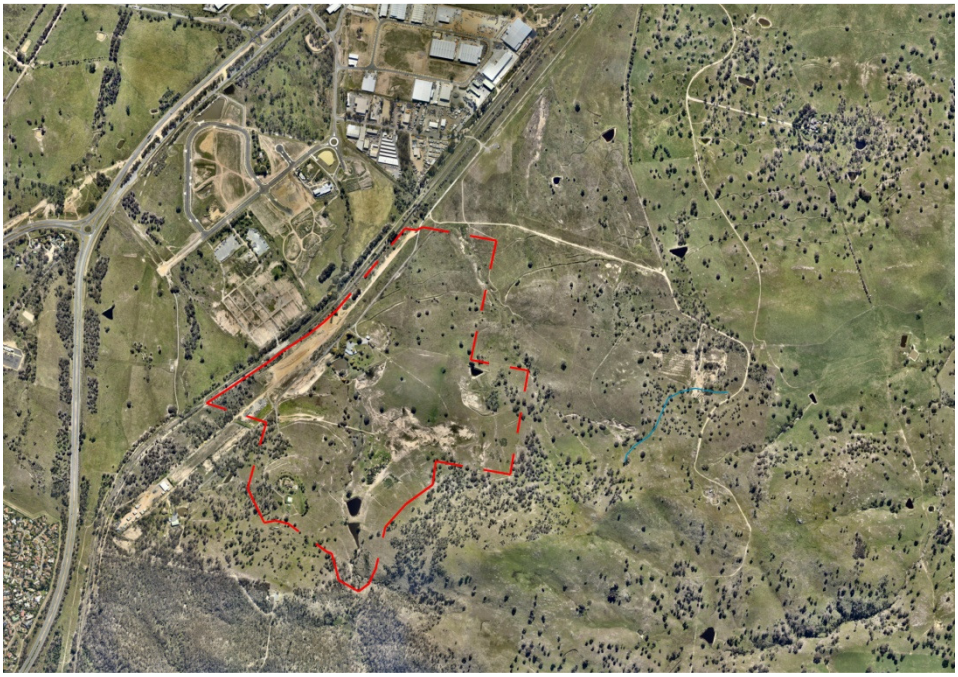
SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA

LANDSCAPE CHARACTER AND VISUAL ASSESSMENT REPORT



Queanbeyan City Council

FINAL REPORT 2 OCTOBER 2014

dsb Landscape Architects

dsb

1 INTRODUCTION

dsb Landscape Architects received an email request for quote from Queanbeyan City Council on 11 April 2014. Attached to the request was the Consultant Brief – Landscape Character and Visual Impact. dsb Landscape Architects provided a fee proposal in response to this documentation. Queanbeyan City Council engaged dsb Landscape Architects for these services on 28 May 2014.

The purpose of the project is to provide Council with an understanding of the landscape character and visual impacts within, including views into, a new Planning Proposal area. The project area is within South Jerrabomberra and bounded by the railway line to the west, south and east to Tralee Hills and shown in Drawings 3062-G1 and 3062-G4.

The outcomes of the project is a report and supporting documents that provide Council with an understanding of existing landscape character and visual corridors to be maximised, enhancement of less attractive outlooks and opportunities to coordinate and/or be consistent with proposed features or existing development adjacent to the site. Constraints and opportunities relevant to determining possible future land uses, constrained locations and possible landscape features, mitigation measures or improvements are identified. Maps identify areas which are constrained, buffer or other areas where mitigation measures may be required and, if necessary, areas not suitable for residential development.

The activities for the project include;

1. Project commencement meeting with relevant Council staff,
2. Review of the any relevant Commonwealth, NSW and ACT guidelines and legislation, as applicable,
3. Review of Council information,
4. Contact with relevant NSW and Council divisions for information gathering,
5. Site Inspection,
6. Feedback meeting with Council staff on the findings of the assessments,
7. Presentation of draft report findings to Council staff for distribution to the Proponents, and
8. Preparation of a final report signed or certified by a suitably senior member of the Consultancy.

dsb Landscape Architects has undertaken tasks 1-7 and the following documentation is the third issue of the report as the Final Report – task 8.

The report methodology follows the project brief and the reporting required by Queanbeyan City Council.
The manner in which the South Jerrabomberra Planning Proposal Area report has been conducted is as follows,

- the site and context of the South Jerrabomberra Planning Proposal Area are recorded and mapped
- common characteristics with South Tralee are recorded
- differences between South Jerrabomberra Planning Proposal Area and South Tralee are recorded
- previous landscape and visual study of South Tralee and report results are identified and considered for application to South Jerrabomberra Planning Proposal Area
- view locations from South Tralee study are updated to include all view locations for South Jerrabomberra Planning Proposal Area
- landscape unit reporting across South Tralee and South Jerrabomberra Planning Proposal Area is synchronised
- extent and location and type of development arising from South Tralee landscape and visual study and subsequent planning processes is considered for application to South Jerrabomberra Planning Proposal Area
- the processes for South Tralee are applied to South Jerrabomberra Planning Proposal Area and extent and location and type of development is identified with a landform transition zone

- surrounding Poplar rezoning and South Tralee Access road are considered for effect on South Jerrabomberra Planning Proposal Area
- the 250m buffer applied to South Tralee is identified
- the application of this buffer to the South Jerrabomberra Planning Proposal Area is considered and the reasons for application to South Tralee are considered to also apply to South Jerrabomberra Planning Proposal Area
- the effect of this buffer on views into South Jerrabomberra Planning Proposal Area is identified and remaining visible lands mapped
- the effect of a buffer, located on Forrest ridge, on views into South Jerrabomberra Planning Proposal Area is identified and remaining visible lands mapped
- existing vegetation across South Jerrabomberra Planning Proposal Area is identified
- a tree retention strategy is proposed
- horticultural requirements for retained trees in an urban fabric is provided
- the benefits of retaining existing trees adjacent to the southern boundary are described
- the South Jerrabomberra Planning Proposal Area is located in an area of cross border ecological connectivity and options and locations for enhancement are considered
- a landscape and visual assessment of South Jerrabomberra Planning Proposal Area is undertaken
- visibility and prominence of the visible lands is identified and mapped, and
- a recommendation for minimum lot sizes for the visible lands is proposed as mitigating measures, similar to South Tralee.

2 EXECUTIVE SUMMARY

The South Jerrabomberra Planning Proposal Area has been considered for Landscape and Visual Assessment.

The Landscape and Visual Assessment for South Tralee and the planning outcomes for South Tralee have been considered and applied to the South Jerrabomberra Planning Proposal Area as appropriate.

The visibility and landscape prominence of urban development on South Jerrabomberra Planning Proposal Area has been subjected to detailed assessment based on the installation of a 250m buffer located along the western edge of the South Jerrabomberra Planning Proposal Area and the 20m high vegetative landscape element located on the Forrest ridgeline LSU 11 as described.

The landform transition and visible lands is identified and urban development on 1000m2 minimum lot sizes with landscape guidelines and 600m2 minimum lot sizes is recommended in this area.

Ecological connectivity across South Jerrabomberra Planning Proposal Area is recommended at multiple locations.

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4 SITE AND CONTEXT

4.1 SITE

South Jerrabomberra Planning Proposal Area Site

This landscape and visual assessment is located on lands adjacent to and to the south of the previously considered South Tralee. For the purposes of this report, the area being investigated for landscape and visual assessment is referred to as South Jerrabomberra Planning Proposal Area.

The extent of the investigation area is shown in Drawings 3062-G1 and 3062-G2 and annotated 'South Jerrabomberra Planning Proposal Area'.

South Jerrabomberra Planning Proposal Area Context

The South Jerrabomberra Planning Proposal Area is located within the southern extents of a western extension of the Jerrabomberra Creek valley. The valley is split by the Goulbourn – Bombala railway line which is also the ACT-NSW border. Refer to Drawing 3062-G4.

The ACT side of the valley includes,

- Urban residential development of the Macarthur suburb located on the south western ridgeline,
- Isabella Drive urban arterial road connection from Monaro Highway to Tuggeranong
- Callum Brae – Wanniassa Hills woodland and NCA Hills Ridges and Buffers to western edge
- Long Gully Road connection from Woden Valley to Monaro Highway

- Proposed new ACT Cemetery, on agricultural lands adjacent to Long Gully Road and Wanniassa Hills
- Proposed new Zenfa Solar Farm, on agricultural lands adjacent to Isabella Drive, Monaro Highway and Long Gully Road
- Long Gully Tip,
- Agricultural lands west of Monaro Highway, and
- Hume Industrial Estate, existing and future development, between Monaro Highway and the ACT border.

Ecologically significant reserved woodland vegetation is located within Hume Industrial Estate. Two locations are found at,

- Adjacent to Alderson Place, and
- Between Tralee Street and Monaro Highway.

These woodlands areas have been identified by ACT Authorities as supporting wildlife connectivity between Callum Brae – Wanniassa Hill (ACT) and Jerrabomberra (NSW) woodlands.

The NSW side of the valley includes,

- Tralee Station agricultural lands, modified landform, incised creek line (Dog Trap Gully) and isolated surface extraction works,
- Forrest agricultural lands and isolated surface extraction works,
- Goulburn – Bombala railway line,
- South Tralee, Environa, Poplars and North Tralee future development, and
- Undeveloped woodland slopes, ridges and hills associated with Pemberton and Tralee Hills.

The Goulburn – Bombala railway line is located adjacent to the NSW / ACT Border. The railway line has previously been used by ACT Railway Historical Society ARHS for steam train excursions to Royalla to the south. The line is currently unusable for this purpose due to outstanding maintenance issues. No train excursions by ARHS are currently planned for this line. The maintenance contractor for the line is currently John Holland.

The South Jerrabomberra Planning Proposal Area is located on the south eastern slopes of the valley. The landform of the site is generally,

- Northern extent – low slopes transitioning to moderate slopes to the south with a northerly aspect. Adjacent Hume Industrial Estate is prominent to the west. Views extend due north towards Jerrabomberra and north east across Tralee South. Views extend over and beyond Hume Industrial Estate, but within the Jerrabomberra valley, as elevation rises on the moderate slopes. Views extend into adjacent South Tralee,
- Central extent – low slopes of the elevated central ridge line that extends from Forrest residential complex to the extent of the study area in the south east where it abuts the undeveloped slopes, ridges and hills associated with Pemberton and Tralee Hills. Views extend north, over Hume Industrial Estate, to South Tralee, Jerrabomberra, Queanbeyan, Majura Valley, Mt Ainslie and Majura and Civic. Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Southern extent – Low to moderate to steep lands either side and adjacent to an incised creek line (Dog Trap Gully) aligned north south and draining to the north. Low to moderate slopes with a westerly aspect are located, below the ridge line, between the central ridge and the creek line. Views extend to Wanniassa Hills and Macarthur suburb. Moderate to steep elevated slopes with a northerly aspect are located between the creek line and the southern extent where it abuts the undeveloped woodland slopes, ridges and hills associated with Pemberton and Tralee Hills. Views extend to Wanniassa Hills, Callum Brae, Civic, Mt Ainslie and Majura, Majura Valley, Queanbeyan and Jerrabomberra.

South Jerrabomberra Planning Proposal Area Existing Landscape

The pre-development woodland slopes have been developed for agricultural purposes. The agricultural land holdings have been subdivided. The northern parcel of the South Jerrabomberra Planning Proposal Area is held in one ownership structure with commercial relationships with the adjacent South Tralee. The northern parcel of South Jerrabomberra Planning Proposal Area is associated with the Forrest residential complex.

The southern parcel of the South Jerrabomberra Planning Proposal Area is held in another separate ownership structure that is part of a larger land holding extending south and east of the study area. The southern parcel of South Jerrabomberra Planning Proposal Area is associated with the Tralee Station residential complex.

Isolated extraction of surface materials has occurred across the South Jerrabomberra Planning Proposal Area. Significant modified landform operations have occurred on lands adjacent to the railway.

Isolated individual eucalyptus trees are found across the site. Isolated stands of eucalyptus trees are found across the site. Eucalyptus woodland is found on the south western boundary of the study area adjacent to Tralee Station residential complex. Groups of eucalypts and riparian vegetation are found along the central creek line (Dog Trap Gully). Groups of eucalypts are found adjacent to the railway corridor.

More extensive eucalyptus woodland is found in the undeveloped slopes and ridges and hills to the south of the South Jerrabomberra Planning Proposal Area.

The Forrest residential complex landscape is a combination of native eucalyptus trees and deciduous exotic trees located within surrounding paddock grasslands at the western, low end of the sites central ridgeline and adjacent to the incised central creek line (Dog Trap Gully).

The Tralee Station residential complex is located on a hill top landform with surrounding steep grassland slopes. Perimeter landscape trees screen the complex. Eucalypt woodland to the south and west of the Tralee Station residential complex enhances the vegetative screening of the complex.

South Jerrabomberra Planning Proposal Area Existing Infrastructure

A formed and partially sealed road extends south, adjacent to the railway line, from Alderson Place to Forrest and beyond to Tralee Station and another rural land holding beyond the southern boundary of the study area.

The northern parcel of the South Jerrabomberra Planning Proposal Area includes the Forrest residential complex and associated agricultural lands.

Forrest residential complex includes single storey residential building, adjacent home paddocks, deciduous tree planting, shearing shed and farm dam (water supply) on the adjacent creek line (Dog Trap Gully). Evidence of past surface extraction works is located in the paddocks to the east and south of the Forrest residential complex. Paddocks are fenced. A dam and erosion control and water diversion works are located on the elevated lands in the east of the parcel that drain northwards into South Tralee.

The southern parcel of the South Jerrabomberra Planning Proposal Area includes the Tralee Station residential complex and associated agricultural lands and modified landform operations adjacent to the railway line.

Tralee Station residential complex includes single storey residential building, perimeter landscaping, large dog kennels and water storage tanks. Two dams are located in the incised creek line (Dog Trap Gully) and steep landform on the southern boundary of South Jerrabomberra Planning Proposal Area. The dams are stock water supply for Tralee Station. Water diversion channels extend north east from the dams. These channels extend across and above the contour and intercept and collect surface water from Pemberton slopes that would otherwise flow onto the Forrest surface extraction works. An embankment crossing of the incised creek (Dog Trap Gully) is located approximately half way between these two dams and the Forrest dam. Evidence of past surface extraction works is located in the paddock south of Forrest beside the access road. A stormwater diversion embankment is located above these surface extraction works and intercepts stormwater surface flows. An additional embankment is located along the 695m contour on the slopes below Tralee Station.

South Jerrabomberra Planning Proposal Area Landscape Units

The South Jerrabomberra Planning Proposal Area has been divided into a number of Landscape Units in order to assess the landscape character of the area. These landscape units are areas that are generally consistent of character for their landform, vegetation, land use development and position in the landscape. The boundaries between the landscape units are gradational; and as such are shown with a degree of overlap with adjacent units. The Landscape Units provide the opportunity to investigate, assess and report landscape character for further project planning purposes. Landscape Units are shown on Drawing 3062-G3.

South Jerrabomberra Planning Proposal Area – Landscape Unit 9 shown on Drawing 3062-G6. Photos of Landscape Unit 9 are shown on Drawing 3062-G7.

- Modified landform parallel and adjacent to the railway line
- Elevation varies from 640m to 690m. Aspect to north and to west. Elevated landform above future development area of Hume Industrial Estate.
- Vegetation – Exposed ground and pasture grasses and scattered individual and groups of trees adjacent to the railway line
- Scattered trees adjacent to the railway line
- Views In from
    - Lanyon Drive ACT
    - Tompsitt Drive intersection with Lanyon Drive
    - Poplars rezoning area
    - South Tralee Access Road
    - Limestone Drive Halloran Drive roundabout Jerrabomberra
- Views Out to
    - Future development area of Hume Industrial Estate.
    - Monaro Highway
    - West across valley to Wanniassa Hills
    - North to South Tralee, Poplars rezoning and South Tralee Access Road and Jerrabomberra beyond
- Position in the landscape
    - Located within 250m buffer on edge of estate
    - Close proximity to railway line

South Jerrabomberra Planning Proposal Area – Landscape Unit 10 shown on Drawing 3062-G8. Photos of Landscape Unit 10 are shown on Drawing 3062-G9.

- Forrest Residential buildings, outbuildings and shearing shed and home paddocks
- Elevation 665m to 680m. North and westerly aspect.
- Residential farm landscape. Water supply dam on creek line adjacent.
- Deciduous tree planting around buildings and structures
- Views In from
    - Lanyon Drive ACT

    - Tompsitt Drive intersection with Lanyon Drive
    - Poplars rezoning area
    - South Tralee Access Road
    - Limestone Drive Halloran Drive roundabout Jerrabomberra
- Views Out to
    - Wanniassa Hills through gaps in the landscape along the railway line
    - North to South Tralee, Poplars rezoning and South Tralee Access Road and Jerrabomberra beyond
- Position in the landscape – Located at the low, north western end of the ridgeline identified as Landscape Unit 11. Shearing shed is prominent on the landform and visually prominent due to galvanised iron colour contrast with grassland. Forrest residential buildings are well integrated and screened by the treed landscape backdrop.

South Jerrabomberra Planning Proposal Area Landscape Unit 11 shown on Drawing 3062-G10. Photos of Landscape Unit 11 are shown on Drawing 3062-G11.

- Moderate steep to lower slopes of the north western orientated ridgeline extending from Forrest (LSU 10) to the undeveloped woodland slopes, ridges and hills associated with Pemberton and Tralee Hills. Northern aspect.
- Forrest shearing shed located on north western end
- Steep woodland on the undeveloped slopes, ridges and hills associated with Pemberton and Tralee Hills at the south eastern end.
- Elevation 665m to 750m
- Vegetation – Grassland with isolated remnant trees
- Views In from
    - Lanyon Drive ACT
    - Tompsitt Drive intersection with Lanyon Drive
    - Poplars rezoning area
    - South Tralee Access Road
    - Limestone Drive Halloran Drive roundabout Jerrabomberra
    - Lanyon Drive NSW adjacent to Hoover Road
    - Long Gully Road ACT
    - Monaro Highway ACT
    - Isabella Drive ACT
- Views Out to
    - North to South Tralee, Poplars rezoning and South Tralee Access Road and Jerrabomberra beyond
    - Views extend north, over Hume Industrial Estate, to South Tralee, Jerrabomberra, Queanbeyan, Majura Valley, Mt Ainslie and Mt Majura and Civic.
    - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – Prominent and visible landform and location within the South Jerrabomberra Planning Proposal Area. Extends fully across the view shed from view locations to the north. Screens Landscape Units 12, 15, part 13 and part 16 from view locations to the north.

South Jerrabomberra Planning Proposal Area – Landscape Unit 1A shown on Drawing 3062-G12. Photos of Landscape Unit 1A are shown on Drawing 3062-G13.

- Adjacent to South Tralee S1 landscape unit
- Comparable landscape and landform to South Tralee adjacent
- Elevation 650m to 670m
- Lower slopes located at the northern extent of the study area. Northerly aspect.
- Vegetation – grassland
- Views In from
    - Elevated areas of South Tralee and adjacent Landscape Unit S1
    - Adjacent South Jerrabomberra Planning Proposal Area Landscape Units 2A and 11
- Views Out to
    - Adjacent railway corridor

- Adjacent South Tralee and South Jerrabomberra Planning Proposal Area areas
- Position in the landscape – Low landform and location within the South Jerrabomberra Planning Proposal Area. Located low in the landscape and screened by Hume Industrial Estate and railway line landscape elements.

South Jerrabomberra Planning Proposal Area – Landscape Unit 2A shown on Drawing 3062-G14. Photos of Landscape Unit 2A are shown on Drawing 3062-G15.

- Adjacent to South Tralee S2 landscape Unit
- Comparable landscape and landform to South Tralee adjacent
- Elevation 670m to 700m
- Moderate slopes extending from lower slopes of Landscape Unit 1A to ridgeline Landscape Unit 11. Landform transition. Northerly aspect. Steeper slopes adjacent to Landscape Unit S2
- Vegetation – grassland and isolated remnant trees
- Views In from
  - Lanyon Drive ACT
  - Tompsitt Drive intersection with Lanyon Drive
  - Poplars rezoning area
  - South Tralee Access Road
  - Limestone Drive Halloran Drive roundabout Jerrabomberra
- Views Out to
  - North to South Tralee, Poplars rezoning and South Tralee Access Road and Jerrabomberra beyond
  - Views extend north, over Hume Industrial Estate, to South Tralee, Jerrabomberra, Queanbeyan, Majura Valley, Mt Ainslie and Mt Majura. Views to Civic are screened by a local ridgeline west of the Monaro Highway adjacent to the Lanyon Drive intersection.
  - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – Located on north facing slopes below Landscape Unit 11.

South Jerrabomberra Planning Proposal Area – Landscape Unit 2B shown on Drawing 3062-G16. Photos of Landscape Unit 2B are shown on Drawing 3062-G17.

- Adjacent to South Tralee Landscape Units S2 and S4
- Comparable landscape and landform to South Tralee adjacent
- Moderately steep to lower northerly aspect slopes adjacent to South Tralee.
- A dam and erosion control and water diversion works are located on a drainage line that drains northwards into South Tralee.
- Elevation 700m to 750m
- Vegetation – grassland and isolated remnant trees
- Remnant trees located adjacent to the dam contribute to
  - ecological connectivity between ACT and NSW woodlands
  - mitigation of views of development in this Landscape Unit
  - the landscape of the transition zone
  - the vegetative landscape element on Forrest Ridge, and
  - landscape connectivity between South Jerrabomberra Planning Proposal Area and South Tralee
- Views In from
  - Lanyon Drive ACT
  - Tompsitt Drive intersection with Lanyon Drive
  - Poplars rezoning area
  - South Tralee Access Road
  - Limestone Drive Halloran Drive roundabout Jerrabomberra
  - Lanyon Drive NSW adjacent to Hoover Road
  - Long Gully Road ACT
  - Monaro Highway ACT
  - Isabella Drive ACT

- Views Out to
    - North to South Tralee, Poplars rezoning and South Tralee Access Road and Jerrabomberra beyond
    - Views extend north, over Hume Industrial Estate, to South Tralee, Jerrabomberra, Queanbeyan, Majura Valley, Mt Ainslie and Majura and Civic.
    - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – Moderate to steep elevated slopes with a northerly aspect located adjacent to the southern extent of the study area where it abuts the undeveloped woodland slopes, ridges and hills associated with Pemberton and Tralee Hills. High visibility location in the landscape. Significant existing vegetation contributing to project objectives. Shares a common boundary with an area of South Tralee with 80ha and 1000m2 lot sizes.

South Jerrabomberra Planning Proposal Area – Landscape Unit 12 shown on Drawing 3062-G18. Photos of Landscape Unit 12 are shown on Drawing 3062-G19.

- Moderately steep to lower slopes on south western aspect and south western slopes behind Forrest.
- Elevation 680m to 740m
- Vegetation – grassland and isolated remnant trees
- Landform – part degraded surface extraction evidence
- Western edge of LSU 12 is incised Dog Trap Gully creek and riparian vegetation (LSU 15) on a north south alignment
- Views In from
    - Long Gully Road ACT
    - Monaro Highway ACT
    - Isabella Drive ACT
- Views Out to
    - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – Area generally screened by Landscape Unit 11 ridgeline and Landscape Unit 2B existing trees from view locations to the north. Higher land within the LSU adjacent to the eastern project site boundary is visible from view locations to the north and west.

South Jerrabomberra Planning Proposal Area – Landscape Unit 13 shown on Drawing 3062-G20. Photos of Landscape Unit 13 are shown on Drawing 3062-G21.

- Steep to moderately steep to lower slopes adjacent to and surrounding Tralee Station Homestead (LSU 14) on higher hill top landform
- North west to north east aspect
- Elevation 670m to 740m
- Vegetation – grassland and scattered isolated remnant trees
- Woodland vegetation to south western edge of landscape unit provides vegetated backdrop to landscape unit. It is identified as ecological connectivity between ACT and NSW lands. Woodland is located on steep land.
- Eastern edge of LSU 13 is incised Dog Trap Gully creek and riparian vegetation (LSU 15) on a north south alignment
- Views In from
    - Lanyon Drive ACT
    - Tompsitt Drive intersection with Lanyon Drive
    - Poplars rezoning area
    - South Tralee Access Road
    - Limestone Drive Halloran Drive roundabout Jerrabomberra
    - Lanyon Drive NSW adjacent to Hoover Road
    - Long Gully Road ACT
    - Monaro Highway ACT
    - Isabella Drive ACT

- Views Out to
    - North to South Tralee, Poplars rezoning and South Tralee Access Road and Jerrabomberra beyond
    - Views extend north, over Hume Industrial Estate, to South Tralee, Jerrabomberra, Queanbeyan, Majura Valley, Mt Ainslie and Majura and Civic.
    - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – A prominent and visible landform and location within the South Jerrabomberra Planning Proposal Area. Visible from northern view locations beyond the LSU 11 ridgeline. Moderate to steep elevated slopes with a northerly aspect located adjacent to the southern extent of the study area where it abuts the undeveloped woodland slopes, ridges and hills associated with Pemberton and Tralee Hills. Woodland is located on steep slopes adjacent to south western boundary and Tralee Station hill top.

South Jerrabomberra Planning Proposal Area – Landscape Unit 14 shown on Drawing 3062-G22. Photos of Landscape Unit 14 are shown on Drawing 3062-G23.

- Tralee Station residential buildings and outbuildings
- Elevation 730m
- Residential building located on the apex of a prominent landform forward of the undeveloped woodland slopes, ridges and hills associated with Pemberton and Tralee Hills.
- Landscape plantings forward of the structures and woodland to the south and west provide a natural treed landscape backdrop and screens buildings and structures.
- Views In from
    - Lanyon Drive ACT
    - Tompsitt Drive intersection with Lanyon Drive
    - Poplars rezoning area
    - South Tralee Access Road
    - Limestone Drive Halloran Drive roundabout Jerrabomberra
    - Lanyon Drive NSW adjacent to Hoover Road
    - Long Gully Road ACT
    - Monaro Highway ACT
    - Isabella Drive ACT
- Views Out to
    - North to South Tralee, Poplars rezoning and South Tralee Access Road and Jerrabomberra beyond
    - Views extend north, over Hume Industrial Estate, to South Tralee, Jerrabomberra, Queanbeyan, Majura Valley, Mt Ainslie and Majura and Civic.
    - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – High and visible and prominent landform. Existing Tralee Station buildings are less visually prominent due to low profile, colour and adjacent perimeter landscape plantings. Woodland to the south enhances the landscape setting

South Jerrabomberra Planning Proposal Area – Landscape Unit 15 shown on Drawing 3062-G24. Photos of Landscape Unit 15 are shown on Drawing 3062-G25.

- Incised Dog Trap Gully creek and riparian vegetation on a north south alignment; Forrest to southern extent of study area within the undeveloped woodland slopes, ridges and hills associated with Pemberton and Tralee Hills.
- Elevation 665m to 750m
- Steep sided narrowing valley adjacent to the south.
- Two dams located in the valley floor at the southern extent. Lower dam stock water supply to Tralee Station One dam in creek line adjacent to Forrest. Forrest stock water supply.
- Vegetation – grassland and isolated riparian native shrubs and isolated remnant trees. Deciduous tree wildings and sapling groups at the lowest point adjacent to LSU 9.
- Views In from
    - Adjacent Landscape Units 13,14,16,12,2B

- Views Out to
    - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – Creek line landscape element and identified ecological connection with potential for enhancement to contribute to urban amenity and ecological connectivity.

South Jerrabomberra Planning Proposal Area – Landscape Unit 16 shown on Drawing 3062-G26. Photos of Landscape Unit 16 are shown on Drawing 3062-G27.

- Steep sided valley on Dog Trap Gully and steep slopes at the southern end of the study area.
- Steep slopes above Landscape Units 12 and 15 including cut off drains diverting runoff from degraded surface extraction area into creek dams
- Elevation 700m to 740m
- Vegetation – grassland and scattered isolated remnant trees
- Views In from
    - Long Gully Road ACT
    - Monaro Highway ACT
    - Isabella Drive ACT
- Views Out to
    - Views west extend across the future development areas of Hume Industrial Estate to Monaro Highway, agricultural lands and Long Gully Tip to Wanniassa Hills.
- Position in the landscape – Creek line and farm dam landscape elements and identified ecological connection with potential for enhancement. Elevated location provides moderate to high visual significance.

4.1.1 COMMONALITY OF LANDSCAPE AND LANDFORM BETWEEN SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA AND SOUTH TRALEE

South Tralee is located on low lands and mid slopes with a north and north westerly oriented landform.

South Jerrabomberra Planning Proposal Area has three distinct landforms within the site (northern, central and southern). The northern landform has low lands and mid slopes with a north and north west orientation adjacent to and across the common boundary with South Tralee. These lands have a comparable landform and landscape character with the adjacent South Tralee.

4.1.2 DIFFERENCES OF LANDSCAPE AND LANDFORM BETWEEN SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA AND SOUTH TRALEE

South Jerrabomberra Planning Proposal Area has three distinct landforms within the site (northern, central and southern). The central and southern of these landforms are different to South Tralee. The central landform has gentler slopes of higher elevation, north and south of the Dog Trap Gully incised creek line with an orientation west across the valley. The southern landform has steep slopes with a northerly orientation adjacent to Tralee Station homestead.

4.1.3 PREVIOUS LANDSCAPE AND VISUAL STUDY SOUTH TRALEE

A landscape and visual assessment report for the South Tralee area was undertaken by consultants URS as part of the Tralee Local Environment Study in March 2005.

A 'South Tralee supplementary report to the Tralee Local Environment Study' was undertaken by consultants Willana Associates and Ecological Australia in 2010.

The URS report identified 'Landscape Units' across the South Tralee site, assessed the visibility of South Tralee from surrounding areas, discussed the findings and provided the following recommendations,

- The 740m contour should be adopted as the maximum elevation for any residential, commercial and community facilities buildings that may be proposed for South Tralee,
- Any development proposed in the area between the contours 710mRL and 740mRL should be limited to large residential lots (min 0.5ha.), single storey buildings on piers and pre-determined footprints and preclusion of ancillary facilities such as tennis courts and swimming pools that require cut and fill to create flat areas,
- Urban design guidelines should also address the issue of earthworks associated with buildings, roads, car parking and drainage in order to avoid cut and fill slopes that will be visible from surrounding areas
- Landscape guidelines should include measures to extend the natural tree cover on the lots, and
- Tree and shrub planting needs to be carried out on earth embankment to be constructed parallel to the railway and providing noise attenuation from the Hume Industrial area and any trains that may operate along the corridor.

The Willana Associates and Ecological Australia report reviewed the Tralee LES (2005) in light of additional planning outcomes and new information. This new information is that the Queanbeyan Residential and Economic Study 2031 has interpreted the need for a separation of land uses between Hume and South Tralee and prescribed a buffer in the order of 250m, to manage the potential impacts on the amenity of proposed residential uses, including managing visual impacts. It was stated that 'This buffer is likely to reduce the visual impacts of the Hume Industrial Estate on residents within 1km and below 640m ASL.' This report confirmed that the recommendations of the Tralee LES (2005) remain relevant and offered further recommendations,

- The 250m buffer must be designed to provide a visual break between South Tralee residents and the Hume Industrial Estate, and also has the potential to support ecological connectivity, and local pedestrian and cycle access to potential transport nodes and local shops.
- The design of the buffer should consider the use of berms, swales, co-location of sediment detention basins and artificial wetlands to manage stormwater

Further detailed design information for inclusion in subsequent development plan / master plan phases was provided in the Willana Associates and Ecological Australia report.

4.1.4 OUTCOMES OF LANDSCAPE AND VISUAL STUDY SOUTH TRALEE

The planning outcome for South Tralee has been influenced by the two previous landscape and visual assessments.

The 740m ASL contour has been adopted as the highest extent of urban development as lands above this contour are considered highly visible.

Lands within the landform transition were considered suitable for mitigation measures to create a transition development.

The recommendation for large lots (0.5ha) and landscape controls for a transition urban development between the 710m and 740m contours was rendered moot by the application of the ANEF 20 exclusion area. The ANEF 20 effectively became the determinant of the extent of the urban development. The ANEF 20 area of the South Tralee site extended beyond the 710m-740m area of the site and subsequently the large lot (0.5ha) and landscape guidelines recommendation was not applied to the South Tralee site. The Queanbeyan LEP (South Tralee) 2010 Lot Size Map – Sheet LSZ_001 shows 1000m2 minimum lot size and 80ha lot size generally in the area of South Tralee between the 710m and 740m contours. Land below the 710m contour is shown as 600m2 minimum lot sizes.

The 250m buffer has been applied and landscape and open space uses generally have been applied to the buffer.

4.1.5 APPLICATION OF LANDSCAPE AND VISUAL STUDY OUTCOMES OF SOUTH TRALEE TO SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA

The 250m buffer adopted for South Tralee is applicable to the South Jerrabomberra Planning Proposal Area. The need for separation of land uses between Hume and South Jerrabomberra Planning Proposal Area remains valid.

The effect of the buffer, within South Jerrabomberra Planning Proposal Area, on reduction of visual impact of Hume Industrial Estate is less than that provided at South Tralee. Whilst the buffer provides visual screening to development adjacent to the buffer, much of South Jerrabomberra Planning Proposal Area is afforded with views over the buffer and the Hume Industrial estate to the wider Jerrabomberra Valley and beyond.

The 740m ASL contour upper limit to urban development is applicable to the South Jerrabomberra Planning Proposal Area. Land above 740m ASL contour contains woodland slopes of Pemberton and Tralee Hills that are desirable for retention for scenic purposes.

The adoption of 1000m2 minimum lot sizes for urban development located on landform transition zones is applicable to the South Jerrabomberra Planning Proposal Area. The adoption of 600m2 minimum lot sizes for urban development on lands adjacent to landform transition zones is applicable to the South Jerrabomberra Planning Proposal Area.

4.1.5.1 VIEW LOCATIONS

The URS report identified the following view locations in undertaking the visibility analysis of South Tralee,

- Monaro Highway (North-South Section)
- Monaro Highway (Adjoining Hume Industrial Area)
- Jerrabomberra Entrance Road
- Jerrabomberra urban development (slopes)
- Jerrabomberra urban development (lower slopes)
- Mt Jerrabomberra
- Jerrabomberra South (new development area), and
- Goulburn – Bombala Railway Line.

This South Jerrabomberra Planning Proposal Area landscape and visual study report view locations include,

- Lanyon Drive ACT

- Tompsitt Drive intersection with Lanyon Drive
- Poplars rezoning
- South Tralee Access Road
- Limestone Drive Halloran Drive roundabout Jerrabomberra
- Lanyon Drive NSW adjacent to Hoover Road
- Long Gully Road ACT
- Monaro Highway ACT
- Isabella Drive ACT
- Tralee Street, Hume

The different view locations of this report reflect the differences between South Tralee and South Jerrabomberra Planning Proposal Area, the location of the two sites in the western extent of the Jerrabomberra Creek valley, the elevation and orientation of the landforms.

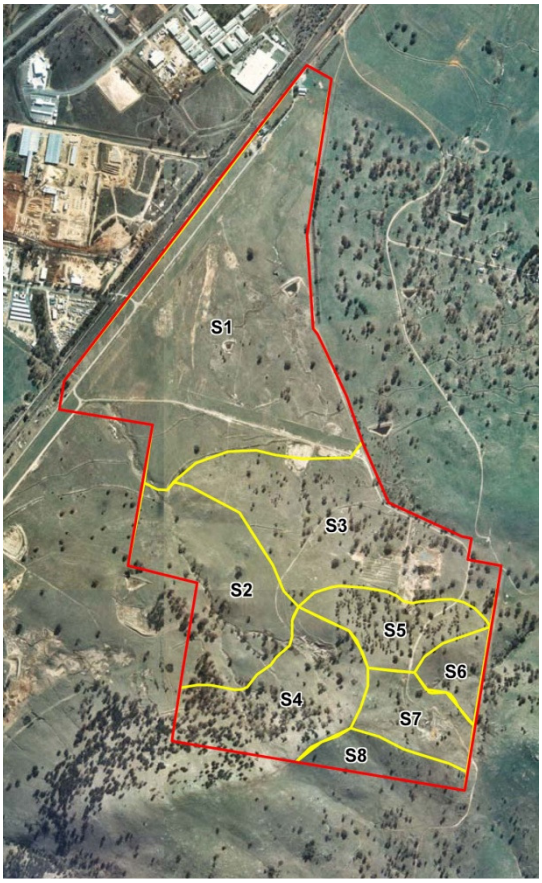
South Tralee is located on low lands and mid slopes with a north and north westerly oriented landform.

South Jerrabomberra Planning Proposal Area has three distinct landforms within the site. The northern has low lands and mid slopes with a north and north west orientation adjacent to the South Tralee. The central has gentler slopes of higher elevation, north and south of the Dog Trap Gully incised creek line with an orientation west across the valley. The southern landform has steep slopes with a northerly orientation adjacent to Tralee Station homestead.

The inclusion of the Long Gully Road, ACT, Monaro Highway, ACT, Isabella Drive, ACT and Tralee Street, Hume view locations reflect the westerly orientation of the central and southern landforms of the South Jerrabomberra Planning Proposal Area.

4.1.5.2 LANDSCAPE UNITS

This Landscape and Visual Assessment of South Jerrabomberra Planning Proposal Area references the URS report Landscape Unit mapping process to enable comparison across the common project boundary for similar landscape units. The URS report identifies Landscape Units S1 to S8.



URS Landscape Unit Mapping of South Tralee.

The South Jerrabomberra Planning Proposal Area report identifies Landscape Units numbered consecutively LSU 9 onwards. Where similar Landscape Units extend across the project boundary, the South Jerrabomberra Planning Proposal Area report utilises the previous South Tralee report number with a letter suffix (e.g. S1 and LSU 1A are similar and comparable landscapes adjacent across the common project boundary). Refer to Drawing 3062-G3.

4.1.5.3 MAXIMUM DEVELOPMENT ELEVATION

A landscape and visual assessment report for the South Tralee area was undertaken by consultants URS as part of the Tralee Local Environment Study in March 2005. The visual assessment confirmed that on South Tralee any residential development above the 740m contour will be highly visible.

The 740m ASL contour was adopted as the highest extent of urban development for South Tralee.

The 740m ASL contour on the South Tralee site corresponds with a natural change in the landform from steep grassed agricultural lands to steeper woodland slopes of the elevated lands of

Pemberton and Tralee Hills. It represents also the transition from Class C land capability to Classes D and E land capability. The extent of 1000m2 minimum lot sizes in South Tralee coincides with this transition in the landform.

The Tralee Local Environmental Study of 2005 adopted the following recommendations regarding urban capability mapping and the site landform,

- Development on slopes of 0-10% and on land with no water logging issues (land classes A and B) have limited to moderate constraints that can be readily managed for urban development.
- Development on slopes between 10-20% or on land that can be subject to extended periods of water logging (land class C) has significant limitations but can be managed for urban development.
- Development on slopes greater than 20% or with other substantial geophysical limitations (land classes D and E) should not be used for urban development.

Contour mapping for the South Jerrabomberra Planning Proposal Area and adjacent areas, with a contour interval of 10m, has been provided by Queanbeyan City Council. This contour mapping has been utilised to prepare an indicative slope analysis for South Jerrabomberra Planning Proposal Area. This indicative slope analysis is qualified by the 10m contour interval. A more detailed site survey with 1m or less contour intervals will provide a more reliable slope analysis and provide more accurate documentation for determining the extent of development.

This indicative slope analysis provides for a preliminary consideration of South Jerrabomberra Planning Proposal Area landforms and slopes.

Drawing 3062-G5 Indicative Slope Analysis 10M Contours shows those lands identified within the three slope gradient categories.

At South Jerrabomberra Planning Proposal Area the transition points in the landform from steep agricultural lands (land class C) to steeper woodland (or grassland) slopes (land class D&E) of Pemberton and Tralee Hills is variable. Detailed documentation of this transition location follows, but generally, on the Pemberton slopes in the south east of the area the transition point varies from 730m ASL contour adjacent to South Tralee to 710m ASL above the old surface extraction works, 710m ASL contour at Dog Trap Gully and 730m ASL south of Tralee Station. Land class D&E lands are found on the steep slopes below Tralee Station, within the existing woodland to the south of Tralee Station and on the existing access road to Tralee Station.

The application of the adopted extent of development at 740M ASL contour from South Tralee is inconsistent with the landform transition points found within the South Jerrabomberra Planning Proposal Area. Application of the objective that development should not extend onto the steeper slopes of Pemberton and Tralee Hills follows with an adaptive strategy that responds to the landform and slope found along the perimeter of the South Jerrabomberra Planning Proposal Area.

LSU 2B	Landform transition is located between 720m ASL contour and 730m ASL contour.
LSU 12	Landform transition is located between 710m ASL contour and 720m ASL contour on the edge of the surface extraction works.
LSU 15&16	Landform transition is located between 700m ASL contour and 710m ASL contour.
LSU 13	Landform transition is located between 710m ASL contour and 730m ASL contour.

Drawing 3062-G29 Landscape and Visual Analysis shows the landform transition zone between thick blue lines.

4.1.5.4 710M-740M TRANSITION

A landscape and visual assessment report for the South Tralee area was undertaken by consultants URS as part of the Tralee Local Environment Study in March 2005. The visual assessment found that development between contours 710 and 740 would need to be carefully controlled to create a

transition between residential development below the 710m contour and the natural landscape character above the 740m contour. The controls proposed include 0.5ha lots sizes and building construction type and landscape guidelines.

The objective was to create a transition zone of less dense urban development and increased landscape treatment at the development extent. This objective remains valid and applicable to the South Jerrabomberra Planning Proposal Area

The application of this objective to the South Jerrabomberra Planning Proposal Area requires consideration of the visibility, landscape prominence and landform at the extent of development around the perimeter of the South Jerrabomberra Planning Proposal Area.

4.1.5.5 0.5HA BLOCK SIZES AND DEVELOPMENT CONDITIONS

The URS South Tralee report recommendation for large lots (0.5ha) and landscape controls for a transition urban development between the 710m and 740m contours was rendered moot by the application of the ANEF 20 exclusion area. The ANEF 20 effectively became the determinant of the extent of the urban development. The ANEF 20 area of the South Tralee site extended beyond the 710m-740m area of the site and subsequently the large lot (0.5ha) and landscape guidelines recommendation was not applied to the South Tralee site.

4.1.5.6 1000m2 LOT SIZE & 600m2 LOT SIZE

The Queanbeyan LEP (South Tralee) 2010 Lot Size Map – Sheet LSZ_001 shows 1000m2 minimum lot size and 80ha lot size generally in the area of South Tralee between the 710m and 740m contours identified as an urban development transition zone in the URS report. Land below the 710m contour and adjacent to the 1000m2 minimum lot sizes is shown as 600m2 minimum lot sizes.

4.1.6 OTHER REZONINGS AND DEVELOPMENTS

4.1.6.1 POPLARS AND EFFECT ON VISUAL AND LANDSCAPE

Land south of Tompsitt Drive at the Poplars has been rezoned as B7:Business Park. This has minimum lot sizes of 4,000m2 and has a maximum height of 12metres.

This future development has the potential to screen South Tralee and South Jerrabomberra Planning Proposal Area from view locations to the north of Tompsitt Drive.

This future development has the potential to introduce new view locations of South Tralee and South Jerrabomberra Planning Proposal Area at shorter viewing distances than currently available.

4.1.6.2 SOUTH TRALEE ACCESS ROAD AND EFFECT ON VISUAL AND LANDSCAPE

The future (access road for the South Tralee development) northern entry access road from Tompsitt Drive down through the Poplars will afford direct and closing views of South Tralee and South Jerrabomberra Planning Proposal Area.

Users of this road include residents, workers and visitors to South Tralee and South Jerrabomberra Planning Proposal Area. Views of South Tralee and South Jerrabomberra Planning Proposal Area by these viewers contributes to the 'sense of place' and community collective memory of Queanbeyan urban development extents.

The quality of this 'sense of place' is dependent on the siting of the development within the landscape, the extent and density of urban development and the landscape and open space infrastructure provided for the community.

4.1.7 QUEANBEYAN RESIDENTIAL AND ECONOMIC STUDY 2031 BUFFER

The Willana Associates South Tralee Supplementary Report to the Tralee Local Environmental Study reported,

"The Department of Planning review of the Queanbeyan Residential and Economic Strategy 2031 clarified the likely development type at South Tralee and informed the development of landscape recommendations. The endorsed Queanbeyan Residential and Economic Strategy 2031 has interpreted the need for a separation of land uses between Hume and South Tralee and prescribed a buffer in the order of 250m, to manage the potential impacts on the amenity of proposed residential uses, including managing visual impacts. This buffer is likely to reduce visual impacts of the Hume Industrial Estate on residents within 1km and below 640m ASL.

Potential future residents further away (greater than 1km) will also be elevated between 640 -710 ASL, with the Hume Industrial Estate occupying a smaller area of their view shed. As such, there is a diminished reliance on the buffer for reduction of visual impacts for residents greater than 1km away."

The 250m buffer has been applied to South Tralee and landscape and open space uses generally have been applied to the buffer.

4.1.7.1 APPLICATION TO SOUTH TRALEE

The 250m buffer is located on land within South Tralee that is on or about the same level ASL as the adjacent Hume Industrial Estate.

Landscape and open space development within the buffer may provide vegetation up to 20m that will be between and higher than approximately half of the proposed development areas of South Tralee. The proposed development areas of South Tralee are no greater than 1km from the Hume Industrial Estate. Approximately half of the proposed South Tralee development is above the (640m contour plus 20m vegetation height) 660m contour and is presented with a diminished reliance on a visual screen of the Hume Industrial Estate.

The location of the landscape buffer at or about the same level as the Hume Industrial Estate indicates that this buffer will contribute no mitigating effect on views of South Tralee from the west.

Monaro Highway, to the west of South Tralee at 620m, is the view location considered in the landscape and visual assessment report for the South Tralee area undertaken by consultants URS as part of the Tralee Local Environment Study in March 2005. The view of South Tralee from this location was blocked by industrial development

4.1.7.2 SUITABILITY TO SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA

The application of a 250m buffer, as an extension to the South Tralee buffer, to South Jerrabomberra Planning Proposal Area will locate the buffer on land between 650m ASL and 690m ASL.

This buffer is located adjacent to future Hume Industrial Estate uses and developments. A buffer between the proposed urban development of South Jerrabomberra Planning proposal Area and Hume Industrial estate remains as valid as it does for South Tralee for the separation of land uses.

The development of a landscape buffer provides the opportunity to mitigate views of South Jerrabomberra Planning Proposal Area with a landscape installation on land controlled by Queanbeyan City Council. This negates the reliance on mitigation effect provided by elements located in ACT land.

The effect of the buffer, within South Jerrabomberra Planning Proposal Area, on reduction of visual impact of Hume Industrial Estate is less than that provided at South Tralee. Whilst the buffer provides visual screening to development adjacent to the buffer, much of South Jerrabomberra Planning Proposal Area is afforded with views over the buffer and the Hume Industrial estate to the wider Jerrabomberra Valley and beyond.

Landscape and open space development within the buffer may provide vegetation up to 20m high that will provide a landscape screen and mitigation of views generally from the west.

Detailed investigation has been undertaken of the effect of views into the South Jerrabomberra Planning Proposal Area from nominated view locations with due consideration of the screening effect of a vegetative buffer. These investigations assume 20m high vegetation on the eastern extent of the buffer.

The following is the results of this investigation.

A view from Monaro Highway verge between Tralee Street and Isabella Drive at 630m ASL over a 20m vegetative screen (675m + 20m = 695m) toward Pemberton would have the sightline intercept the ground surface at 707.5m ASL. At this location within LSU 12 and adjacent to the surface extraction works the landform transition is located between 710m ASL contour and 720m ASL contour on the edge of the surface extraction works.

A vegetative screen of 20m high has the potential to screen all but the highest urban development along this sightline. 10m high urban development located above the 697.5m ASL contour would be visible above the buffer vegetative screen. Skyline above is the woodland elevated lands to the south of Tralee Station and the woodland slopes of Pemberton.

Visible lands are shown ‘green’ on Drawing 3062-G29 Landscape and Visual Analysis.

A view from Isabella Drive ACT, at the roundabout 640m ASL, over a 20m vegetative screen (675m + 20m = 695m) at Forrest toward the furthest eastern boundary of South Jerrabomberra Planning Proposal Area crosses the project boundary 10m above the ground.

A vegetative screen of 20m high has the potential to screen all urban development along this sightline. Skyline above is the woodland elevated lands to the south of Tralee Station and the woodland slopes of Pemberton.

A view from Tralee Street, Hume 630m ASL over a 20m vegetative screen (687m + 20m = 707m) toward Tralee Station crosses the front fence at 732mASL 2m above ground level.

A vegetative screen of 20m high has the potential to screen all urban development along this sightline except for 10m high urban development located above the 722m ASL contour. Skyline

above is the woodland elevated lands to the south of Tralee Station and the woodland slopes of Pemberton.

Visible lands are shown 'green' on Drawing 3062-G29 Landscape and Visual Analysis.

A view from Tralee Street, Hume 630m ASL over a 20m vegetative screen (675m + 20m = 695m) at Forrest toward woodland slopes of Pemberton hits ground at 730mASL, 10m below the South Jerrabomberra Planning Proposal Area boundary and above the LSU 15&16 landform transition located between 700m ASL contour and 710m ASL contour.

A vegetative screen of 20m high has the potential to screen all urban development along this sightline. Skyline above is the woodland elevated lands to the south of Tralee Station and the woodland slopes of Pemberton.

4.1.7.3 LANDSCAPE BUFFER ON FORREST RIDGE LSU 11

Consideration is given here to the effect on views into South Jerrabomberra Planning Proposal Area, from view locations to the north, of a vegetative landscape element of 20m high located on the Forrest ridgeline LSU 11.

The Forrest ridgeline LSU 11 is a prominent and visible landform within the South Jerrabomberra Planning Proposal Area. Higher ground is located within the South Jerrabomberra Planning Proposal Area to the south. The investigation of sightlines, and the effect of a buffer on those sightlines, identifies the opportunity for introduction of this vegetative landscape element to mitigate the visibility of development on the higher ground.

A view from Tompsitt Drive roundabout, NSW 615m ASL over urban development located on the grassland ridge LSU 11 at Forrest (700m +10m = 710m ASL) toward Tralee Station intersects the ground at the 727m contour.

10m high urban development located above the 717m ASL contour on the Tralee Station hill top is visible.

A view from Tompsitt Drive roundabout, NSW 615m ASL over urban development and a 20m high vegetative landscape element located on the grassland ridge LSU 11 at Forrest (700m +20m = 720m ASL) toward Tralee Station crosses Tralee Station hill top 9m above ground level.

A vegetative landscape element of 20m high located on the Forrest ridgeline LSU 11 has the potential to screen all urban development to the south of LSU 11 along this sightline. Skyline above is the woodland elevated lands to the south of Tralee Station and the woodland slopes of Pemberton.

This view location and view of South Tralee and South Jerrabomberra Planning Proposal Area will be modified or obstructed by the Poplars rezoning. The extent of the view modification by or the presentation of additional view locations from within the Poplars development is unknown at present. The Poplars rezoning area is located both north and south of Tompsitt Drive. South of Tompsitt Drive, the Poplars area rises to 653m ASL at a local hill and the southern extent of the Poplars is adjacent to Jerrabomberra Creek at 599m ASL

An example view from the Poplars location has been investigated from the high point 653m ASL and adjacent to Jerrabomberra Creek at 599m ASL.

An example view from the Poplars high point 653m ASL over urban development located on the grassland ridge LSU 11 at Forrest (700m +10m = 710m ASL) toward Tralee Station intersects the ground at the 717m contour part way up the slopes in front of the Tralee Station hill top.

An example view from the Poplars high point 653m ASL over urban development and a 20m high vegetative landscape element located on the grassland ridge LSU 11 at Forrest (700m +20m = 720m ASL) toward Tralee Station intersects the ground at the 728m contour in front of the Tralee Station hill top.

An example view from the Poplars rezoning adjacent to Jerrabomberra Creek 599m ASL over urban development located on the grassland ridge LSU 11 at Forrest (700m +10m = 710m ASL) toward Tralee Station crosses above Tralee Station structures at the 737m ASL

An example view from the Poplars rezoning adjacent to Jerrabomberra Creek 599m ASL over urban development and a 20m high vegetative landscape element located on the grassland ridge LSU 11 at Forrest (700m +20m = 720m ASL) toward Tralee Station intersects the ground at the 750m contour half way up the woodland hill behind Tralee Station.

Except for the top of the Tralee Station Hill, urban development south of Forrest ridge line LSU 11 is screened from the Poplars rezoning by urban development and a 20m high vegetative landscape element located on LSU 11. Skyline above is the woodland elevated lands to the south of Tralee Station and the woodland slopes of Pemberton.

A view from the South Tralee access road prior to entry to South Tralee 620m ASL over urban development located on the grassland ridge LSU 11 at Forrest (700m +10m = 710m ASL) toward Tralee Station intersects the ground at the 747m contour part way up the woodland hill behind Tralee Station hill top.

A view from the South Tralee access road prior to entry to South Tralee 620m ASL over urban development and a 20m high vegetative landscape element located on the grassland ridge LSU 11 at Forrest (700m +20m = 720m ASL) toward Tralee Station intersects the ground at the 762m contour half way up the woodland hill behind Tralee Station.

Urban development south of Forrest ridge line LSU 11 is screened from the South Tralee access road by urban development located on LSU 11. Skyline above is the woodland elevated lands to the south of Tralee Station and the woodland slopes of Pemberton.

In summary the Forrest Ridge Landscape Buffer effect is,

Thompsitt Drive – Screens views of all development south beyond the buffer,

Poplars High Point – Screens all except the Tralee Station Hill Top, and

as view locations close on the planning proposal area the buffer effect on views further south is diminished to nil.

4.1.8 EXISTING VEGETATION

Isolated individual eucalyptus trees are found across the site. Isolated stands of eucalyptus trees are found across the site. Eucalyptus woodland is found on the south western boundary of the study area adjacent to Tralee Station residential complex. Groups of eucalypts and riparian vegetation are found along the central creek line (Dog Trap Gully). Groups of eucalypts are found adjacent to the railway corridor.

More extensive eucalyptus woodland is found in the undeveloped slopes and ridges and hills to the south of the South Jerrabomberra Planning Proposal Area.

The Forrest residential complex landscape is a combination of native eucalyptus trees and deciduous exotic trees located within surrounding paddock grasslands at the western, low end of the sites central ridgeline and adjacent to the incised central creek line (Dog Trap Gully).

The Tralee Station residential complex is located on a hill top landform with surrounding steep grassland slopes. Perimeter landscape trees screen the complex. Eucalypt woodland to the south

and west of the Tralee Station residential complex enhances the vegetative screening of the complex.

4.1.8.1 TREES RETAINED STRATEGY

Tree retention across the South Jerrabomberra Planning Proposal Area can satisfy the following project objectives,

- Utilise existing trees to enhance buffer establishment
- Utilise existing trees for view mitigation effect
- Utilise existing trees to enhance ecological connectivity
- Utilise existing trees to enhance connectivity to adjacent development
- Utilise existing trees to enhance urban development transition zones
- Utilise existing trees within the landscape and open space strategy to enhance urban amenity
- Utilise existing trees to enhance road corridor landscape amenity, and
- Protect lands from erosion.

These project objectives can be implemented by retaining existing trees,

- In the 250m buffer adjacent to the border,
- In the north east corner of Landscape Unit 2B,
- In the transition zones adjacent to the perimeter of the South Jerrabomberra Planning Proposal Area,
- In Dog Trap Gully riparian zone, and
- In the woodland adjacent to the southern boundary and Tralee Station.

These project objectives can be implemented by retaining existing trees in the proposed urban and open space fabric of the South Jerrabomberra Planning Proposal Area. The existing trees can be retained in

- Parks and open space systems, and
- Road verges.

4.1.8.2 TREES RETAINED IN URBAN FABRIC

The retention of existing trees within the South Jerrabomberra Planning Proposal Area needs to recognise and provide for the horticultural requirements of the retained trees.

The retention of existing trees within the South Jerrabomberra Planning Proposal Area needs to be undertaken with due regard for the risks associated with retaining 'paddock trees' and inserting them into an urban environment. Care needs to taken during the construction period to avoid damage. Care needs to be taken to ensure that sufficient space is provided for the horticultural support of the tree; air, water, soils, drainage, nutrients etc. Care needs to be taken to ensure that sufficient space is provided around the tree for growth, decay, branch failure, falling limbs that does not pose an unacceptable risk to people and property.

4.1.8.3 TREES ADJACENT

The retention of existing trees within South Jerrabomberra Planning Proposal Area adjacent to the project boundary provides the opportunity to enhance ecological connectivity within and adjacent to the project site.

Woodland within the South Jerrabomberra Planning Proposal Area adjacent to the southern boundary and Tralee Station is valuable as it is able to satisfy a number of the project objectives, particularly,

- This woodland enhances the ecological connectivity across the project site
- This woodland enhances the view mitigation of the Tralee Station hill top
- This woodland provides an existing woodland connection within the South Jerrabomberra Planning Proposal Area between existing trees in the 250m buffer and the existing high ground woodland of Pemberton and Tralee Hills to the south and east. Removal of this woodland is to the detriment of the ecological connectivity in this location.
- This woodland is located on steep lands and provides erosion protection.

4.1.9 CONNECTIVITY

4.1.9.1 ACT / NSW CROSS BORDER ECOLOGICAL CONNECTIVITY

ACT Government, as part of the South Jerrabomberra Joint Planning Authorities Meeting, has provided the following comment regarding Ecological Connectivity,

'Hume and South Jerrabomberra are located between two of the largest patches of box-gum woodland anywhere in Australia. The connections between the Callum Brae – Wanniassa Hill and Jerrabomberra woodlands are shown in the figures in the attached document. Maintaining east west connections between the NSW and ACT woodlands, in the vicinity of Hume is a key conservation objective. DCP's prepared for South Jerrabomberra should consider cross border ecological connections. ESDD can make available its mapping and expertise to assist if required.' NSW Planning and Infrastructure, Record of Business Contact 21 August 2013.

ACT Government provided Ecological connectivity mapping indicates that within the site context of the South Jerrabomberra Planning Proposal Area the ecological connections are provided,

- Within Hume, the area Tralee street and Alderson Street south between the Monaro Highway corridor and the railway corridor
- Along the railway corridor
- South and east along Dog Trap Gully
- South through the woodland adjacent to Tralee Station, and
- East through the woodland south of the South Jerrabomberra Planning Proposal Area to the high woodland hills.

4.1.9.2 SOUTH TRALEE LANDSCAPE AND OPEN SPACE STRATEGY (NO STATUS)

The Landscape and Open Space Strategy for South Tralee has been reviewed for the purposes of comparison of connectivity between the two adjacent urban development proposals. It has no status at present. This strategy document shows indicatively the street layout and urban development spaces for South Tralee.

At the northern extent of the South Jerrabomberra Planning Proposal Area, the South Tralee Landscape and Open Space Strategy provides for connection of the 250m buffer open space system located adjacent to the ACT NSW border..

Adjacent to Landscape Units 1A and 2A and the northern boundary of 2B, at the common boundary between South Tralee and South Jerrabomberra Planning Proposal Area, the South Tralee urban form of east west orientated residential roads provides for connection of a similarly configured urban development form within the South Jerrabomberra Planning Proposal Area.

The eastern boundary of Landscape Unit 2B abuts an area within South Tralee identified as environmental conservation reserve and for 80ha lot sizes

4.1.9.3 SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA AND SOUTH TRALEE CONNECTIVITY

The South Tralee Landscape and Open Space Strategy indicates the opportunity for continuing the 250m buffer along and adjacent to the railway and ACT / NSW Border.

The street layout and urban development form shown on the South Tralee Landscape and Open Space Strategy indicates that the common boundary is an opportunity for seamless connection of the two urban developments.

The existing trees within Landscape Unit 2B of South Jerrabomberra Planning Proposal Area adjoin with a South Tralee area not shown as urban development. There is the opportunity for existing trees in this location to connect across the common boundary.

4.1.9.4 SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA – PLACE IN LANDSCAPE

South Jerrabomberra Planning Proposal Area southern lands are identified as ecological connectivity between significant ecological woodland reserves in ACT and NSW.

4.1.9.5 CONNECTIONS TO PEMBERTON AND HIGHER GROUND IN EAST

South Jerrabomberra Planning Proposal Area currently provides ecological connectivity across the project site. This is facilitated by

- Woodland vegetation along and adjacent to the southern boundary
- Isolated individual and groups of trees along the Dog Trap Gully
- Isolated individual trees across the grassland paddocks

4.1.9.6 RELATIONSHIP BETWEEN ACT LANDS HUME AND NSW LANDS SOUTH TRALEE AND SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA

Ecologically significant reserved woodland vegetation is located within Hume Industrial Estate. Two locations are found at,

- Adjacent to Alderson Place, and
- Between Tralee Street and Monaro Highway.

Further ecological connectivity across the project site may be enhanced by the following,

- 250m vegetated buffer adjacent to the border and railway line that will facilitate connectivity along the alignment and connect isolated and groups of trees into a continuous landscape
- Retention of the existing woodland south of Tralee Station to provide a direct and existing connection between the 250m buffer and the woodlands on the higher ground to the south and east
- Enhancement of the Dog Trap Gully riparian zone to a continuous landscape connection between the 250m buffer and the woodlands on the higher ground to the south and east
- Installation of the 20m vegetative landscape element on Forrest Ridge Buffer LSU11 to provide a connection from the 250m buffer across the urban development to the woodlands on the higher ground of Pemberton

4.1.9.7 RELATIONSHIP BETWEEN SOUTH JERRABOMBERRA PLANNING PROPOSAL AREA AND WOODLAND TO SOUTH

Woodland within the South Jerrabomberra Planning Proposal Area adjacent to the southern boundary and Tralee Station is valuable as it is able to satisfy a number of the project objectives, particularly,

- This woodland enhances the ecological connectivity across the project site
- This woodland enhances the view mitigation of the Tralee Station hill top
- This woodland provides an existing woodland connection within the South Jerrabomberra Planning Proposal Area between existing trees in the 250m buffer and the existing high ground woodland of Pemberton and Tralee Hills to the south and east. Removal of this woodland is to the detriment of the ecological connectivity in this location.
- This woodland is located on steep lands and provides erosion protection.

5 LANDSCAPE AND VISUAL ASSESSMENT

The extent to which the Landscape Units of the South Jerrabomberra Planning Proposal Area investigation are visible from surrounding areas varies according to the location of the view, distance from the Landscape Unit, the frequency of view, the angle of view, surrounding landscape and mitigating measures.

5.1 VIEW LOCATIONS

The locations within surrounding areas where the South Jerrabomberra Planning Proposal Area is visible include,

- Lanyon Drive ACT
  - View off the road when travelling south. Angle of view 90^0 to direction of travel. No view when travelling north. Distance to site 4km. High volume arterial road.
- Tompsitt Drive intersection with Lanyon Drive
  - View directly ahead for southbound right turn into Tompsitt Drive. No view travelling north. Distance to site 5km. High volume arterial road.
- Poplars rezoning
  - View south from this rezoned area. Distance to site 5km-4km.
- South Tralee Access Road
  - View south from this access road off Tompsitt Drive. Distance to site 5km-1.5km.
- Limestone Drive Halloran Drive roundabout Jerrabomberra
  - View directly ahead for southbound traffic. No view for northbound traffic. Distance to site 5.5km. Moderate volume suburban collector road.
- Lanyon Drive NSW adjacent to Hoover Road
  - View directly ahead for southbound traffic. No view for northbound traffic. Distance to site 6km. High volume arterial road.
- Long Gully Road ACT
  - View off the road when travelling east. Angle of view 0^0 to 45^0 to direction of travel. No view when travelling west. Distance to site 3km. High volume arterial road.
- Monaro Highway ACT
  - View off the road when travelling south. Angle of view 90^0 to direction of travel. No view when travelling north. Distance to site 1.5km. High volume arterial road.
- Isabella Drive ACT
  - View directly ahead when approaching Monaro Highway roundabout at Rose Cottage. Distance to site 1.5km. High volume arterial road.
- Tralee Street, Hume
  - View of Tralee Station directly ahead. Distance to site 1km. Low volume collector road within Hume Industrial Estate.

View locations are shown on Drawing 3062-G28.

Additional view locations include the new access road to South Tralee and workers and users of the rezoned Poplars to the north.

5.2 LANDSCAPE UNIT VISIBILITY

The Landscape Unit Visibility of South Jerrabomberra Planning Proposal Area has been considered regarding investigation of sightlines from various locations giving due consideration of mitigating measures such as 20m high vegetative 250m buffer and a 20m high vegetative landscape element across the Forrest Ridge. The areas of the site visible are shown on drawing 3062-G29 Landscape and Visual Analysis.

5.3 LANDSCAPE UNIT PROMINENCE IN LANDSCAPE

The Indicative Slope Analysis of the urban capability of South Jerrabomberra Planning Proposal Area and the assessment of the transitions in the landform is shown on drawing 3062-G29 Landscape and Visual Analysis.

The visible lands and the transition lands indicated on the drawing give an indication of visual prominence in the landscape. Urban development below the indicated visible lands is screened by the proposed buffers. Urban development located above this line is visible and has prominence in the landscape. A transitional development form, as has been applied at South Tralee, is considered a suitable mitigation measure to this prominence in the landscape.

5.4 VISUAL ASSESSMENT

5.4.1 Visibility Criteria

The significance of the visibility of the landscape units and the South Jerrabomberra Planning Proposal Area as a whole is reliant on a number of factors, particularly

- What can be seen?
- At what distance is the view?
- How long does the view last?
- What activity is occurring during the view
- What is the direction of the view?
- What is the frequency of the view?

Visibility Rankings include,

Nil	Planning Proposal Area not visible from the view location
Low	Glimpses of a relatively small portion of the Planning Proposal Area are available from the view location
Moderate	Glimpses of the majority of the Planning Proposal Area or open views of a portion of the Planning Proposal Area are available from the view location
High	Open views to the majority of the Planning Proposal Area are available from the view location

5.4.2 Visibility Assessment

The views of South Jerrabomberra Planning Proposal Area, from within the ACT to the west, are subject to mitigating measures located on ACT Lands that will contribute to the diminution of the visibility over time.

The views of South Jerrabomberra Planning Proposal Area from road corridor view locations to the north are subject to mitigating measures. These views are,

- What can be seen?

    - Identified visible land within South Jerrabomberra Planning Proposal Area
- At what distance is the view?
    - 4-6kilometers
- How long does the view last?
    - Short
- What activity is occurring during the view
    - Driving along arterial standard road. 80kph.
- What is the direction of the view?
    - Varies from direct to 90^0
- What is the frequency of the view?
    - Frequency of view is established by the traffic volumes on the identified roads

This review of the northern road corridor view locations indicates that the ranking of this visibility is LOW.

The views of South Jerrabomberra Planning Proposal Area from road corridor view locations to the west are subject to mitigating measures. These views are,

- What can be seen?
    - Identified visible land within South Jerrabomberra Planning Proposal Area
- At what distance is the view?
    - 1-6kilometers
- How long does the view last?
    - Short
- What activity is occurring during the view
    - Driving along arterial standard road. 80kph. and for the Tralee Street view
- What is the direction of the view?
    - Varies from direct to 90^0
- What is the frequency of the view?
    - Frequency of view is established by the traffic volumes on the identified roads

This review of the western road corridor view locations indicates that the ranking of this visibility is LOW.

Landscape and Visual Analysis is shown on Drawing 3062-G29. The visible lands identified are considered prominent in the landscape.

5.5 MITIGATION MEASURES

The current view locations are subject to changes to the surrounds at the view location and mitigating measures within the South Jerrabomberra Planning Proposal Area site. These changes are likely to modify the visibility of the South Jerrabomberra Planning Proposal Area site either immediately or over a period of time.

- Lanyon Drive ACT
    - There are no current changes at the view location to mitigate the view.
    - This view will be modified by the rezoned Poplars when developed
- Tompsitt Drive intersection with Lanyon Drive
    - There are no current changes at the view location to mitigate the view.
    - This view will be modified by the rezoned Poplars when developed
- Poplars rezoning
    - View south from this rezoned area. Distance to site 5km-4km.
    - A vegetative landscape element of 20m high located on the Forrest ridgeline LSU 11 will contribute to mitigation of views of the southern extent of the project site over time as the landscape works grow and mature.

- South Tralee Access Road
    - View south from this access road off Tompsitt Drive. Distance to site 5km-1.5km.
    - A vegetative landscape element of 20m high located on the Forrest ridgeline LSU 11 will contribute to mitigation of views of the southern extent of the project site over time as the landscape works grow and mature.
- Limestone Drive Halloran Drive roundabout Jerrabomberra
    - There are no current or proposed changes at the view location to mitigate the view.
- Lanyon Drive NSW adjacent to Hoover Road
    - There are no current changes at the view location to mitigate the view.
    - This view will be modified by the rezoned Poplars when developed
- Long Gully Road ACT
    - This view location affords views over the proposed ACT Cemetery and the Zenfa Solar Farm. A 100m wide buffer within the cemetery and adjacent to Long Gully Road has recently been planted to create a dense landscape treatment. Once established this landscape treatment will screen views of South Tralee and South Jerrabomberra Planning Proposal Area from Long Gully Road. The Zenfa Solar Farm also has proposed landscape buffers adjacent to Long Gully Road and Monaro Highway. These will have a similar effect on views of South Tralee and South Jerrabomberra Planning Proposal Area.
    - The 250m open space / landscape buffer on the edge of Hume and South Jerrabomberra Planning Proposal Area will contribute to mitigation of views over time as the landscape works grow and mature.
- Monaro Highway ACT
    - Views are currently available from this location across future industrial development. Future development will be of a similar nature to the existing 'big boxes' development in Hume. Once this future development is completed this view of South Jerrabomberra Planning Proposal Area will be screened.
    - The 250m open space / landscape buffer on the edge of Hume and South Jerrabomberra Planning Proposal Area will contribute to mitigation of views over time as the landscape works grow and mature.
- Isabella Drive ACT
    - This view is currently over the Hume Horse Paddocks and future Hume Industrial Area to South Jerrabomberra Planning Proposal Area. Future development will be of a similar nature to the existing 'big boxes' development in Hume. Once this future development is completed this view of South Jerrabomberra Planning Proposal Area may be screened.
    - The 250m open space / landscape buffer on the edge of Hume and South Jerrabomberra Planning Proposal Area will contribute to mitigation of views over time as the landscape works grow and mature.
    - This view location of South Jerrabomberra Planning Proposal Area may continue for an extended period due to an extended development program for Hume.
- Tralee Street, Hume
    - Views are currently available from this location across future industrial development. Future development will be of a similar nature to the existing 'big boxes' development in Hume. Once this future development is completed this view of South Jerrabomberra Planning Proposal Area may be screened. The view along Tralee Street towards Tralee Station may persist.
    - The 250m open space / landscape buffer on the edge of Hume and South Jerrabomberra Planning Proposal Area will contribute to mitigation of views over time as the landscape works grow and mature.

The mitigation measures proposed include a 250m wide landscape buffer located along the western edge of the South Jerrabomberra Planning Proposal Area. The mitigation of views is based upon landscape works being installed along the eastern edge of this buffer. The landscape works include vegetation and tree plantings capable of achieving 20m height and continuous screen and provided with sufficient planting area horticultural development to support the ongoing vigor and health of the tree planting.

The mitigation measures proposed include a vegetative landscape element of 20m high located on the Forrest ridgeline LSU 11. This landscape element may be provided by one or a combination of the following options,

- a linear park
- substantial and significant street tree planting along a wide road verge
- a number of smaller parks
- large lots 1000m2 with landscape guidelines.

The objective of the landscape element is to provide a landscape system of trees along the length of the Forrest Ridge connecting the 250m buffer with the eastern boundary. The landscape element is at least three tree canopies deep and spaced to provide overlapping canopies at maturity. The landscape element is provided with sufficient planting area horticultural development to support the ongoing vigor and health of the tree planting.

5.6 VISIBILITY RANKING

The low visibility ranking of views into South Jerrabomberra Planning Proposal Area from both the northern and western view locations and the extent of visible lands give credence and support to adoption of the 250m2 buffer and the Forrest Ridge landscape element.

5.7 VISUAL PROMINENCE RANKING

The visible lands are located high in the South Jerrabomberra Planning Proposal Area and occupy a visually prominent location. The visible lands include the identified landform transition zone and lands below the landform transition zone.

Development within the landform transition zone at South Tralee has been subject to a 1000m2 minimum lot size with landscape guidelines to provide a less dense urban development at the extent of urban development capability.

On visible landform transition zone lands at South Jerrabomberra Planning Proposal Area, a 1000m2 minimum lot size with landscape guidelines to provide a less dense urban development at the extent of urban development capability is considered an appropriate mitigation.

Development of visible lands below the landform transition zone at South Tralee has been subject to a 600m2 minimum lot size.

On visible lands below the landform transition zone at South Jerrabomberra Planning Proposal Area, a 600m2 minimum lot size as a transition development zone is considered an appropriate mitigation.

6 RECOMMENDATIONS

The South Jerrabomberra Planning Proposal Area is located on visible land.

The upper development limit of 740m ASL and other planning outcomes adopted for South Tralee is valid and transferrable to South Jerrabomberra Planning Proposal Area.

The landform transition and visible lands are identified and urban development on 1000m2 minimum lot sizes with landscape guidelines and 600m2 minimum lot sizes is recommended in this area.

The extent of urban development and the extent of urban development on 1000m2 minimum and 6002m minimum lot sizes is conditional on the installation of both the 250m wide landscape buffer located along the western edge of the South Jerrabomberra Planning Proposal Area and the vegetative landscape element of 20m high located on the Forrest ridgeline LSU 11 as described.

East west ecological connectivity is enhanced by retention of woodland to the south of Tralee Station, the enhancement of the riparian zone of Dog Trap Gully, the installation of a vegetative landscape element on the Forrest ridgeline LSU 11 and retention of existing woodland within Landscape Unit 2B.

Recommendations are shown on Drawing 3062-G30.

End Report

Regards

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Quality assurance

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Quality assurance information

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1	27 June 2014	Tralee South Extension Landscape and Visual Assessment Report	Dp
2	29 August 2014	South Jerrabomberra Planning Proposal Area Landscape and Visual Assessment Report	Dp
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