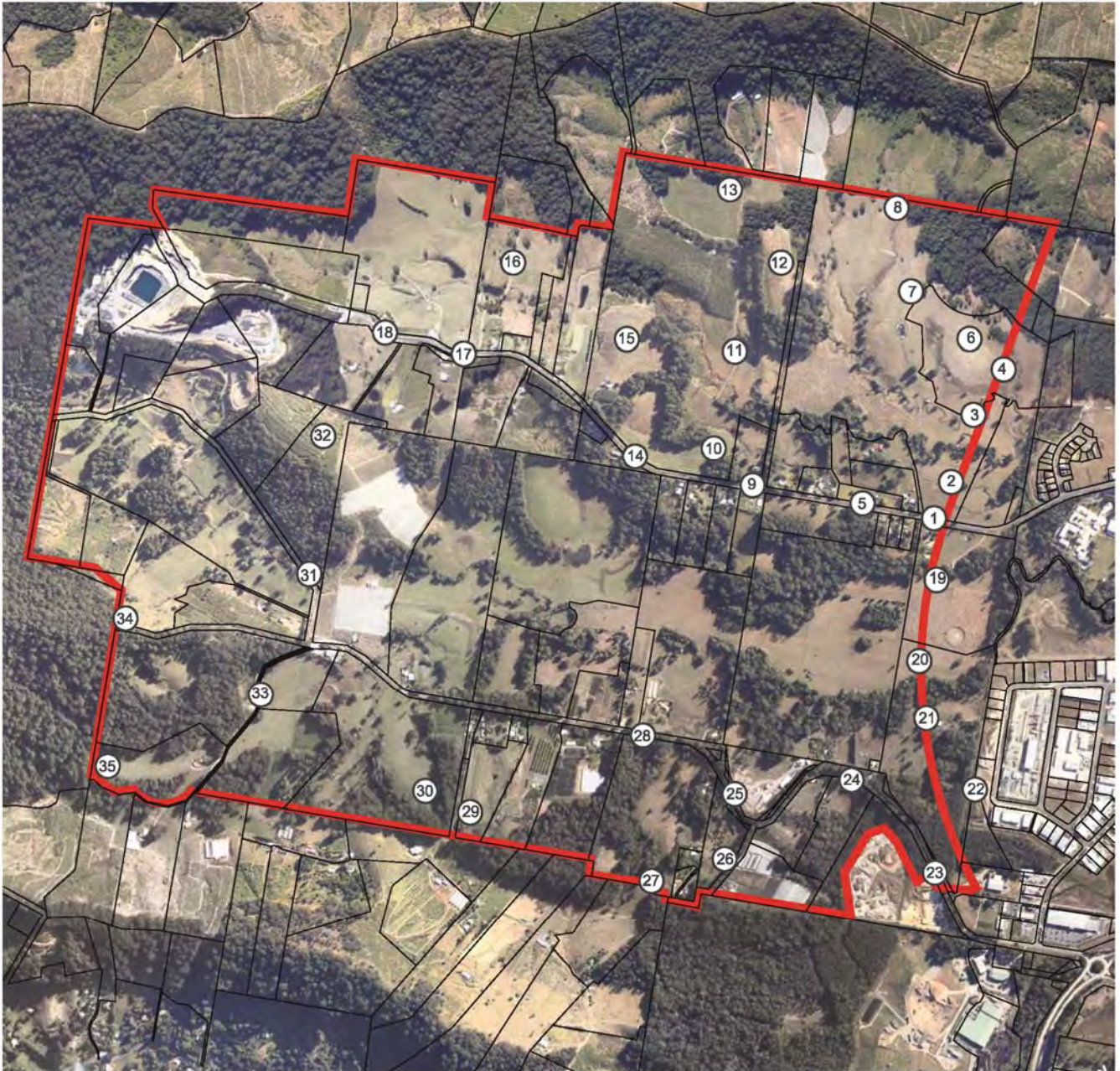
<i>High scenic value</i>	<i>areas with visually prominent features of land form, land cover, water form or build elements.</i>
<i>Moderate scenic value</i>	<i>areas with land form, or built features which tend to be common throughout the region</i>
<i>Low scenic value</i>	<i>areas with features of minimal diversity or variety</i>
3. the likely **visual sensitivity** of that view i.e. the measure of a viewpoint's sensitivity to change. Visual sensitivity may be affected by the existing context, the number of viewers likely to be affected, viewer perceptions and visibilities from other locations.
4. the likely **visual effect** of potential future development upon the viewpoint . This may be affected by the proximity of the viewpoint to potential development, the angle of the view and the extent of view time. Other considerations will be the potential for development to obstruct views, to detract from the visual amenity of an important visual landscape and to be of a scale and character sympathetic to the surrounds.
5. The likely **visual impact** of development on that viewpoint which is a combination of likely visual sensitivity and likely visual effect. Table 1 provides a combined visual impact rating system based on varying combinations of visual sensitivity and visual effect. This has been adopted to provide a rational evaluation system for determining likely visual impacts.

VISUAL SENSITIVITY	4	5	6	7	8
	3	4	5	6	7
	2	3	4	5	6
	1	2	3	4	5
	0	1	2	3	4
VISUAL EFFECT					

Table 1

Combined rating	visual impact of future development
0-2	low visual impact likely
3-4	medium visual impact likely
5-6	high visual impact likely
7-8	very high visual impact likely

- Describe strategies for the mitigation of visual impact of development on that viewpoint if appropriate.



LEGEND

— site boundary

1 Viewpoint

North Boambee Valley (west) Visual Analysis

August 2012 Issue A

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

FIGURE 12 - Viewpoint Locations

scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667746
jam@ole@origpond.net.au

Viewpoint 1



Viewpoint 1 169 North Boambee Road , northern side of road



Viewpoint 1 169 North Boambee Road, southern side of road

Viewpoint 1 169 North Boambee Road	
description of views	View 1 is on North Boambee Road on the western edge of the RTA's preferred Pacific Highway bypass route. The viewpoint is at 10m elevation. The view south has an immediate view of a rural property with the vegetated Newports Creek behind. The view north is broad with pasture in the foreground, a vegetated drain in the middle and a distant view of the vegetated Roberts Hill ridge. The view north includes some planted mature Hoop Pines, a visually distinct tree, although not locally native.
visual quality of viewpoint	The elevated, vegetated ridge is a prominent land form and has a high scenic value. The pasture is a land form common in the broader area and has a moderate scenic value. The creek, drainage lines and associated vegetation are natural features and have high scenic value.
Visual sensitivity	Currently, this location is passed by traffic to North Boambee Valley (west). Under future development, it would have greater visitation and viewers. The location currently represents the change from urban to rural land character. The foreground view of the pasture is a clear broad view. Due to the high number of viewers and the open views available, the viewpoint has a visual sensitivity of 4.
Visual effect	The area north was identified for development in the Structure Plan. Given the open nature of this land it is likely development here would have high visual effect on this viewpoint. The bypass route dissects this view. The route may need to be elevated across low areas. This infrastructure is likely to be obvious in the setting. Vegetation to the drainage line, if retained, would screen some views to development. The vegetated ridge will be retained, however, will need to be traversed by the bypass. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of Roberts Hill ridge as a feature with high scenic value. Retain and enhance riparian vegetation along Newports Creek and drainage line to the north so potential future development is intersected with green spaces. Design layout so vistas are possible to natural feature of Roberts Hill ridge from roads, entry points and public open space. Retain existing Hoop Pines as established landscape features.

Viewpoint 2



Viewpoint 2 western edge of RTA's preferred Pacific Highway bypass route, 170 North Boambee Road, property northern side of road

Viewpoint 2 170 North Boambee Road	
description of views	View 2 is on private property north of North Boambee Road and is on the western edge of the RTA's preferred Pacific Highway bypass route. The location is at elevation <10m. The view west is a broad view of pasture in the foreground and vegetation associated with residential properties and a drainage line in the middle ground. The distant view is of the vegetated ridgeline.
visual quality of viewpoint	The vegetated ridge is visible only at some locations above the tree line. The ridge is a prominent land form and has a high scenic value. The pasture has an visually appealing rural character, however, is common in the broader area. It has a moderate scenic value. The drainage line and associated vegetation are natural features and have high scenic value.
Visual sensitivity	This location is private property and there are limited viewers seeing this view. In the future, this location would be on the western edge of the bypass and many more viewers would see this view. Future development would also increase viewers to this location. Given the broadness and extent of the view and the number of likely future viewers, this viewpoint has a high visual sensitivity of 4.
Visual effect	This location is on the western extent of the bypass route and the area west was identified for development in the Structure Plan. Given the openness of the land and that highway and development infrastructure would be located here, it is likely development will have high visual effect on this viewpoint. Potential highway infrastructure may need to be elevated over low lying areas. This type of infrastructure would be obvious in the setting. The vegetated drainage line would help to screen some development areas. The ridge is beyond the site and will be retained, however, the bypass route would need to traverse the ridge. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of Boambee State Forest and Roberts Hill vegetated ridges as features with high scenic value. Retain and enhance riparian vegetation along the drainage line to the north so that potential future development is intersected with green spaces. Integrate infrastructure into the landscape to avoid elevated structures that contrast with the surrounds. Provide a vegetated buffer to the bypass route so that travellers on the Pacific Highway see greenery rather than urban development and so that future development has a visual screen to highway traffic. Design infrastructure so that the bypass route takes in views to the scenic features of the vegetated ridgelines.

Viewpoint 3

North



Viewpoint 3 western edge of RTA's preferred Pacific Highway bypass route, 170 North Boambee Road, property northern side of road

Viewpoint 3 170 North Boambee Road	
description of views	View 3 is on private property north of North Boambee Road and is on the western edge of the RTA's preferred Pacific Highway bypass route. The location is at elevation <10m on an unnamed drainage line that drains south to Newports Creek. The location has 360° views. The immediate view is of the drain and low lying pasture with a few isolated trees, mostly Camphor laurels. The middle view to the northeast takes in an area of remnant bush. The distant view north and northwest is to the vegetated ridges of Boambee State Forest and Roberts Hill.
visual quality of viewpoint	The vegetated ridges are prominent land forms and have a high scenic value. The pasture and drain have an appealing rural character, however, are land forms common in the broader area. They have a moderate scenic value. The remnant bush is 7(a) vegetation. It is a natural feature with high scenic value.
Visual sensitivity 	This location is on private property and there are limited viewers taking in this viewpoint. Under future development, this location would form the western edge of the bypass route and a dramatic increase in viewers would take in this view. Given the broadness of the view and the likely number of future viewers, this viewpoint is deemed to have a high visual sensitivity of 4.
Visual effect 	This location is on the western extent of the bypass route. The area to the northwest was identified for development in the Structure Plan. Given the openness of the land and that highway and development infrastructure would be located here, it is likely development at this location will have high visual effect on this viewpoint. Highway infrastructure may need to be elevated across low areas. This type of infrastructure would be very obvious in the setting. The 7(a) vegetation would provide a backdrop, and some visual relief, to potential development. The view to the ridges would remain and these views would not be affected by the bypass route across the ridge. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of Boambee State Forest and Roberts Hill ridges as features with high scenic value. Retain and revegetate drainage corridors to add green spaces to development. Retain areas of 7(a) vegetation to provide visual relief from development. Integrate infrastructure into the landscape to avoid elevated structures that contrast with the surrounds. Provide a vegetated buffer to the bypass route so Pacific Highway travellers view greenery rather than urban development and so that future development has a visual screen to highway traffic. Design infrastructure so that the bypass route takes in views to the scenic feature of the vegetated ridgelines and areas of remnant vegetation.

Viewpoint 4



Viewpoint 4 western edge of RTA's preferred Pacific Highway bypass route, Lot 1 DP 883939 North Boambee Road, property northern side of road

Viewpoint 4 Lot 1 DP 883939 North Boambee Road	
description of views	View 4 is on private property north of North Boambee Road and is on the western edge of the RTA's preferred Pacific Highway bypass route. The location is at elevation 10-20m on an unnamed drainage line that drains south to Newports Creek. The view north is of an area of 7(a) vegetation and tree patches along the drain. The view west takes in pasture with a hill in the foreground and a distant view of the vegetated ridge of Boambee State Forest and 'Big Boambee' peak.
visual quality of viewpoint	'Big Boambee' and the ridge are prominent land forms and have a high scenic value. The 7(a) vegetation is a natural feature and has high scenic value. The pasture has a distinct rural character but this scenery is common in the broader area. It has a moderate scenic value. The drain is partly eroded and has only remnant vegetation. It has moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers taking in this viewpoint. Under future development, this location would be on the western edge of the bypass route and a dramatic increase in viewers would take in this view. The view from this location is partly blocked by the grassed hill in the foreground, however the viewpoint does take in the natural features of the vegetated ridges and the 7(a) vegetation. Given the extent of the view and likely future viewers, this viewpoint is deemed to have a high visual sensitivity of 4.
Visual effect	The area west of the viewpoint was identified for development in the Structure Plan. Given the openness of the land it is likely development at this location will have high visual effect on this viewpoint. The bypass route heads north at this location and could impact the 7(a) vegetation. The bypass route may need to be elevated at locations to avoid flooding. This type of infrastructure would be obvious in the setting. The vegetated ridge line is beyond the site and will be retained. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridge and 'Big Boambee' peak as features with high scenic value. Retain 7(a) vegetation and strengthen by revegetating drainage corridors. Locate future development roads to complement the topography and retain existing land form. Provide a vegetated buffer to the bypass route that establishes a 'green' foreground to the view out from the highway whilst allowing views to the distant ridgeline. Ensure that same vegetation provides a buffer so that future development has a visual screen to the highway. Integrate infrastructure into the landscape to avoid elevated structures that contrast with the surrounds. Design infrastructure so that the bypass route takes in views to the scenic feature of the vegetated ridgelines and areas of remnant vegetation.

Viewpoint 5



Viewpoint 5 184 North Boambee Road, northern side of road



Viewpoint 5 184 North Boambee Road, southern side of road

Viewpoint 5 184 North Boambee Road	
description of views	View 5 is on North Boambee Road at elevation 20m. The view north is broad. The foreground is low lying pastures with isolated trees. The middle ground is a residence and gardens and 7(a) vegetation along the drainage line. The residential garden includes some mature Hoop Pines and Fig trees. The distant view is of the vegetated Roberts Hill ridge. The view south is immediate of a road cutting and remnant bush.
visual quality of viewpoint	The vegetated ridge is a prominent land form and has high scenic value. The pasture, residences and residential gardens have diversity of form, however, are elements common in the broader area. They have a moderate scenic value. The remnant vegetation, north and south of the road represent some of the limited remnant vegetation in the valley and has a high scenic value.
Visual sensitivity	This location is passed by traffic to North Boambee Valley (west). With future development, this location would experience a greater number of viewers. The view north is open and has a high visual sensitivity to change. South of the road the 7(a) vegetation may be retained and limit development. The viewpoint has a visual sensitivity of 4.
Visual effect	The area north of the viewpoint was identified for development in the Structure Plan. Given the openness and extent of the land it is likely development here would have high visual effect on the viewpoint. The ridge is beyond the site and will be retained. The visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of Roberts Hill ridge as a feature with high scenic value. Retain and revegetate 7(a) vegetation along drain to provide 'green spaces' within future development and to screen view to development from this viewpoint. Design layout with vistas to natural feature of Roberts Hill ridge. Consider retaining mature specimen trees such as Hoop Pines and Fig Trees to add immediate landscape character to future development.

Viewpoint 6



Viewpoint 6 Lot 1 DP 883939 North Boambee Road, property northern side of road

Viewpoint 6 Lot 1 DP 883939 North Boambee Road	
description of views	View 6 is on private property north of North Boambee Road. The location is at elevation 20m on a hill. The location has 360° views. The immediate view is of pasture with isolated trees. The middle view north is of patches of trees along a drain with an area of 7(a) vegetation behind. The middle view west and southwest is of scattered areas of 7(a) vegetation with a distant view of the vegetated ridge of Boambee State Forest and 'Big Boambee' peak.
visual quality of viewpoint	'Big Boambee' and the ridge are prominent land forms and have a high scenic value. The areas of 7(a) vegetation represent some of the limited remnant bush in the valley and have a high scenic value. The pasture has a distinct rural character but is common in the broader area. It has a moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers currently taking in this view. The view is broad and open and any development at this location would be in dramatic contrast to the current setting. The view to the ridge and the 7(a) vegetation, if retained, would remain. Given the extent of the view this viewpoint is deemed to have a visual sensitivity of 4.
Visual effect	The Structure Plan identified the surrounding areas for development. Given the openness of the land it is likely development at this location will have high visual effect on this viewpoint. The bypass route would be east of this location and would be visible from this viewpoint. Development and highway infrastructure would be obvious in this setting. The 7(a) vegetation and ridge could remain unchanged. The likely visual effect of potential development on this viewport is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridge and 'Big Boambee' peak as features with high scenic value. Retain 7(a) vegetation to separate development areas and create 'green spaces' and visual relief from development. Design road layout to reflect undulating topography and to retain land form. Provide a vegetated buffer to the bypass route so that future development has a visual screen to the highway. Integrate infrastructure into the landscape to avoid elevated structures that contrast with the surrounds Design development to include vistas to scenic features such as ridgeline and 'Big Boambee' peak.

Viewpoint 7



Viewpoint 7 170 North Boambee Road, property northern side of road

Viewpoint 7 170 North Boambee Road	
description of views	View 7 is on private property north of North Boambee Road at elevation 30m. The view has 360° views. The immediate view in all directions is undulating pasture with a couple of remnant trees to the east. The middle view north and northeast is of 7(a) vegetation. The distant view north is of pasture and the Roberts Hill ridge. The middle view southwest takes in the elevated area of 7(a) vegetation on Lot 4 DP 246562 North Boambee Road with the ridgeline of Boambee in the distance.
visual quality of viewpoint	The pasture has an appealing rural character, but is common in the broader area. It has a moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley and have a high scenic value. The ridges are prominent landforms and have high scenic value.
Visual sensitivity	This location is on private property and there are limited viewers seeing this view. In the future, development at this location would increase viewers to this viewpoint. Given the broadness and extent of the view and the number of likely future viewers, this viewpoint has a high visual sensitivity of 4.
Visual effect	The surrounds to this location were identified for development in the Structure Plan. Given the openness and extent of the land, it is likely development will have high visual effect on this viewpoint. Urban development will be a dramatic change to the current landscape. The ridges beyond the site will be retained and the 7(a) vegetation, if retained, will also add 'green space' and visual relief to potential urban development at this location. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of Roberts Hill ridge as a feature with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' and visual relief to development and to intersect potential development areas. Design road layout to reflect existing topography.

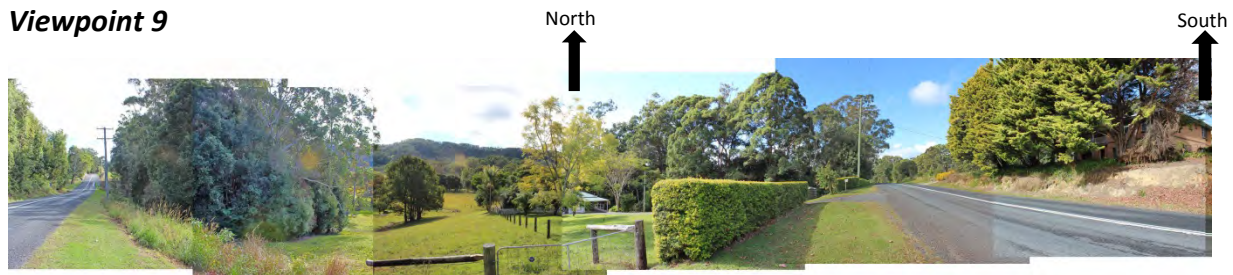
Viewpoint 8



Viewpoint 8 170 North Boambee Road, property northern side of road

Viewpoint 8 170 North Boambee Road	
description of views	View 8 is on private property north of North Boambee Road at elevation 50m. The immediate view to the east is an area of 7(a) vegetation. The immediate view in all other directions is undulating pasture with scattered trees. The middle view to the west and southwest is of areas of remnant bush, mostly 7(a) vegetation on the neighbouring property to the west. The middle view also includes vegetation along the drainage lines to the south. The distant view north and west takes in the Robert Hill and Boambee State Forest vegetated ridges. The view south takes in the ridgeline between Englands Road and Boambee.
visual quality of viewpoint	The pasture has an appealing rural character, but is common in the broader area. It has a moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley and have a high scenic value. The vegetated ridges are prominent landforms and have high scenic value.
Visual sensitivity	This location is on private property and there are limited viewers seeing this view. In the future, development at this location would increase viewers to this viewpoint. Given the broadness and extent of the view and the number of likely future viewers, this viewpoint has a high visual sensitivity of 4.
Visual effect	The area south of this viewpoint was identified for development in the Structure Plan. Given the openness and extent of the land and the elevation of the location, it is likely development will have high visual effect on this viewpoint. Urban development will be a dramatic change to the current landscape. The ridges beyond the site will be retained and the 7(a) vegetation, if retained, will also add 'green space' and visual relief to potential urban development at this location. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridges of Boambee State Forest and Roberts Hill as a features with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' and visual relief to development and to intersect potential development areas. Design road layout to reflect existing topography.

Viewpoint 9



Viewpoint 9 226 North Boambee Road 10, northern side of road



viewpoint 9 226 North Boambee Road 10, southern side of road

Viewpoint 9 226 North Boambee Road	
description of views	View 9 is on North Boambee Road at elevation 30m. The view north is framed by vegetation. The immediate view north is of a residence and garden, pasture and areas of remnant bush. The middle view north is of vegetation along a drainage line and an area of 7(a) vegetation on the elevated land of the property to the north. The vegetated ridge of Roberts Hill is in the distant view. The immediate view south is of a road cutting with a residence beyond. Looking east along North Boambee Road it is possible to see the area of 7(a) vegetation on Lot 4 DP 246562.
visual quality of viewpoint	The vegetated ridge is a prominent land form and has high scenic value. The pasture, residences and gardens have diversity of form and create a rural residential character, however, are elements common in the broader area. There have a moderate scenic value. The areas of remnant vegetation north of the road represent some of the limited remnant vegetation in the valley and have a high scenic value.
Visual sensitivity	This location is passed by traffic to North Boambee Valley (west). With future development, this location would experience a greater number of viewers. The view north is framed by remnant vegetation, and if this vegetation was to be retained, it would continue to limit the view at this location. The view south is limited by the viewpoint being lower than the land to the south. Given the way in which the views are constrained from this location, this viewpoint has a visual sensitivity of 2.
Visual effect	Areas north and south of the viewpoint were identified for development in the Structure Plan. Development to the north would be intersected by drainage corridors and areas of 7(a) vegetation. Development to the south would also be limited by an area of 7(a) vegetation, if it were retained. Retained vegetation would be likely to limit the extent that development could be viewed from this location. There is existing residences within this view. The ridge is beyond the site and will be retained. The visual effect of potential development on this viewpoint is 2.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 4. It is likely that future development would have a medium visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of Roberts Hill ridge as a feature with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen view to some development from this viewpoint. Consider guidelines to incorporate rural characteristics into the design of buildings.

Viewpoint 10



Viewpoint 10 290 North Boambee Road, property northern side of road

Viewpoint 10 290 North Boambee Road	
description of views	View 10 is on private property north of North Boambee Road at elevation 30m. The immediate view is of pasture. The middle view includes two pockets of 7(a) vegetation, a slightly elevated area to the south and a low lying area to the north. The middle view to the northeast includes vegetation along a drainage corridor and in the distance, the Roberts Hill vegetated ridge. The middle view southwest is of road side vegetation and trees associated with residential properties along North Boambee Road.
visual quality of viewpoint	The vegetated ridge is a prominent land form and has a high scenic value. The areas of 7(a) vegetation represent some of the limited bush left in the valley and as natural features have a high scenic value. The roadside and garden vegetation includes many exotic species, but does have diversity of form. It has moderate scenic value. The pasture has a visually appealing rural character, however, is common in the broader area. It has a moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers seeing this view. Future development may increase viewers to this location. The view is framed at locations by vegetation in the middle ground. The view is also divided by vegetation along the drainage corridor. The view is broad, however, is 'broken up' by vegetation. Given the nature of the view and likely future viewers, this viewpoint has a visual sensitivity of 3.
Visual effect	The pasture areas visible in this view were identified for development in the Structure Plan. These do represent large expanses of development, however, these would be divided by areas of 7(a) vegetation, if it were retained. Development may also be constrained by low lying areas and riparian corridors. The view does take in development areas, however, the view is also affected by remnant vegetation. The vegetated ridge is beyond the site and would be retained. The likely visual effect of potential development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 6. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of Roberts Hill vegetated ridge as a feature with high scenic value. Retain and enhance riparian vegetation along the drainage line to the north so that potential future development is intersected with green spaces. Retain areas of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen view to some development from this viewpoint. Design layout to incorporate vistas to scenic features such as vegetated ridgelines, areas of 7(a) vegetation and riparian corridors.

Viewpoint 11



Viewpoint 11 290 North Boambee Road, property northern side of road

Viewpoint 11 290 North Boambee Road	
description of views	View 11 is on private property north of North Boambee Road and is at elevation 20m. The location is low lying and looks up to the surrounding landscape. The immediate view is of pasture with a dam to the east. The middle view northeast takes in a linear area of 7(a) vegetation. The middle view to the southwest takes in another linear area of 7(a) vegetation. The middle view south takes in vegetation along a drainage line. The middle view north includes an area of banana plantation. The distant view north takes in the Roberts Hill ridge. The distant view west takes in a small part of the ridge of Boambee State Forest.
visual quality of viewpoint	The vegetated ridges are prominent land forms and have a high scenic value. The pasture and dam have an appealing rural character, however, are land forms common in the broader area. They have a moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley. As natural features these areas have high scenic value. The banana plantation has a cultural significance to the area, but is common in the broader surrounds. It has moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers taking in this viewpoint. Under future development, there would be an increase in viewers to this location. The elevation of the land may limit development and the areas of 7(a) vegetation, if retained, may limit the extent of views in different directions. Given the broadness of the view, the topography of the land and the location of remnant bushland, this viewpoint is deemed to have a visual sensitivity of 3.
Visual effect	The surrounds to this location were identified for development in the Structure Plan, however, may be constrained by the low lying nature of the land. If the 7(a) vegetation were retained it would intersect potential development areas. The vegetated ridges are beyond the site and would be retained. The low lying nature of the land affects the type of view possible from this location and would also affect the type of view after development. Development at this location would have a high visual impact but only part of a broader area of development may be visible from this viewpoint. The likely visual effect of potential development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 6. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridges as features with high scenic value. Retain and revegetate drainage corridors to add green spaces to development. Retain areas of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen view to some development from this viewpoint. Utilise low lying areas that are not suitable for development as public open spaces and vegetated corridors.

Viewpoint 12

North



South



Viewpoint 12 290 North Boambee Road, property northern side of road

Viewpoint 12 290 North Boambee Road	
description of views	View 12 is on private property north of North Boambee Road at an elevation between 40-50m. The viewpoint is on a hill associated with a minor ridge off the Roberts Hill ridge. The hill is 80% bounded by 7(a) vegetation. The 360° view takes in pasture in the immediate view and 7(a) vegetation in the middle view. It is possible to see further pasture through the trees to the east and to see a vegetated ridge in the distance.
visual quality of viewpoint	The Roberts Hill and Boambee State Forest ridges are prominent lands forms and have high scenic value. The 7(a) vegetation represents a small portion of the limited amount of 7(a) vegetation remaining in the valley. As a natural feature it has a high scenic value. The pasture has an appealing rural character but is common to the broader area. It is has moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers taking in this viewpoint. The structure plan identified this area and its surrounds as having potential for future development so it is likely there will be increased viewers to this location, however, this will not happen until after development. This view is limited in that it is from a knoll nearly surrounded by vegetation. In the event of development, the distant view would not change and the 7(a) vegetation could be retained. As large parts of the view would remain unchanged, this viewpoint is deemed to have a visual sensitivity of 2.
Visual effect	The structure plan identified this area and its surrounds as having potential for development. If retained, the 7(a) vegetation would provide separation between developed areas and would contribute to 'green space'. Urban development would not affect views to the vegetated ridges. This view has a focus on the foreground due to the 7(a) vegetation providing a screen to what is beyond. Given the size of the foreground and potential developable area, development on this location is deemed to have a visual effect of 2.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 4. It is likely that future development would have a medium visual impact on this viewpoint.
Recommendations for mitigation or protection	Retain 7(a) vegetation to provide 'green space' between urban areas and to screen areas of urban development from certain viewpoints. Ensure long term retention of Roberts Hill and Boambee State Forest vegetated ridges as natural features with high scenic value. Design layout so that vistas are possible to natural feature such as vegetated ridgelines and areas of remnant vegetation.

Viewpoint 13

North



South



Viewpoint 13 290 North Boambee Road, property northern side of road

Viewpoint 13 290 North Boambee Road	
description of views	View 13 is on private property north of North Boambee Road at elevation 60m. The location is at the northern extent of the study site and the view north is of 7(a) vegetation associated with the Roberts Hill ridge. The immediate view elsewhere is of pasture, once banana plantation. The lands falls south to a vegetated gully. Beyond that gully, looking south, there is an area of banana plantation with bush beyond. Looking southeast, there is an area of 7(a) vegetation in the middle view. Looking southwest, there is a distinct, elevated area of 7(a) vegetation and then a distant view to 'Big Boambee' peak. To the south the distant view takes in the ridge between Englands Road and Boambee.
visual quality of viewpoint	The pasture has an appealing rural character, but is common in the broader area. It has a moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley and have a high scenic value. The vegetated ridges are prominent landforms and have high scenic value. The banana plantation has cultural significance, but occurs elsewhere in the broader area. It has a moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers seeing this view. In the future, the steepness of this land may limit development at this specific location, however, it may occur in the less steep areas to the south. There are likely to be increase viewers in the proximity of this viewpoint. The broad view is divided by the areas of 7(a) vegetation and vegetation along the gully. This is currently a very appealing view. This viewpoint has a high visual sensitivity of 4.
Visual effect	The area south of this viewpoint was identified for development in the Structure Plan. Potential development, to the surrounds, may be divided and partly screened by areas of 7(a) vegetation, if retained. However, given the elevation of the viewpoint and the openness of the land, it is likely development will have high visual effect on this viewpoint. Urban development will be a dramatic change to the current landscape. The ridges beyond the site will be retained and the 7(a) vegetation, if retained, will also add 'green space' and visual relief to potential urban development at this location. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridge of Boambee State Forest and 'Big Boambee' peak as features with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' and visual relief to development and to intersect potential development areas. Design road layout to reflect existing topography. Utilise steep locations that may not be suitable for urban development as 'green spaces' with public lookout locations.

Viewpoint 14



Viewpoint 14 290 North Boambee Road, northern side of road



Viewpoint 14 290 North Boambee Road, southern side of road

Viewpoint 14 290 North Boambee Road	
description of views	View 14 is on North Boambee Road at elevation 40m. The view north is framed by vegetation. The immediate view north is of undulating pasture. The middle view north is of remnant bush with a distant view of a small part of the Roberts Hill ridge. The immediate view south is of a residence and gardens with a dense backdrop of bush. This 7(a) vegetation stretches across a number of properties.
visual quality of viewpoint	The vegetated ridgeline is a prominent land form and has high scenic value. The pasture, residences and gardens have diversity of form and create a rural residential character, however, are elements common in the broader area. They have a moderate scenic value. The areas of remnant vegetation are visually prominent at this viewpoint. They represent some of the limited remnant vegetation in the valley and have a high scenic value.
Visual sensitivity	This location is passed by traffic to North Boambee Valley (west). With future development, this location would experience a greater number of viewers. The view north is framed and interrupted by remnant vegetation, and if retained, vegetation would continue to limit the view. The view north currently is a picturesque view available along the road. The view south is limited by the dense vegetation behind the house. Given the way in which the views are constrained from this location, but the visual appeal of the northern view, this viewpoint has a visual sensitivity of 3.
Visual effect	The area north of the viewpoint was identified for development in the Structure Plan. Development to the north would be intersected by remnant vegetation, if retained. Further development to the north would be screened by remnant vegetation, if retained. Development to the south would be limited by an area of 7(a) vegetation, if retained. Retained vegetation would be likely to limit the extent development could be viewed from this location. The existing residence establishes at least the start of an urban character to the surrounds. The ridge is beyond the site and will be retained. The visual effect of potential development on this viewpoint is 2.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 5. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of Roberts Hill ridge as a feature with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen view to some development from this viewpoint.

Viewpoint 15



Viewpoint 15 290 North Boambee Road, property northern side of road

Viewpoint 15 290 North Boambee Road	
description of views	View 15 is on private property north of North Boambee Road and is at elevation 50m. The location is on a cleared hill with 360° views. The immediate view in all directions is of pasture. The middle view east takes in an area of 7(a) vegetation. The distant view north takes in another area of 7(a) vegetation, pasture with scattered trees, a small area of banana plantation with the Roberts Hill and Boambee State Forest vegetated ridges to the very rear. The view south takes in some farm buildings and road side vegetation with a distant view to a small part of the vegetated ridge of Boambee State Forest
visual quality of viewpoint	The vegetated ridges are prominent land forms and have a high scenic value. The pasture has an appealing rural character, however, is a land form common in the broader area. It has a moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley. As natural features these areas have high scenic value. The banana plantation has a cultural significance to the area, but is common in the broader surrounds. It has a moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers taking in this viewpoint. The hill in the foreground falls into the required quarry buffer zone. With the current quarry buffer, there is unlikely to be an increase in viewers to this location. The areas of 7(a) vegetation, if retained, would limit the view to potential development to the east of this viewpoint. The areas to the west of the viewpoint are constrained in their potential for development by the current quarry buffer. This land is likely to remain as rural in character. This viewpoint has a visual sensitivity of 1.
Visual effect	The surrounds to this location were not identified for development in the Structure Plan due to the current requirements for the quarry buffer. If the 7(a) vegetation is retained it will screen potential development to the east. The rural land to the west will be retained under the current quarry buffer. The vegetated ridges are beyond the site and will be retained. The likely visual effect of potential development on this viewpoint is 1 because potential development is largely excluded from this view by the quarry buffer.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 2. It is likely that future development elsewhere in the valley would have a low visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridges as features with high scenic value. Retain areas of 7(a) vegetation to screen development to the east and to provide a buffer to retained rural land.

Viewpoint 16



Viewpoint 16 public access, 328 North Boambee Road, property of northern side of road

Viewpoint 16 public access, 328 North Boambee Road	
description of views	View 16 is from an access to properties north of the study site. It is at elevation of 40m and is approximately halfway between North Boambee Road and the vegetated ridge to the north. The viewpoint has a 360° view of the surrounding elevated landscape. The immediate view in all directions is of undulating pasture with isolated trees and a number of dams. The distant view north is of the vegetated ridge between Boambee State Forest and Roberts Hill. The distant view south is of residential properties on North Boambee Road and part of 'Big Boambee' peak. The view west takes in the Boambee State Forest ridge.
visual quality of viewpoint	The vegetated ridges and 'Big Boambee' are prominent land forms and have high scenic value. The pasture, dams and scattered trees have an appealing rural character, but are common in the broader area. They have a moderate scenic value. The residences on North Boambee Road have diversity of form, but are elements common in the broader area. They have a moderate scenic value.
Visual sensitivity	This location has limited viewers, those who use the access to the limited properties north of the study site. This location falls within the current required quarry buffer and therefore it is likely to have a consistent number of viewers in the future. The view is broad and open. This viewpoint has limited number of viewers, is in in the quarry buffer and predominantly includes pasture land of moderate scenic value. It has a visual sensitivity of 1.
Visual effect	The surrounds to this viewpoint were not identified for development in the Structure Plan due to the current requirements for the quarry buffer. It is unlikely that development further to the east would be visible from this viewpoint. The vegetated ridges are beyond the site and would be retained. The likely visual effect of potential development on this viewpoint is 1.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 2. It is likely that future development elsewhere in the valley would have a low visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridges and 'Big Boambee' peak as features with high scenic value.

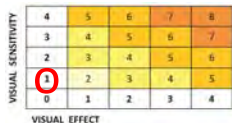
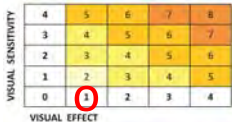
Viewpoint 17



Viewpoint 17 333 North Boambee Road 4, northern side of road



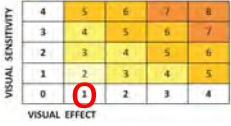
Viewpoint 17 333 North Boambee Road 4, southern side of road

Viewpoint 17 333 North Boambee Road	
description of views	View 17 is on North Boambee Road at elevation 65m. The view north is obscured by fruit trees on the adjacent property. The left side of the view has a middle view of pasture with a distant view of the Boambee State Forest ridge. The gap in the ridge vegetation identifies the power line location. The view south have an immediate view of a small area of regrowth. The middle view is of a residential property, blueberry plantation, banana plantation and areas of 7(a) vegetation. The distant view is of 'Big Boambee' peak in Boambee State Forest.
visual quality of viewpoint	The ridge and 'Big Boambee' peak are prominent land forms and have high scenic value. The pasture, residence and gardens have diversity of form and create a rural residential character, however, are common in the broader area. They have a moderate scenic value. The 7(a) vegetation represent some of the limited bush in the valley and has high scenic value. The blueberry and banana plantations have cultural significance but are common in the broader area. They have a moderate scenic value.
Visual sensitivity 	This location is passed by traffic to North Boambee Valley (west). This location is within the current required quarry buffer and was not identified for development in the Structure Plan. It is likely to have a similar number of viewers in the future. The view mostly contains elements of moderate scenic value and is already subject to a range of elements associated with rural residential development. This viewpoint has a visual sensitivity of 1.
Visual effect 	The surrounds to this viewpoint were not identified for development in the Structure Plan due to the current requirements for the quarry buffer. It is unlikely that development further to the east would be visible from this viewpoint. The vegetated ridges are beyond the site and would be retained. If the 7(a) vegetation is also retained this view is likely to remain unaffected by future development. The likely visual effect of potential development on this viewpoint is 1.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 2. It is likely that future development elsewhere in the valley would have a low visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of vegetated ridge and 'Big Boambee' peak as a features with high scenic value.

Viewpoint 18



Viewpoint 18 381 North Boambee Road

Viewpoint 18 381 North Boambee Road	
description of views	View 18 is on North Boambee Road at elevation 70m. The immediate view north is of a residential property. The view is then obscured by the elevation of the land. The distant view north is of the vegetated ridge of Boambee State Forest. The view south is broad and open with the land falling away from the road. The immediate view is of a rural properties with buildings, pasture and scattered trees. The middle view takes in blueberry and banana plantations and two elevated areas of 7(a) vegetation. The distant view south takes in 'Big Boambee' peak and the ridge between Englands Road and Boambee to the south.
visual quality of viewpoint	The vegetated ridge and 'Big Boambee' peak are prominent land forms and have high scenic value. The pasture, residence and rural buildings and scattered pasture trees have diversity of form and create a rural residential character, however, are elements common in the broader area. They have a moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley and as natural features have high scenic value. The blueberry and banana plantation have cultural significance but are elements common in the broader area. They have a moderate scenic value.
Visual sensitivity 	This location is passed by traffic to North Boambee Valley (west). This location is within the current required quarry buffer and, as such, was not identified for development in the Structure Plan. It is likely to have a similar number of viewers in the future. The immediate and middle view mostly contains elements of moderate scenic value and is already a 'busy' view subject to a range of elements associated with rural residential development. The 7(a) vegetation, if retained, will continue to provide a backdrop to this view. Given the views contain mostly elements of moderate scenic value and that they fall within the quarry buffer, this viewpoint has a visual sensitivity of 1.
Visual effect 	The surrounds to this viewpoint were not identified for development in the Structure Plan due to the current requirements for the quarry buffer. It is unlikely that development further to the east would be visible from this viewpoint. The vegetated ridges are beyond the site and would be retained. If the 7(a) vegetation is also retained this view is likely to remain unaffected by future development. The likely visual effect of potential development on this viewpoint is 1.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 2. It is likely that future development elsewhere in the valley would have a low visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of vegetated ridge and 'Big Boambee' peak as features with high scenic value. Ensure retention of elevated areas of 7(a) vegetation to provide natural features of high scenic value.

Viewpoint 19



Viewpoint 19 169 North Boambee Road, property southern side of road, western edge of RTA's preferred Pacific Highway bypass route

Viewpoint 19 169 North Boambee Road	
description of views	View 19 is on private property south of North Boambee Road and is on the western edge of the RTA's preferred Pacific Highway bypass route. The location is at elevation <10m and is immediately south of Newports Creek. The surrounding landscape is very flat. The immediate view north is of vegetation along Newports Creek. This vegetation includes indigenous riparian vegetation and exotic weeds. The immediate view in all other directions is of low lying pasture. The middle view southeast and south takes in vegetation along an unnamed drainage line which drains north to Newports Creek. The middle view west takes in the vegetated Newports Creek corridor. The distant view west takes in 'Big Boambee' peak and a ridge associated with Boambee further to the south.
visual quality of viewpoint	'Big Boambee' peak is a prominent land form and has high scenic value. Newports Creek is a natural feature and the drain to the south is substantial with good intact vegetation and plenty of water flow and pools. They are both natural features and have high scenic value. The pasture has an appealing rural character, however, is common in the broader area. It has a moderate scenic value.
Visual sensitivity 	This location is on private property and there are limited viewers taking in this viewpoint. Under future development, this location would form the western edge of the bypass route and a dramatic increase in viewers would take in this view. Given the broadness of the view and the likely number of future viewers, this viewpoint is deemed to have a visual sensitivity of 4.
Visual effect 	This location is on the western extent of the bypass route. The area to the west was identified for potential industrial development in the Structure Plan. Given the openness of the land and that highway and development infrastructure may be located here, it is likely development here will have high visual effect on this viewpoint. Highway infrastructure will need to be elevated across this low area and would be obvious in the setting. The riparian vegetation would remain and would provide a backdrop, and visual relief, to potential development. The view to the 'Big Boambee' would remain, although may be interrupted by development. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of 'Big Boambee' peak as a feature with high scenic value. Retain and revegetate drainage corridors to add green spaces to development. Retain areas of 7(a) vegetation to provide visual relief from development. Integrate infrastructure into the landscape to avoid elevated structures that contrast with the surrounds Provide a vegetated buffer to the bypass route so Pacific Highway travellers view greenery rather than urban development and so that future development has a visual screen to highway traffic.

Viewpoint 20



Viewpoint 20 100 Englands Road, property north side of road, western edge of RTA's preferred Pacific Highway bypass route

Viewpoint 20 100 Englands Road	
description of views	View 20 is on private property north of Englands Road and is on the western edge of the RTA's preferred Pacific Highway bypass route. The location is at elevation <10m and is between Newports Creek to the north and an unnamed drainage line to the south. The landscape is very flat. The immediate view south and southwest is of vegetation along the drainage line. The immediate view in all other directions is of low lying pasture. The middle view north and northwest is of the Newports Creek corridor. The distant view west is of 'Big Boambee' peak and this is a good view, with the creek corridors framing the view to the peak.
visual quality of viewpoint	'Big Boambee' peak is a prominent land form and has high scenic value. Newports Creek is a natural feature and the drain to the south is substantial with good intact vegetation and plenty of water flow and pools. They are both natural features and have high scenic value. The pasture has an appealing rural character, however, is common in the broader area. It has a moderate scenic value.
Visual sensitivity 	This location is on private property and there are limited viewers taking in this viewpoint. Under future development, this location would form the western edge of the bypass route and a dramatic increase in viewers would take in this view. Given the broadness of the view and the likely number of future viewers, this viewpoint is deemed to have a visual sensitivity of 4.
Visual effect 	This location is on the western extent of the bypass route. The area to the west was identified for potential industrial development in the Structure Plan. Given the openness of the land and that highway and development infrastructure may be located here, it is likely development here will have high visual effect on this viewpoint. Highway infrastructure will need to be elevated across this low area and would be obvious in the setting. The riparian vegetation would remain and would provide a backdrop, and visual relief, to potential development. The view to the 'Big Boambee' would remain, although may be interrupted by development. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of 'Big Boambee' peak as a feature with high scenic value. Retain and revegetate drainage corridors to add green spaces to development. Retain areas of 7(a) vegetation to provide visual relief from development. Integrate infrastructure into the landscape to avoid elevated structures that contrast with the surrounds. Provide a vegetated buffer to the bypass route so Pacific Highway travellers view greenery rather than urban development and so that future development has a visual screen to highway traffic. Design highway infrastructure to incorporate views to 'Big Boambee' as a landscape feature.

Viewpoint 21



Viewpoint 21 100 Englands Road, property north side of road, western edge of RTA's preferred Pacific Highway bypass route

Viewpoint 21 100 Englands Road	
description of views	View 21 is on private property north of Englands Road and is on the western edge of the RTA's preferred Pacific Highway bypass route. The location is at elevation 10-15m and is south of an unnamed drainage line that drains north to Newports Creek. The immediate view north is of pasture and the vegetated drainage corridor. The middle view east takes in screened views of the adjacent industrial area. The view south takes in farm buildings, pasture and scattered trees. The extent of view is limited by vegetation along the drainage corridor.
visual quality of viewpoint	The drainage line to the north includes indigenous riparian vegetation although it is weedy. It holds substantial water and is a natural feature. It has a high scenic value. The vegetation associated with the drainage line is 7(a) vegetation and represents some of the limited bush remaining in the valley. It is a natural feature and has high scenic value. The pasture, farm buildings, scattered trees and industrial buildings have diversity of form, but are elements common in the broader area. They have moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers taking in this viewpoint. Under future development, this location would form the western edge of the bypass route and a dramatic increase in viewers would take in this view. The extent of view possible from this location is limited by vegetation along the drainage corridor. Given this is 7(a) vegetation and likely to be retained the extent of view will remain constrained. Given the nature of the view, this viewpoint has a visual sensitivity of 2.
Visual effect	This location is on the western extent of the bypass route. The area to the west was identified for potential industrial development in the Structure Plan, however, is highly constrained by existing vegetation. The site is already subject to rural infrastructure. Highway infrastructure will need to be elevated across low areas and would need to cross the drainage line. It would be obvious in the setting. Some riparian vegetation would need to be removed for the highway, although vegetation further west would remain. Given the existing character of the surrounds, but the added impact of highway infrastructure, the likely visual effect of potential development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 5. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Retain and revegetate drainage corridors to add green spaces to development. Retain areas of 7(a) vegetation to provide visual relief from development. Integrate infrastructure into the landscape to avoid elevated structures that contrast with the surrounds. Provide a vegetated buffer to the bypass route so Pacific Highway travellers view greenery rather than urban development and so that future development has a visual screen to highway traffic.

Viewpoint 22



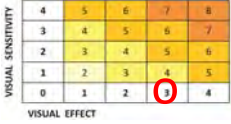
viewpoint 22 industrial estate, RTA's preferred Pacific Highway bypass route

Viewpoint 22 industrial estate Industrial Drive	
description of views	View 22 is on the western edge of the industrial estate on Industrial Drive. The location is within the RTA's preferred Pacific Highway bypass route at elevation <10m. The surrounding landscape is very flat excluding a mound of stockpiled soil from previous earthworks. The immediate view west, southwest and northwest is of dense, low lying 7(a) vegetation. This vegetation screens any further views in these directions. The view north, east and southeast is of industrial land, some vacant and some already utilised. The distant view north also takes in a limited view of Roberts Hill.
visual quality of viewpoint	'Roberts Hill' peak is a prominent land form and has high scenic value. The 7(a) vegetation represents some of the limited bushland remaining in the valley and is a natural feature with a high scenic value. The vacant industrial land has minimal diversity or variety and has low scenic value. The utilised industrial land does have diversity of form and has moderate scenic value.
Visual sensitivity	This location is on private property on the edge of vacant industrial land. Currently, this location is likely to have limited viewers. Under future development, this location would be on or close to the bypass route and a dramatic increase in viewers would take in this view. The view east is distinctly industrial whilst the view west is predominantly natural. The view east is broad, but already contains urban development and infrastructure and provides an appropriate setting for further urban infrastructure. The dense vegetation is a natural setting and would be in dramatic contrast to potential highway infrastructure. This viewpoint has a visual sensitivity of 3.
Visual effect	This location is on or close to the bypass route. Highway infrastructure will most likely require the removal of part of this 7(a) vegetation. Highway infrastructure would also be in dramatic contrast to the scenic amenity of the vegetation as a natural feature. The highway infrastructure would be in visual character with the urban forms of the industrial development to the east. It is likely highway development will have a high visual effect on the 7(a) vegetation landscape but not as great a visual effect on the industrial development. Highway infrastructure will need to be elevated across this low area and would be obvious in the setting. The likely visual effect of potential development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 6. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Minimise the removal of 7(a) vegetation for highway construction and revegetate areas exposed during earthworks with local indigenous species.

Viewpoint 23



Viewpoint 23 55 Englands Road, property southern side of road

Viewpoint 23 55 Englands Road	
description of views	View 23 is on Englands Road at elevation <10m. The view is mostly constrained by the area of 7(a) vegetation either side of the road. The only open view is south to the storage yard for Golden's Sand. This same view has a distant view of the land fill site associated with Coffs Coast Waste Services.
visual quality of viewpoint	The areas of 7(a) vegetation either side of Englands Road at this viewpoint represent some of the limited bushland remaining in the valley. The areas are natural features and have high scenic value. The storage yard and land fill site have minimal diversity and have low scenic value.
Visual sensitivity	 This location is passed by traffic along Englands Road. This is mostly limited to those residents and property owners along the western extent of Englands Road. Any additional development west of this location along Englands Road would bring an increase in viewers to this viewpoint. This location is also not far west of the RTA's preferred Pacific Highway bypass route which would also bring an increase in viewers to this viewpoint. The view is heavily constrained by the vegetation. Given the constrained nature of the view, but the likely increase in viewers this viewpoint has a visual sensitivity of 2.
Visual effect	 The surrounds to this viewpoint were identified for development in the Structure Plan, however, the site is heavily constrained by 7(a) vegetation. If the 7(a) vegetation were to be retained then development would need to occur further west and would be screened from this viewpoint by vegetation. The bypass route, however, is likely to impact on the 7(a) vegetation and be in dramatic contrast to this natural feature. Based on the assumption, urban development would be screened from view by the retained vegetation, but that the highway would remove vegetation, development on this viewpoint is likely to have a visual effect of 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 5. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Retain 7(a) vegetation to any industrial development that may occur along Englands Road as a means of screening development and providing 'green spaces' within future development. Revegetate the edge of the highway corridor to provide a visual buffer between the bypass route and adjacent land uses. Minimise as much as possible the extent of 7(a) vegetation removed as part of the bypass route works.

Viewpoint 24



Viewpoint 24 103 Englands Road, property southern side of road

Viewpoint 24 103 Englands Road	
description of views	View 24 is on Englands Road at elevation 30m. The view is constrained by road side vegetation. The road is elevated and the land falls away from the road to the south and north. The view north is largely screened by trees, but beyond the trees is a rural property with a residence, pasture and planted trees. The middle view north, is vegetation along an unnamed drainage line. The view south taken in pasture with scattered trees in the foreground. The middle view is of the area of 7(a) vegetation south of Englands Road and a residence.
visual quality of viewpoint	The area of 7(a) vegetation represents some of the limited bushland remaining in the valley and as a natural feature has a high scenic value. The vegetated drainage line north of Englands Road has riparian vegetation and is a natural feature with high scenic value. The pasture, residences and scattered trees have diversity of form, however, are elements common in the broader area. There have a moderate scenic value.
Visual sensitivity	This location is passed by traffic along Englands Road. This is mostly limited to those residents and property owners along the western extent of Englands Road. Any additional development west of this location along Englands Road would bring an increase in viewers to this viewpoint. The existing view is constrained by vegetation along the road side. Given the limited nature of the current view, this viewpoint has a visual sensitivity of 2.
Visual effect	The surrounds to this viewpoint were identified for development in the Structure Plan. Development in the surrounds, however, would be heavily constrained by areas of 7(a) vegetation to the south and north along the drainage corridor. If this 7(a) vegetation were retained, it would limit the extent of development. Development in the surrounds would also be constrained by the sloping topography. Based on the retention of existing 7(a) vegetation and development occurring only on relatively flat areas, development in this location is likely to be constrained and existing within a backdrop of retained vegetation. On this basis, the likely visual effect of development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 5. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Retain and revegetate 7(a) vegetation areas to provide 'green spaces' within future development and to intersect large expanses of development with vegetation screens. Limit development to less steep areas so that topography does not have to be manipulated to such an extent it leaves scars on the landscape. Retain roadside vegetation to screen views to future development at this location and to maintain rural road character to Englands Road.

Viewpoint 25

North



Viewpoint 25 116 Englands Road, property northern side of road

Viewpoint 25 116 Englands Road	
description of views	View 25 is on Englands Road at elevation 30m. The view is constrained by road side vegetation. The road is elevated and the land falls away from the road to the south and north. The view south is screened by road side vegetation and the topography. The view north is also heavily screened by road side vegetation. It is possible to see in the immediate view north and north east, a storage facility associated with Peter Ryan earthworks. The facility includes a large yard, parking areas and a number of sheds. The land drops away quickly and any further view north is screened by riparian vegetation along a drainage line.
visual quality of viewpoint	The area of 7(a) vegetation along the drainage line represents some of the limited bushland remaining in the valley and as a natural feature has a high scenic value. There is not a very clear view available to this vegetation. The storage facility has little diversity in form due to the nature of its function and has low scenic value.
Visual sensitivity	This location is passed by traffic along Englands Road. This is mostly limited to those residents and property owners along the western extent of Englands Road. Any additional development west of this location along Englands Road would bring an increase in viewers to this viewpoint. The existing view is heavily constrained by vegetation along the road side. Given the very limited nature of the current view, this viewpoint has a visual sensitivity of 1.
Visual effect	The surrounds to this viewpoint were identified for development in the Structure Plan. Development in the surrounds, however, would be constrained by the 7(a) vegetation to the drainage corridor and the steep topography. If the 7(a) vegetation were retained, it would limit the extent of development. Based on the retention of existing 7(a) vegetation, development occurring only on relatively flat areas and that the view already takes in a storage facility, the likely visual effect of development on this viewpoint is 2.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 4. It is likely that future development would have a medium visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Retain and revegetate 7(a) vegetation to riparian corridor to provide 'green spaces' within future development and to intersect large expanses of development with vegetation screens. Limit development to less steep areas so that topography does not have to be manipulated to such an extent it leaves scars on the landscape. Retain roadside vegetation to screen views to future development at this location and to maintain rural road character to Englands Road.

Viewpoint 26



Viewpoint 26 139 & 149 Englands Road, property southern side of road

Viewpoint 26 139 & 149 Englands Road	
description of views	View 26 is on Carsons Drive, a road that provides access to a number of properties south of Englands Road. The viewpoint is at elevation of 50m. The view east and south is screened by vegetation and the topography. The main view available is looking west and north west. This view takes in a rural property in the foreground with residential gardens, pasture, scattered trees and farm buildings. The middle view takes in an area of 7(a) vegetation that extends from the south side of Englands Road to beyond the southern boundary of the study site. The distant and very appealing view is to the vegetated ridgeline of Boambee State Forest.
visual quality of viewpoint	The vegetated ridge is a prominent land form and has a high scenic value. The area of 7(a) vegetation represents some of the limited bush left in the valley and as a natural features has high scenic value. The pasture, residential gardens, farm buildings and scattered trees have diversity of form and establish an appealing rural character. They are elements common in the broader area and have a moderate scenic value.
Visual sensitivity	This location provides access to a limited number of properties and there are likely to be limited viewers seeing this view. The surrounds to this viewpoint were identified by the Structure Plan for industrial development, however, this is likely to be constrained by remnant vegetation and topography. This is particularly attractive view with a good outlook to the ridge beyond. There are a limited number of likely viewers and area suitable for development, however, the view currently is very appealing. This viewpoint has visual sensitivity of 3.
Visual effect	The surrounds to this viewpoint were identified for potential industrial development in the Structure Plan. Development could be limited by 7(a) vegetation, if retained, and topography. Industrial development at this location would be in dramatic contrast to the existing setting. The vegetated ridge is beyond the site and would be retained although the view may be interrupted by infrastructure associated with development. Given the location of this viewpoint away from the main road and the limited potential available land for development the likely visual effect of potential development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 6. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of vegetated ridge of Boambee State Forest as a feature with high scenic value. Retain area of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen views to development from different locations. Design layout to incorporate vistas to scenic features such as vegetated ridgelines and area of 7(a) vegetation. Minimise the potential for development and associated infrastructure to interrupt long views to vegetated ridge as feature of high scenic value.

Viewpoint 27



Viewpoint 27 159 Englands Road, property southern side of road

Viewpoint 27 159 Englands Road	
description of views	View 27 is on a public road south off Englands Road that provides access to a number of properties south of the study site. The viewpoint is on the southern boundary of the study site and looks north back into the site. The view takes in the ridge between the study site and Boambee. The view immediately north is of a broad gully with pasture and an area of 7(a) vegetation. The very distant view north is of a small part of the vegetated ridge of Boambee State Forest. The view east is constrained by road side vegetation.
visual quality of viewpoint	The vegetated ridge is a prominent land form and has a high scenic value. The area of 7(a) vegetation represents some of the limited bush left in the valley and as a natural feature has high scenic value. The pasture and road side vegetation have diversity of form and establish an appealing rural character. They are elements common in the broader area and have a moderate scenic value.
Visual sensitivity	This location provides access to a limited number of properties and there are likely to be limited viewers seeing this view. The surrounds to this viewpoint were identified by the Structure Plan for industrial development, however, this is likely to be constrained by remnant vegetation and topography. There is only a very limited amount of clear land in the surrounds. The location is distinctly rural with a number of residences in the surrounds. There are a limited number of likely viewers and area suitable for development, however, industrial development would be in contrast with the rural character. This viewpoint has a visual sensitivity of 4.
Visual effect	The surrounds to this viewpoint were identified for potential industrial development in the Structure Plan. Development could be limited by 7(a) vegetation, if retained, and topography. Industrial development at this location would be in dramatic contrast to the existing setting. The vegetated ridge is beyond the site and would be retained. Given the location of this viewpoint away from the main road and the limited potential available land for development the likely visual effect of potential development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 7. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of vegetated ridge of Boambee State Forest as a feature with high scenic value. Retain area of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen views to development from different locations. Incorporate development that is visually compatible with the surrounding rural residential land use.

Viewpoint 28

South



North



Viewpoint 28 160-188 Englands Road, property northern side of road

Viewpoint 28 160-188 Englands Road	
description of views	View 28 is on Englands Road at elevation 30m. The immediate view south is of an area of 7(a) vegetation. This vegetation limits the view in this direction. The immediate view north takes in a rural property with a residence, shade houses, gardens, pastures and scattered trees. The middle view north is of vegetation along an unnamed drainage corridor. The distant view north is of the Boambee State Forest and Roberts Hill ridges. The immediate view east and west takes in Englands Road and scattered mature trees along the road side.
visual quality of viewpoint	The vegetated ridges are prominent land forms and have high scenic value. The 7(a) vegetation along the drainage corridor represents some of the limited bushland remaining in the valley and has high scenic value. The residence, gardens, scattered trees and pasture have an appealing rural character, however, are elements common in the broader area. They have a moderate scenic value. The road side vegetation adds to the rural character but is common in the broader area. It has moderate scenic value.
Visual sensitivity	This location is passed by traffic along Englands Road. This is mostly limited to those residents and property owners along the western extent of Englands Road. Any additional development west of this location along Englands Road would bring an increase in viewers to this viewpoint. The view south is limited by 7(a) vegetation and, if this vegetation were retained, would remain much the same. The view north is broad and open and due its existing distinct rural nature and the potential for increased viewers has a high visual sensitivity of 4.
Visual effect	Areas north and south of the viewpoint were identified for development in the Structure Plan. Development to the north would most likely utilise the existing clear area with the backdrop of 7(a) vegetation along the drainage corridor retained. This is a large expanse and if occupied by industrial development would be in dramatic contrast to the existing landscape and may interrupt the existing views available to the vegetated ridge. Development to the south would be more constrained by the area of 7(a) vegetation but would still be in dramatic contrast to the existing landscape. The visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of vegetated ridge as a feature with high scenic value. Retain areas of 7(a) vegetation along riparian corridor to provide 'green spaces' within future development and to visually break up large expanses of development. Incorporate development that is visually compatible with the surrounding rural residential land use. Minimise the potential for development and associated infrastructure to interrupt long views to vegetated ridge as feature of high scenic value.

Viewpoint 29



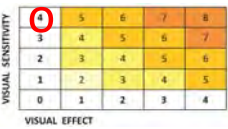
Viewpoint 29 241 Englands Road, property southern side of road

Viewpoint 29 241 Englands Road	
description of views	View 29 is on private property south of Englands Road at elevation 60m. The location is at the southern extent of the study site and the viewpoint looks north into the site. The immediate view north is of a residential garden with an agricultural plantation on the slope below. The middle view north is of residences along Englands Road with an area of 7(a) vegetation on the opposite side of Englands Road. The view takes in more areas of 7(a) vegetation with a distant view of the vegetated ridge of Boambee State Forest, the Roberts Hill ridge and Roberts Hill. The immediate view west is of a linear area of 7(a) vegetation that runs down the hill. This is a particularly attractive view with a distinct rural character and very good views of the distant ridgelines.
visual quality of viewpoint	The residences, residential gardens and agricultural plantation have appealing rural character, but are common in the broader area. They have moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley and have high scenic value. The vegetated ridges are prominent landforms and have high scenic value.
Visual sensitivity	This location is on private property and there are limited viewers seeing this view. This location was identified for potential industrial development in the Structure Plan, however, the steepness of the land may limit its capacity for this type of development. This view is distinctly rural and takes in many elements of high scenic value. Any development in this viewpoint would be in dramatic contrast to the existing setting. This viewpoint has a high visual sensitivity of 4.
Visual effect	The area north of this viewpoint was identified for development in the Structure Plan. Potential development, to the surrounds, may be constrained by 7(a) vegetation, if retained, and topography. Development on the less steep areas would be seen in a setting of natural vegetation. Given the elevation of the viewpoint and the openness of the land, it is likely development would have a high visual effect on this viewpoint. Urban development will be a dramatic change to the current landscape. The ridges beyond the site will be retained and the 7(a) vegetation, if retained, will also add 'green space' and visual relief to potential urban development at this location. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of Boambee State Forest and Robert Hill ridgelines as features with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' and visual relief to development and to intersect potential development areas.

Viewpoint 30



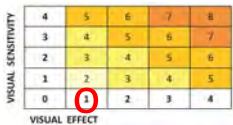
Viewpoint 30 Lot 48 DP 870924 Englands Road, property southern side of road

Viewpoint 30 Lot 48 DP 870924 Englands Road	
description of views	View 30 is on private property south of Englands Road and is at elevation 35m. The location is elevated above Englands Road. The view south, west and east is limited by an area of 7(a) vegetation. The view north is open and framed by this vegetation. The immediate view north is of pasture with a dam. The middle view is of scattered trees, a residence on the northern side of Englands Road, blueberry plantations and areas of 7(a) vegetation. The distant view is of the vegetated ridge of Boambee State Forest.
visual quality of viewpoint	The vegetated ridge is a prominent land form and has a high scenic value. The pasture, dam, residence and scattered trees have an appealing rural character, however, are land forms common in the broader area. They have a moderate scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley. As natural features these areas have high scenic value. The blueberry plantation has a cultural significance to the area, but is still common in the broader surrounds. It has a moderate scenic value.
Visual sensitivity 	This location is on private property and there are limited viewers taking in this viewpoint. The Structure Plan identified this location for potential industrial development. Under such development, there would be an increase in viewers to this location. The topography and 7(a) vegetation, if retained, may limit development in the surrounds. This is a particularly attractive view that takes in many elements of high scenic value. Given the broadness and quality of the existing view, this viewpoint has a visual sensitivity of 4.
Visual effect 	The viewpoint surrounds were identified for development in the Structure Plan, however, may be constrained by the topography and the areas of 7(a) vegetation, if retained. The vegetated ridges are beyond the site and would be retained. This is a view with high scenic value and a distinct rural character. Industrial development at this location would introduce infrastructure not currently visible in this view and it would be likely to be in dramatic contrast to the existing scenery. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 8. It is likely that future development would have a very high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridges as features with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen view to some development from this viewpoint. Incorporate development that is visually compatible with the surrounding rural residential land use. Minimise the potential for development and associated infrastructure to interrupt long views to vegetated ridge as feature of high scenic value.

Viewpoint 31



Viewpoint 31 924 Englands Road, southern side of road

Viewpoint 31 924 Englands Road	
description of views	View 31 is on Englands Road at elevation 25m. The view north is an area of 7(a) vegetation on a south facing slope. This vegetation and the topography obscures any further view in this direction. The view in all other directions is a broad one. The immediate view east is of covered blueberry plantation on a north facing slope. The immediate view south and southwest is of a rural property with fences, pasture, scattered trees and a residence. The middle view west takes in an area of 7(a) vegetation within a pasture paddock. The distant view southwest is of the vegetated ridge of 'Big Boambee' peak in Boambee State Forest.
visual quality of viewpoint	'Big Boambee' peak is a prominent land form and has a high scenic value. The areas of 7(a) vegetation represent some of the limited bushland remaining in the valley and are natural features with high scenic value. The pasture, residence and scattered trees have diversity of form and create a rural residential character, however, are elements common in the broader area. They have a moderate scenic value. The blueberry plantation has cultural significance but is an element common in the broader area. It has moderate scenic value.
Visual sensitivity 	This location is nearly at the extent of Englands Road and, as such, is passed by limited traffic. This location is within the current required quarry buffer and, as such, was not identified for development in the Structure Plan. It is likely to have a similar number of viewers in the future. The view contains a mix of moderate and high scenic value elements. It has a distinct rural residential character due to its content. Given the existing nature of the view and that it falls within the quarry buffer, this viewpoint has a visual sensitivity of 1.
Visual effect 	The surrounds to this viewpoint were not identified for development in the Structure Plan due to the current requirements for the quarry buffer. It is unlikely that development further to the east would be visible from this viewpoint. The vegetated ridges are beyond the site and would be retained. If the 7(a) vegetation is also retained this view is likely to remain unaffected by future development. The likely visual effect of potential development on this viewpoint is 1.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 2. It is likely that future development elsewhere in the valley would have a low visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure retention of 'Big Boambee' peak as a feature with high scenic value.

Viewpoint 32



Viewpoint 32 351 North Boambee Road, property southern side of road

Viewpoint 32 351 North Boambee Road, property southern side of road	
description of views	View 32 is on private property south of North Boambee Road and is at elevation 55m. The property includes an elevated area of banana plantation and a south facing area of 7(a) vegetation. The viewpoint is from the top of the property looking northeast. This view takes in a foreground view of banana plantation. The middle view is of areas of 7(a) vegetation south of North Boambee Road, pastures to the east of that vegetation and residences along North Boambee Road. The distant view takes in the vegetated hills of Boambee State Forest.
visual quality of viewpoint	The vegetation ridge of Boambee State Forest is a prominent land form and has high scenic value. The banana plantation represents a cultural landscape typical of the Coffs Harbour surrounds. This type of landscape is being gradually reduced, however, does still occur in the broader area. It has a moderate scenic value. The areas of 7(a) vegetation represent some of the limited areas of remnant vegetation in the valley and are natural features. They have a high scenic value. The pasture land and residences have diversity of form and visual appeal, but are common elements in the broader area. There have moderate scenic value.
Visual sensitivity	This viewpoint is on private property and there are limited viewers taking in this view. The structure plan identified the immediate location as falling within the required buffer zone to the quarry and therefore, remaining as rural land. The study site land visible in the view also falls within the defined quarry buffer. Therefore development, under the current quarry operations in the surrounds to this viewpoint is unlikely. As the viewpoint and its content would remain the same, this viewpoint is deemed to have a visual sensitivity of 1.
Visual effect	The structure plan identified that this viewpoint and the land visible from this location are within the required quarry buffer. Development, at this time, is unlikely at this location and therefore future development elsewhere in the valley is deemed to have a visual effect of 1 on this viewpoint.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 2. Future development is likely to occur elsewhere in the valley and would have a low visual impact on this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridge of Boambee State Forest as a feature with high scenic value. Retain the 7(a) vegetation as part of a potential future vegetated corridor.

Viewpoint 33



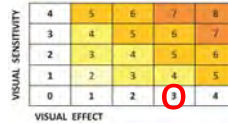
Viewpoint 33 Lot 47 DP 870924 Englands Road, property southern side of road

Viewpoint 33 Lot 47 DP 870924 Englands Road	
description of views	View 33 is on private property south of Englands Road at elevation 30m. The location is slightly below Englands Road and is on an access to properties south of the study site. The immediate view west is of a dam with a large area of 7(a) vegetation behind. This vegetation limits the view any further in this direction. The immediate view north is of pasture and then Phil Robinson's storage yard. The view east is of pasture with a backdrop of 7(a) vegetation. Distant views are limited by the viewpoint being lower than the location of Englands Road.
visual quality of viewpoint	The areas of 7(a) vegetation represent some of the limited bush remaining in the valley. As natural features these areas have high scenic value. The pasture and dam have an appealing rural character, however, are land forms common in the broader area. They have a moderate scenic value. The storage facility includes sheds and a storage yard and is fairly typical of such a facility. It has low scenic value.
Visual sensitivity	This location is on private property and there are limited viewers taking in this viewpoint. The Structure Plan identified this location for potential industrial development. Under such development, there would be an increase in viewers to this location. The 7(a) vegetation, if retained, may limit development in the surrounds. This view already includes a small element of industrial land use in the storage yard. Given the broadness and character of the existing view and the limited viewers, this viewpoint is deemed to have a visual sensitivity of 2.
Visual effect	The viewpoint surrounds were identified for development in the Structure Plan, however, maybe constrained by areas of 7(a) vegetation, if retained. There is already a storage yard at this location and the site is visited by heavy vehicles. Industrial development at this location would not be completely foreign to this location and would not necessarily, depending on its character, be in dramatic contrast to the existing scenery. The likely visual effect of potential development on this viewpoint is 2.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 4. It is likely that future development would have a medium visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Ensure long term retention of vegetated ridges as features with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen view to some development from this viewpoint. Incorporate development that is visually compatible with the surrounding rural residential land use. Minimise the potential for development and associated infrastructure to interrupt long views to vegetated ridge as feature of high scenic value.

Viewpoint 34



Viewpoint 34 Lot 41 DP 870924 Englands Road, property southern side of road

Viewpoint 34 Lot 41 DP 870924 Englands Road	
description of views	View 34 is on private property south of Englands Road at elevation 130m. It is at the western extent of the study site and is the highest viewpoint assessed. It takes in the study area and the coast. The view south is of 7(a) vegetation. The immediate view east is of pasture. The middle view is of banana plantation, rural residences and pasture. The middle view takes in the area of 7(a) vegetation on 351 North Boambee Road and a blueberry plantation. The view then takes in the flood plain, from Newports Creek to the drainage line to the south. This includes 7(a) vegetation and low lying pastures. The view north takes in the quarry, parts of North Boambee Road and areas of 7(a) either side of North Boambee Road. The distant view is to the vegetated ridge of Boambee State Forest, the Robert Hill ridge and Robert Hill. In the very distance it is possible to see part of the Coffs Harbour coast.
visual quality of viewpoint	The vegetated ridges and the coast are prominent land forms and have high scenic value. The areas of 7(a) vegetation represent some of the limited bush remaining in the valley and have a high scenic value. The pasture has an appealing rural character, but is common in the broader area. It has a moderate scenic value. From this viewpoint the arrangement of pasture land clearly defines the floodplain and that in itself could be described as a natural feature with high scenic value. The banana and blueberry plantations have cultural significance, but occur elsewhere in the broader area. They have moderate scenic value.
Visual sensitivity 	This location is on private property and has limited viewers. The structure plan identified the immediate surrounds falling within the required quarry buffer zone and therefore, remaining as rural land. The study site land visible from the blueberry plantation east was identified for potential industrial development. Some of the area identified for development north of North Boambee Road is also visible from this viewpoint. This is an appealing view. Parts of the view may be affected by development but the western extent is likely to remain the same. Given this and the limited number of viewers, this viewpoint has a visual sensitivity of 2.
Visual effect 	As per the Structure Plan, development may occur in some visible areas. The immediate view and view to the ridge would remain the same. Development would be a long way away and would be seen in the context of the broader view, i.e. view of the southern part of Coffs Harbour. The areas of 7(a) vegetation, if retained, will screen large parts of development from this view. The likely visual effect of potential development on this viewpoint is 3.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 5. It is likely that future development occurring further east in the valley would have a low visual impact on the western part of this view, but would have a high visual impact on the eastern part of this view.
Recommendations for mitigation or protection	Ensure retention of vegetated ridges as features with high scenic value. Retain areas of 7(a) vegetation to provide 'green spaces' and visual screening of development areas.

Viewpoint 35

North



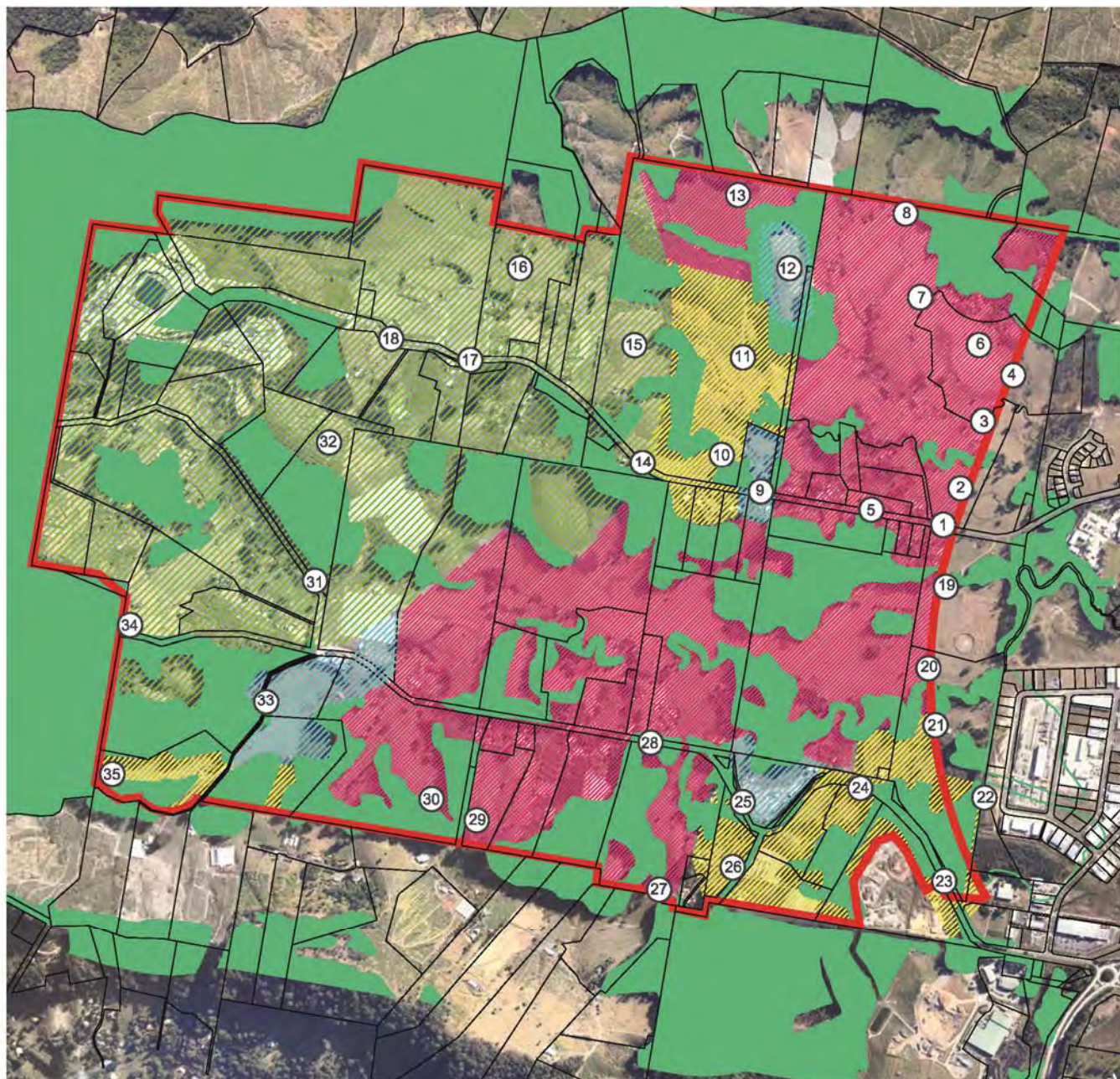
Viewpoint 35 Lot 47 DP 870924 Englands Road, property southern side of road

Viewpoint 35 Lot 47 DP 870924 Englands Road	
description of views	View 35 is on private property south of Englands Road and is at elevation 70m. This is a relatively isolated area reached by a private access and surrounded on two sides by 7(a) vegetation. The immediate view north and north east is of dense riparian vegetation along an unnamed drainage line. The view east takes in pasture with a dwelling and more 7(a) vegetation in the distance. The view south is of dense vegetation.
visual quality of viewpoint	The areas of 7(a) vegetation represent some of the limited bush remaining in the valley. As natural features these areas have high scenic value. The pasture and dwelling have an appealing rural character, however, are land forms common in the broader area. They have a moderate scenic value.
Visual sensitivity	This location is on private property and there are limited viewers taking in this viewpoint. The Structure Plan identified this location for potential industrial development. Under such development, there would be an increase in viewers to this location. The 7(a) vegetation, if retained, may limit development in the surrounds. This existing view is dominated by the surrounding 7(a) vegetation and is a limited view framed by dense vegetation. Given the character of the view and the limited potential viewers this viewpoint is deemed to have a visual sensitivity of 2.
Visual effect	The viewpoint surrounds were identified for development in the Structure Plan, however, maybe constrained by areas of 7(a) vegetation, if retained. This is a predominantly natural appearing location a long distance from any other substantial infrastructure. Industrial development at this location is likely to introduce infrastructure to this location that would be in dramatic contrast to the surrounds. The likely visual effect of potential development on this viewpoint is 4.
Potential visual impact of development on viewpoint	The combined visual impact has been determined as 6. It is likely that future development would have a high visual impact on this location and this viewpoint.
Recommendations for mitigation or protection	Retain areas of 7(a) vegetation to provide 'green spaces' within future development, to visually break up large expanses of development and to screen view to some development from this viewpoint. Incorporate development that is visually compatible with the surrounding rural residential land use.

8.0 Summary of Outcomes

Figure 13 summarises the outcomes for the view assessment. A total of 35 views across the study site were assessed. It was found that development would be likely to have a very high visual impact upon 15 of those views. Generally, this was because the locations had broad open views of areas that had been identified for development in the Structure Plan. It was found that development would be likely to have a high visual impact upon 9 of the assessed views. The slightly lesser visual impact tended to result from these locations being not as broad and containing characteristics that would tend to constrain development. It was found that development would be likely to have a medium visual impact upon 4 of the views. This tended to be either because the view was a framed view with limited potential development area visible or because the view already contained industrial like elements. It was found that development would be likely to have a low visual impact on 6 of the viewpoints. This was due to these viewpoints, and the content of the view, being located within the required quarry buffer and not identified for development.

There was one exception to this trend and that was viewpoint 34. This viewpoint was the highest viewpoint assessed. It provided views of nearly all the study site and was assessed as having both a low and high potential visual impact from development. The foreground and part of the middle ground of this view fall within the quarry buffer and development to the east would be likely to have a low visual impact on these locations. Parts of the site further to the east were identified for development in the Structure Plan. These locations are a combination of low lying pasture and 7(a) vegetation and development would be likely to have a high visual impact on these areas.



LEGEND

- | | | | |
|---|-----------------|---|-----------------------------------|
|  | site boundary |  | very high potential visual impact |
|  | Viewpoint |  | high potential visual impact |
|  | 7(a) vegetation |  | medium potential visual impact |
| | |  | low potential visual impact |

North Boambee Valley (west) Visual Analysis

August 2012 Issue A

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

FIGURE 13 - Potential Visual Impacts

scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 8854 3000

F 02 8854 3000

M 0427 667746

jamos@bigpond.net.au

9.0 Recommendations to Mitigate Visual Impact

The visual assessment has generally found that future development to those areas identified for development in the Structure Plan will have a high to very high visual impact on those locations. Development to the east of the project site has already established an urban character to the broader surrounds. These developed areas, however, possibly had a stronger visual and physical connection to the centre of Coffs Harbour. These locations also did not have the undulating topography and relationship to the ridges of North Boambee Valley (west). It would therefore, seem inappropriate that development similar to that which exists immediately east of the study site, occur at North Boambee Valley (west). Certain aspects of this development might be appropriate, however, it is important that if the scenic amenity of the valley is to be at least partly retained, then future development to the location must take on a site specific approach that respects the topography, existing vegetation, drainage corridors and distinct rural character of the setting.

9.1 Vision Statement

The following vision statement has been evolved as a framework for recommendations to minimise the potential visual impact of future development on North Boambee Valley (west).

To guide future development to North Boambee Valley (west) in a manner that is sensitive to the distinct rural and bushland character of the valley and that maintains the high scenic amenity of the valley and its views. North Boambee Valley (west) should be a contemporary Coffs Harbour suburb that is integrated with the valley setting and that embraces its bushland as part of a comprehensive network of 'green spaces' and recreational areas.

A series of recommendations have been evolved to address specific issues of visual impact and to assist with the design of future development in North Boambee Valley (west).

9.2 Visual Mitigation Recommendations

9.2.1 Visual Mitigation Recommendation 1

Ensure the long term retention of landmarks of high scenic value both within the site and beyond that contribute to the scenic value of North Boambee Valley (west) and the surrounds.

Landscape features that are beyond the site that contribute to the scenic value of North Boambee Valley (west) and the immediate surrounds include:

- The Boambee State Forest ridge;
- 'Big Boambee' peak;
- The Roberts Hill ridge; and
- Roberts Hill.

These ridges and peaks are identifiable landmarks and should be retained as vegetated natural features.

Future planning for the bypass route should take into consideration the potential visual impacts of the bypass route traversing the Roberts Hill ridge. Approaches should be adopted to minimise the potential visual impact this traverse will have on views to the ridge as a scenic land form.

Minimise the potential for development and associated infrastructure to interrupt views available to the vegetated ridgelines.

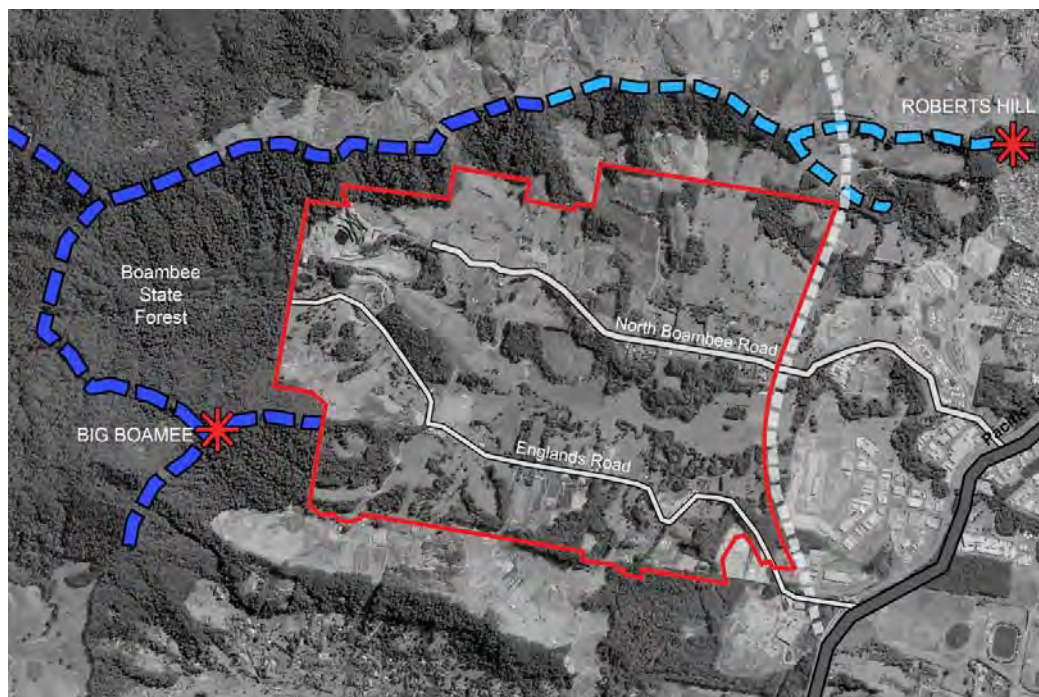


Figure 14 – Significant vegetated landmarks to be retained

9.2.2 Visual Mitigation Recommendation 2

Protect and enhance remnant bushland areas in North Boambee Valley (west) as a landscape feature with high scenic value.

Retain areas of 7(a) vegetation with high scenic value, as a minimum, to maintain at least some of the visual amenity of the valley. Figure 16 identifies 7(a) vegetation determined to have high and medium scenic value. This allocation relates to the ability of an area of vegetation to contribute to a view and add scenic amenity.

The retention of this vegetation will provide visual fragmentation of future development. The retention of this vegetation will reduce the potential for broad expanses of development and will allow development to be 'intersected' with green spaces. Areas of retained vegetation will provide visual relief from development. From some viewpoints, retained vegetation will provide a visual screen to views to development. Certain areas of retained vegetation will also screen views to future development from retained rural lands within the quarry buffer.

Provide further visual fragmentation of development areas by strengthening riparian corridors with revegetation planting. This will create increased visual separation between development areas and provide opportunities for 'green linkages' and recreational links to future development. Figure 16 identifies potential locations for revegetation to add to the visual amenity of future development.

Design future development to have a strong and embracing relationship to retained bushland. Utilise corridors of retained vegetation for walking/cycle links. Locate perimeter roads and parkland adjacent to bushland to achieve Asset Protection Zones. Development areas should face bushland areas. Avoid situations where development backs onto areas of remnant bush land.

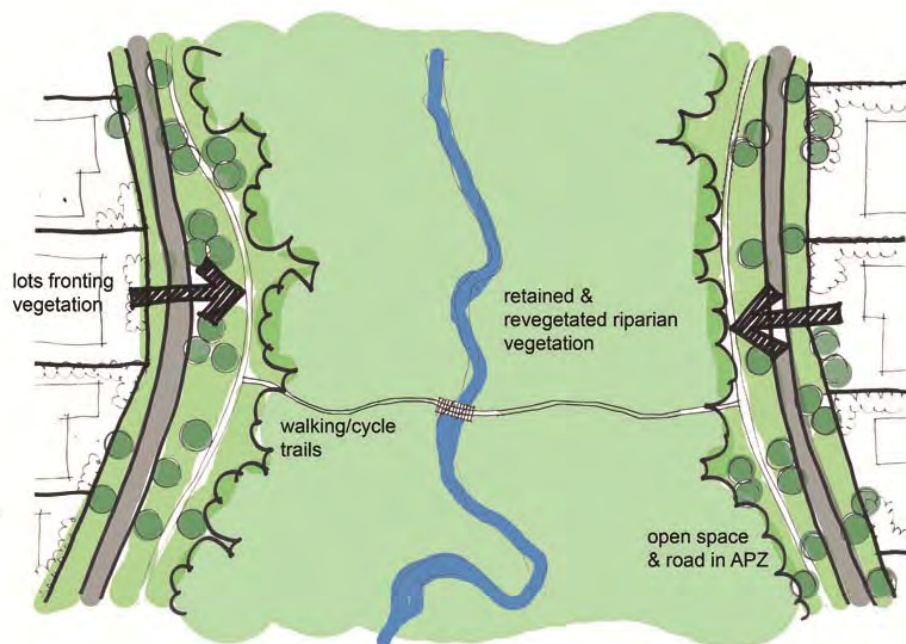
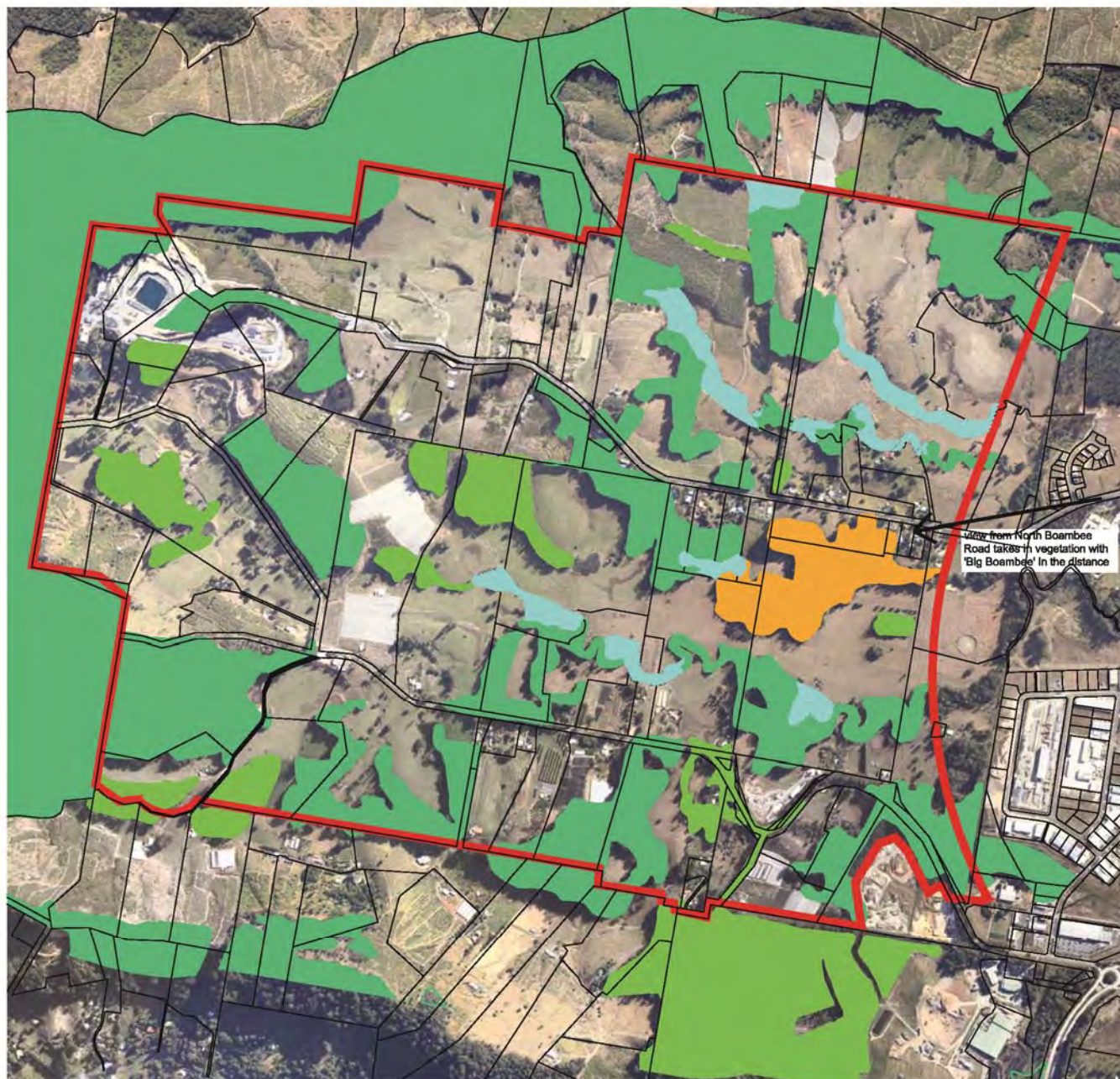


Figure 15 – Future development to front remnant vegetation



LEGEND

- site boundary
- 7(a) vegetation with high scenic value
(added significance as visible scenic feature when approaching North Boambee Valley from North Boambee Road)
- 7(a) vegetation with high scenic value
- 7(a) vegetation with medium scenic value
- ▨ revegetation to establish scenic corridor

North Boambee Valley (west) Visual Analysis

August 2012 Issue A

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

FIGURE 16 - Scenic Value of Vegetation

scale 1:20, 000 @ A4 size



Jackie Amos Landscape Architect

1345 Buca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667746
jamosa@bigpond.net.au

9.2.3 Visual Mitigation Recommendation 3

Establish a North Boambee Valley (west) suburb that has strong visual links to its context and landscape features.

Design layouts to future development with vistas to the natural scenic features of the vegetated ridges, 'Big Boambee' peak and Roberts Hill peak. Vistas should be established at important locations such as major roads, entry points to precincts and public open spaces.

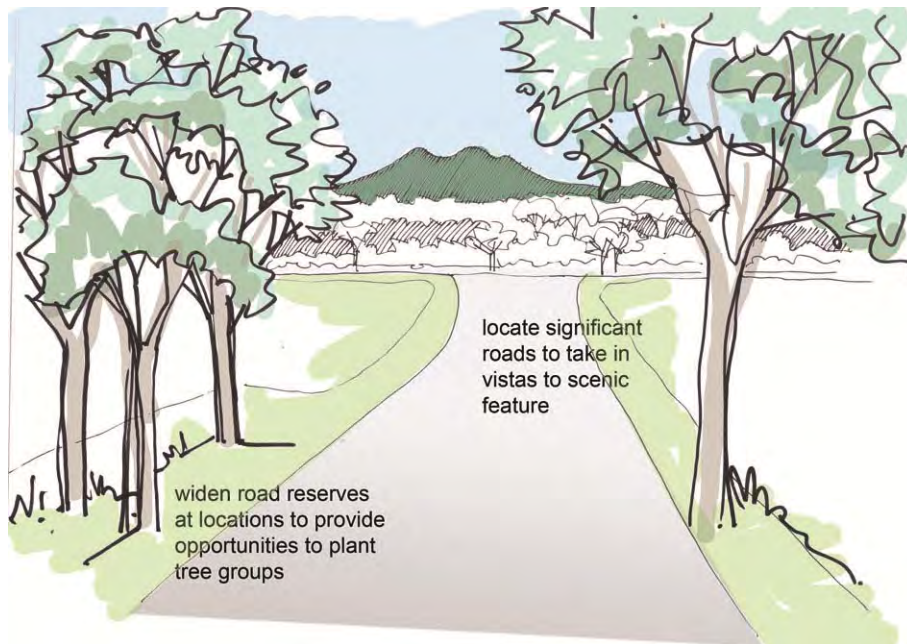


Figure 17 – Roads to have vistas of landmarks and areas of remnant vegetation

9.2.4 Visual Mitigation Recommendation 4

Design future development to reflect and respect the topography of the valley.

Avoid using steep locations for development. Limit development to less steep areas so that topography does not have to be manipulated to such an extent it leaves scars on the landscape.

Adopt a road layout to future development that retains and reflects the existing land form and undulating topography.

9.2.5 Visual Mitigation Recommendation 5

Retain scattered trees and road side vegetation as landscape features to new development.

Identify the location of the limited number of mature feature trees across the site, i.e. those that have been planted as single specimens on properties, and consider the retention of these in development layout as established landscape features. These include a number of Hoop Pines and Fig Trees on properties north of North Boambee Road. Stand alone feature trees could be incorporated into widened road reserves or public open spaces.



Fig trees on Lot 1 DP 190579

Hoop Pines and Fig trees on Lot 2 DP 711234

Figure 18 – identify and retain existing feature trees within widened road reserves and public open spaces

At Englands Road, retain the existing road side vegetation to screen views to future development and to maintain the rural road character of Englands Road.

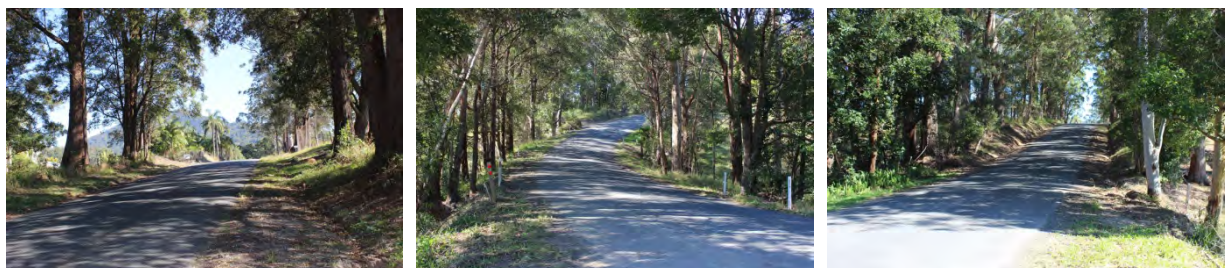


Figure 19 – retain existing trees to Englands Road road verge to screen views to future development and maintain rural character

9.2.6 Visual Mitigation Recommendation 6

Use locations unsuitable for development to add to bushland corridors and to provide recreational spaces.

Utilise low lying areas that are not suitable for development as open spaces and revegetated corridors. Provide vegetated connections between areas of remnant bush along riparian corridors.

Utilise steep locations unsuitable for urban development as 'green spaces' with public lookout locations.

9.2.7 Visual Mitigation Recommendation 7

Create a contemporary Coffs Harbour suburb visually sympathetic to the setting that incorporates environmentally sustainable design principles and enhances the lifestyle of its future residents.

Adopt environmentally sustainable design practices to future development including planning, construction, maintenance and waste and energy management.

Incorporate water sensitive urban design principles to assist with management of water quality, irrigation of parks and to increase the biodiversity of the area. Incorporate water quality management systems into 'green spaces' and landscape areas. Plant around detention basin and integrate into bushland areas to enhance the 'natural' appearance of public open spaces. Incorporate locally indigenous species into landscaping to future development.



Figure 20 – incorporate stormwater management and detention basins into revegetated areas and public open spaces

Adopt design guidelines to future development to direct the visual character of the built and landscape form and to ensure the highest possible quality of urban design is achieved. Guide a contemporary Australian rural style with appropriate building orientation, passive heating and cooling, shaded verandahs, solar panels and native gardens with a reflective approach to the natural and rural setting.

Establish design guidelines that provide for diversity, but achieve unity, in architectural elements, materials, scale and colour. Add visual interest and rural aesthetic to architectural form through the inclusion of awnings, pergolas, decks, extended eaves and wide overhangs.

Encourage low and open fencing with open front yards to create active street frontage and encourage community interaction.

Adopt roof lines that are designed to be below the canopy line of retained vegetation. Limit building height to two storeys to allow the bushland, rather than buildings to dominate the landscape.

Incorporate setbacks to allow for landscaping to the fronts of properties. Control site coverage to lots to ensure there is adequate green space allowed for each lot and a balance between buildings and green space areas.

In commercial and industrial areas, control advertising signage to avoid visual clutter of the landscape.

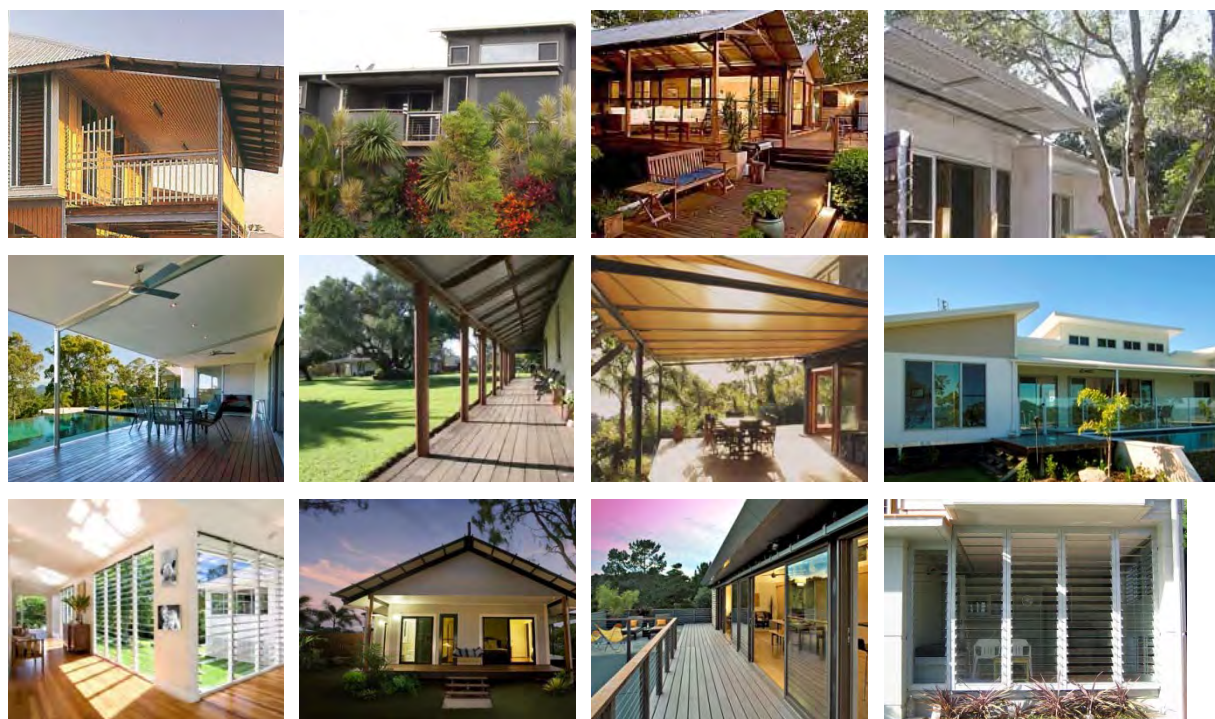


Figure 21 – a sample of architectural styles and elements appropriate to the site

9.2.8 Visual Mitigation Recommendation 8

Create a green suburb.

Ensure future development incorporates the space and opportunities for extensive tree planting. Tree planting should be incorporated along streets, in parks, in individual developments, in revegetation areas and along 'green corridors' and recreational links.

Treed suburbs are generally highly desirable and appreciated as a result of amenity, shade, comfort and distinct visual character. New tree plantings will help to mitigate the visual effects of development, establish a strong visual character to the suburb, provide for the long term comfort of the community and encourage outdoor recreation in shaded areas.

Provide widened street reserves at significant locations to allow for group plantings of trees to reflect the rural character of North Boambee Road and Englands Road. Consider these road widenings at locations where there is also good views available to the scenic features of the surrounds e.g. vegetated ridges.

Create strong recreational links throughout the suburb both within potential residential and industrial areas. The recreational network should connect public open space, community facilities, vegetated areas and lookouts and should provide a range of experiences. Create parks that are central to communities and encourage community interaction.

9.2.9 Visual Mitigation Recommendation 9

Establish a new highway with a view to local landscape features.

Design the future bypass route infrastructure so the new Pacific Highway takes in views to Coffs Coast scenic features such as the vegetated ridges associated with Boambee State Forest and the Roberts Hill ridge, 'Big Boambee' peak and 'Roberts Hill' peak.

Provide opportunities for the new Pacific Highway to take in views to North Boambee Valley (west) retained bushland and riparian areas.

Figure 22 is a montage of the approximate views from the bypass route with view 22 at the southern end of the route corridor and view 4 at the northern extent. For most of the route the views from the corridor are wide and open. The new highway will be located across low lying land and preliminary plans indicate the highway elevated above the surrounds on fill.

Figure 23 summarises the nature of views available from the bypass route.

View 22



View 21



View 20



View 19



View 1



View 2



View 3



View 4



Figure 22 – a montage, travelling south to north, of views from the RTA’s preferred Pacific Highway bypass route to the study site

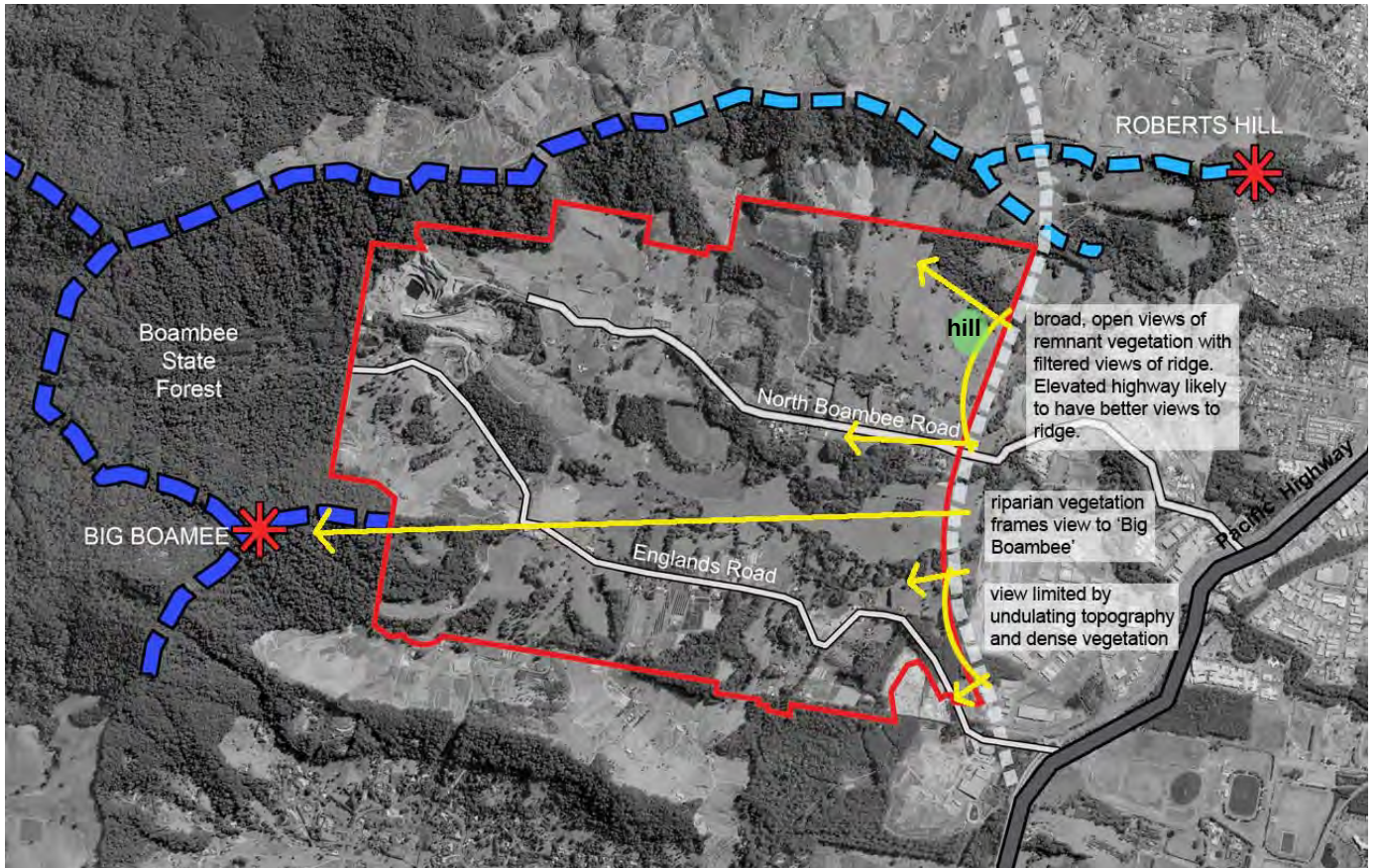


Figure 23 – view from the RTA's preferred Pacific Highway bypass route west

9.2.10 Visual Mitigation Recommendation 10

Establish a new Pacific Highway corridor that is integrated with the surrounds physically and visually.

Preliminary drawings provided by the RTA indicate the bypass route will be elevated on an embankment across low lying areas of the site. Minimise the potential for elevated structures to be in dramatic contrast with the surrounds. Provide a vegetated buffer to the bypass route so that travellers on the future Pacific Highway view a foreground of greenery rather than urban development.

Minimise the removal of 7(a) vegetation for highway construction and revegetate areas exposed during earthworks with local indigenous species.

Provide a vegetated buffer to the bypass route so the future development to the east of the bypass route has a visual screen to the new highway. This vegetated buffer could be designed so that it is integrated visually with the areas of remnant bushland in the valley.

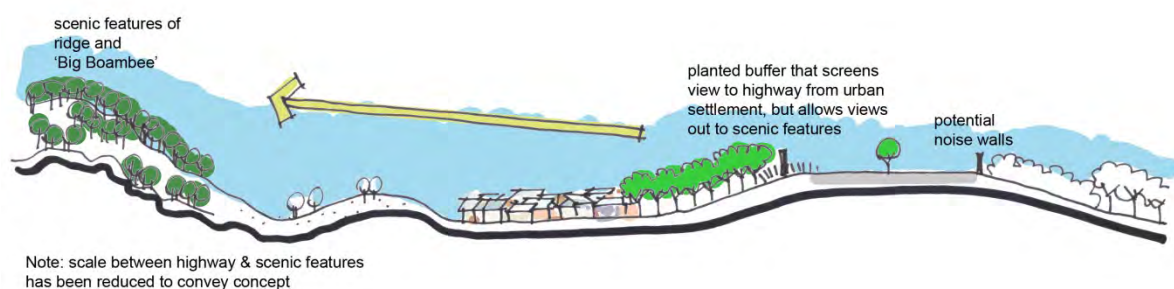


Figure 24 – proposed vegetated buffer to future bypass route

In the event that noise barriers are determined to be a vital part of the future highway, then consider a design and treatment to these noise walls that creates a visual statement. For example, precast concrete noise walls could incorporate colour, patterning and texture to create an infrastructure feature. The scale of treatment to noise walls should be considered in scale with the infrastructure and the 'big' views possible from the bypass route. Figure 25 provides some examples.



Figure 25 – bold concepts for consideration in noise walls

10.0 Conclusion

North Boambee Valley is located within the Coffs Harbour Local Government Area to the southwest of the city centre. It is bounded to the north by a steep escarpment and to the west by Boambee State Forest. The valley has an undulating topography with a series of ridgelines coming off the Boambee State Forest ridge and the ridge to the north. The North Boambee Valley quarry is located in the western extent of the site. The site is traversed in an east west direction by North Boambee Road and Englands Road. The site includes Newport Creek and a number of its tributaries.

North Boambee Valley (west) is mostly zoned 1A Rural Agriculture and 7A Environmental Protection – Habitat and Catchment under the *Coffs Harbour Local Environmental Plan 2000*. A small part of the study area, in the northeast corner of the site, is zoned 2A Residential Low Density, 5A Special Uses – Community Purposes and 6C Open Space – Private Recreation. The site is predominantly rural with some banana, blueberry and other agricultural plantations. There are pockets of remnant vegetation across the site, including riparian areas. The remnant vegetation includes tall open forest, swamp forest, open forest, riparian vegetation and unidentified vegetation. Forested areas include areas of primary and secondary koala habitat.

In 2010 Coffs Harbour City Council adopted The Structure Plan for North Boambee Valley (west). This Structure Plan identified potential residential and industrial development areas for the valley and provided a framework for detailed land use planning. The Structure Plan included community consultation and an outcome of this was that the community indicated they were passionate about preserving the natural environment, the sense of place and the spectacular and varied views of the North Boambee Valley (west). The Structure Plan identified potential areas for residential and industrial development. It also identified a buffer to the quarry and residential development precluded from this zone.

This visual analysis has been prepared for Coffs Harbour City Council as one of a series of environmental studies to inform the future rezoning of North Boambee Valley (west). The purpose of the visual analysis was to assess the site in context with its key scenic features, its surrounding land uses and the RTA's preferred Pacific Highway bypass route.

This visual analysis considered the existing character of the site and its surrounds. Whilst the site is predominantly rural, there are a variety of land uses in the surrounds. There is residential and industrial development immediately east of the site. There is rural agricultural land use to the south. Boambee State Forest is at the western extent of the site and the Roberts Hill ridgeline is to the north. Each of these land uses has its own visual character.

The scenic features to North Boambee Valley include the vegetated ridge and 'Big Boambee' peak of Boambee State Forest, the vegetated ridge associated with Roberts Hill, the 'Roberts Hill' peak and the areas of remnant vegetation scattered throughout the valley. A variety of landscape types collectively contribute to the overall visual character and scenic quality of the valley. These include bushland, pasture, residences, banana and blueberry plantations, other areas of agriculture, storage yards and the quarry. The collective visual impression of the study area is of an attractive rural, undulating landscape with pockets of bushland and rural homes, hobby farms and a limited number

of enterprises. The valley is not pristine and reflects a variety of human endeavours over time. Many locations take in attractive views of the valley and the nearby vegetated ridges.

The assessment phase of the study utilised a series of viewpoint photographs to determine the likely visual impact of development on the study site. The assessment considered the character, content and visual quality of the view and identified any scenic features that may be visible from that viewpoint. A determination was made as to the visual sensitivity and the likely visual effect of development for each view. A rating system was adopted to combine these determinations and determine a visual impact for each viewpoint. This system allowed the views to be assessed and evaluated against each other to determine priorities for scenic protection.

A total of 35 views across the study site were assessed. It was found that development would be likely to have a very high visual impact upon 15 of those views, a high visual impact upon 9 of the assessed views, a medium visual impact upon 4 of the views and a low visual impact on 6 of the views. Interpreted as a plan, development was likely to have a very high visual impact over most of the eastern part of the site and this impact was only lessened where there were limited views, screens created by vegetation or existing areas of development.

The view assessment identified development in the valley would not affect the views currently available to the vegetated ridges of Boambee State Forest and the Roberts Hill ridge. It also identified that the retention of most of the 7(a) vegetation would be vital in retaining some scenic value and interrupting and screening views to future development.

Development to the east of the project site has established an urban character to the broader surrounds. These developed areas, however, are closer to the Coffs Harbour CBD and do not have the undulating topography and close relationship to the ridges that North Boambee Valley (west) has. It is, therefore, inappropriate that development similar to that which exists immediately to the east of the study site, occur at west North Boambee Valley. Development at North Boambee Valley (west) must take on a site specific approach that retains the scenic amenity of the valley and respects the topography, vegetation, riparian areas and distinct rural character of the setting.

The final phase of the visual analysis considered strategies to mitigate the potential visual impacts associated with future development to the valley. A vision statement was evolved as a framework for these recommendations. **To guide future development to North Boambee Valley (west) in a manner that is sensitive to the distinct rural and bushland character of the valley and that maintains the high scenic amenity of the valley and its views. North Boambee Valley (west) should be a contemporary Coffs Harbour suburb that is integrated with the valley setting and that embraces its bushland as part of comprehensive network of 'green spaces' and recreational areas.**

The following recommendations support the Vision Statement:

- Ensure the long term retention of landmarks of high scenic value both within the site and beyond that contribute to the scenic value of North Boambee Valley (west) and the surrounds.

- Protect and enhance remnant bushland areas in North Boambee Valley (west) as a landscape feature with high scenic value.
- Establish a west North Boambee Valley suburb that has strong visual links to its context and landscape features.
- Design future development to reflect and respect the topography of the valley.
- Retain scattered trees and road side vegetation as landscape features to new development.
- Use locations unsuitable for development to add to bushland corridors and to provide recreational spaces.
- Create a contemporary Coffs Harbour suburb visually sympathetic to the setting that incorporates environmentally sustainable design principles and enhances the lifestyle of its future residents.
- Create a green suburb.
- Establish a new highway with a view to local landscape features.
- Establish a new Pacific Highway corridor that is integrated with the surrounds physically and visually.

It is intended that these strategies be included, and further developed, in future planning and the preparation of a Development Control Plan for North Boambee Valley (west).

References

GHD 2006, *North Boambee Valley (west) Structure Plan* prepared for Coffs Harbour City Council, Coffs Harbour, NSW.

2000 CHCC, *The Local Environmental Study* prepared for Coffs Harbour LEP 2000, Coffs Harbour, NSW.