

Ref: [SL110-16 Milton Seniors]

04 October 2019

Aansca Property Group

Attention: David T Calgaro

cc: Mairead Hawes | Hawes and Swan Planning

RE: SENIORS HOUSING 'MILTON MEADOWS' - LOT 1 DP 780801, WINDWARD WAY, MILTON, NSW - VISUAL ASSESSMENT ADDENDUM MEMO #2

David,

At your request we have reviewed the key issues identified by the Joint Regional Planning Panel of Shoalhaven City Council (18.04.2019) in regards to the proposal for the Milton Seniors Development 'Milton Meadows'.

We have responded to the following points, which are set out in the panel's review of the visual assessment report:

- Item 1. Applicant's site planning response to the Visual Exposure Map prepared by Lamb & Associates 2005 that was used to approve the enabling clause permitting seniors housing on the site:
 - Reason/Justification for the location and density of proposed development over the site, in particular why buildings have been proposed in locations of higher visual exposure
- Item 2. Visual Impact assessment from the point of view of the two nearest residences at 52 & 60 Windward Way

Our responses below supplement the following documents and drawings:

- Visual Assessment Report_RevE (Scape Design, April 2018)
- Visual Assessment Addendum Memo #1 (Scape Design, October 2018)
- Drawing VA08_RevB (Scape Design, August 2019)
- Zenith Landscape Design drawings L01-L10

In the following pages we outline our responses to the key issues raised above.

ITEM 1 - SITE PLANNING RESPONSE

The Richard Lamb and Associates (RLA) Visual Exposure Map, which originates in the 'Visual & Landscape Constraints Report' (2005), is referenced in the Scape Design Visual Assessment Report (pg13) and was used as an overlay in drawing VA03_RevG. The 2005 report assessed the potential for redevelopment of the site, which falls within Shoalhaven City Council's 'scenic preservation area' zoning. The report found in favour of development provided any such development "...must be capable of retaining and conserving critical elements of the scenic and rural character of the land when viewed from public places".

The visual assessment report undertaken by Scape Design assessed views from four publicly accessible viewpoints, as well as from several locations along the Princes Highway from the perspective of motorists and found that visual access to the site was very limited. Of the viewpoints that would allow views of the development, overall impacts were considered to be moderate to low.



Areas of higher visual exposure

Areas of lower visual exposure

Areas of moderate visual exposure

Sydney Studio
Suite 8, 37-38 East Esplanade
Manly NSW 2095

Ph +61 [0]2 9976 0756
office@scapedesign.com.au

www.scapedesign.com.au
ABN 79 568 162 276

RLA Visual Exposure Map (2005)

Compared with the 2005 scheme, the current proposal would result in more built form in the 'areas of higher visual exposure', however Scape Design analysis supports the architectural strategy, that the greater majority of the built form, within these areas, is low in height and does not substantially increase the visual impact. Long range views assessed in the main report supported this strategy.

Figure 1-1 below shows three locations where portions of the proposed three storey apartment buildings overlap into high and moderate visual exposure areas. Of these, small portions of two of the buildings overlap onto areas of high visual exposure where there was previously no proposed built form in the 2005 scheme. These are:

- Apartment building 3 (Units 39-57)
 - Approximate roof height 74.3 (with the lift shaft a further 1.5m above the documented roof line)
- Apartment building 1 (Units 1-19)
 - Approximate roof height 71.70 (with the lift shaft a further 1.5m above the documented roof line)

The third apartment building overlaps into an area of moderate visual exposure with built form proposed in a similar location in the 2005 scheme. This apartment is:

- Apartment building 4 (Units 58-76)
 - Approximate roof height 66.70 (with the lift shaft a further 1.5m above the documented roof line)

At these three locations visual impacts have been reduced by:

- positioning buildings so that areas of overlap correspond to lower topographic areas
- constraining the building footprint to minimise overlap into higher exposure areas
- limiting the vertical profile of the apartment buildings.

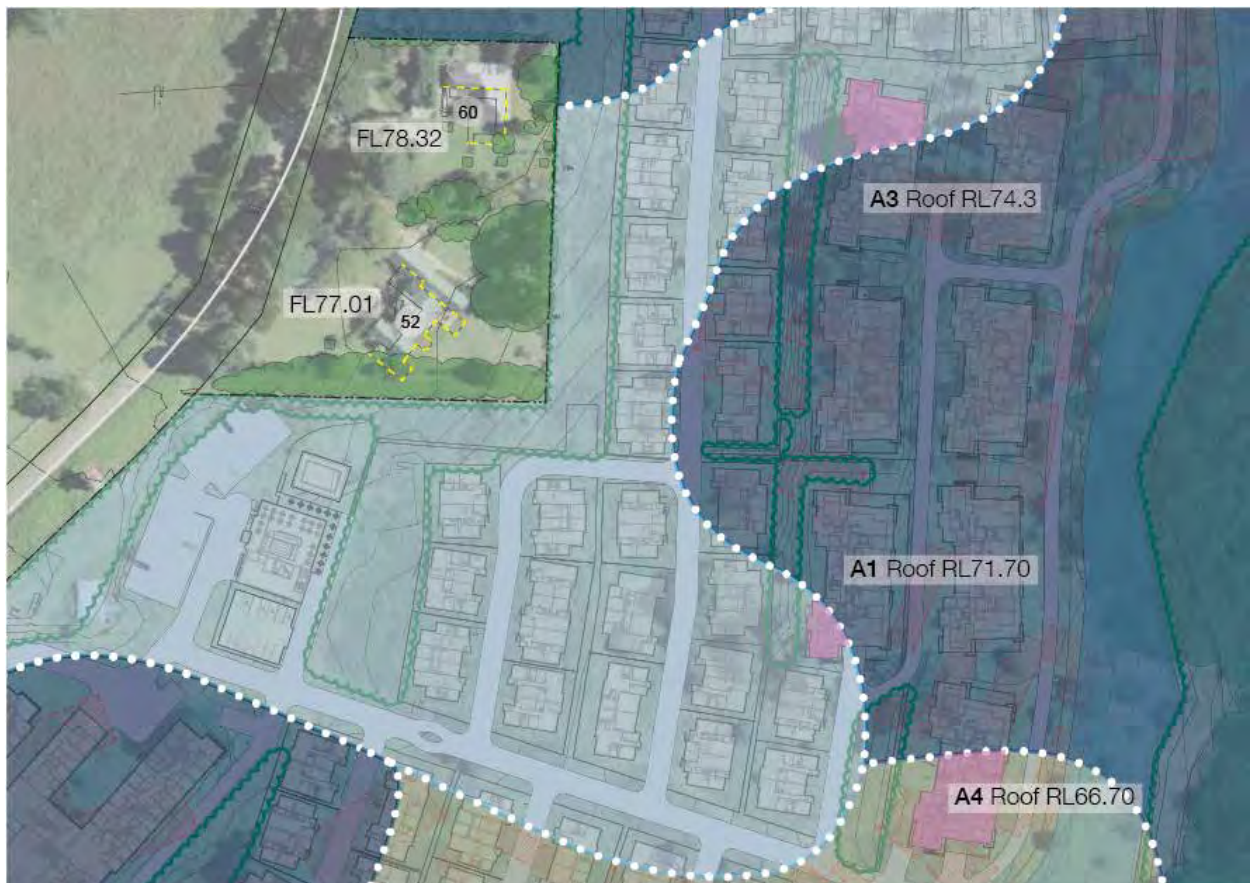


Figure 1-1: Proposed apartment building overlap in visual exposure areas

Mitigation measures, which have been previously recommended, aim to minimise potential impacts to neighbouring properties. The Visual Assessment Report (pg44) lists the full mitigation measures that have assisted with the development of the design. Specific mitigation measures relevant to reducing visual impacts potentially associated with the apartment buildings include:

- mass planting of terraced embankment areas including canopy and screen tree species; and
- street verge planting areas including 15m+ canopy tree species.

Given that the above information, the proposed built form is deemed to be reasonable in the areas of high and moderate visual exposure.

ITEM 2 - ADDITIONAL ASSESSED VIEWPOINTS

Drawing VA08_RevB (August 2019) shows the location of additional viewpoints previously not assessed, which would be potentially impacted by the development. These are:

- VP05: Residential property, 60 Windward Way
- VP07: Residential property, 52 Windward Way
- VP06: Residential property, 52 Windward Way
- VP08: Residential property, 52 Windward Way

Visual impact assessment methodology

The method of assessing the additional viewpoints follows the qualitative methodology and assessment of the potential impacts, as set out in the Scape Design Visual Assessment Report (pg11).

Artist's impressions

Artist's impressions are indicative visual representations that have been created to illustrate the appearance of the proposed development. They are created based on the superimposition of proposed 3D modelled features of the development onto a photograph of the existing site in order to provide an understanding of the mass and scale proposed.

Artist's impressions have been utilised in this memo to assist in the impact assessment of the development from the identified viewpoints in order to better understand potential changes to a view. Viewpoint 05 shows the steps for creating the final image, which were:

- Photograph of the existing view
- Production of 3D model using digital modelling software incorporating architectural and survey data
- 3D model superimposed onto the existing photo with relevant levels shown
- 3D model superimposed onto the existing photo with data removed to assist in appraising changes

A high level visual assessment from the four additional viewpoints has been undertaken and is summarised in the following pages.



Plate 2-1: Aerial view looking north-west showing approximate Windward Way property boundaries

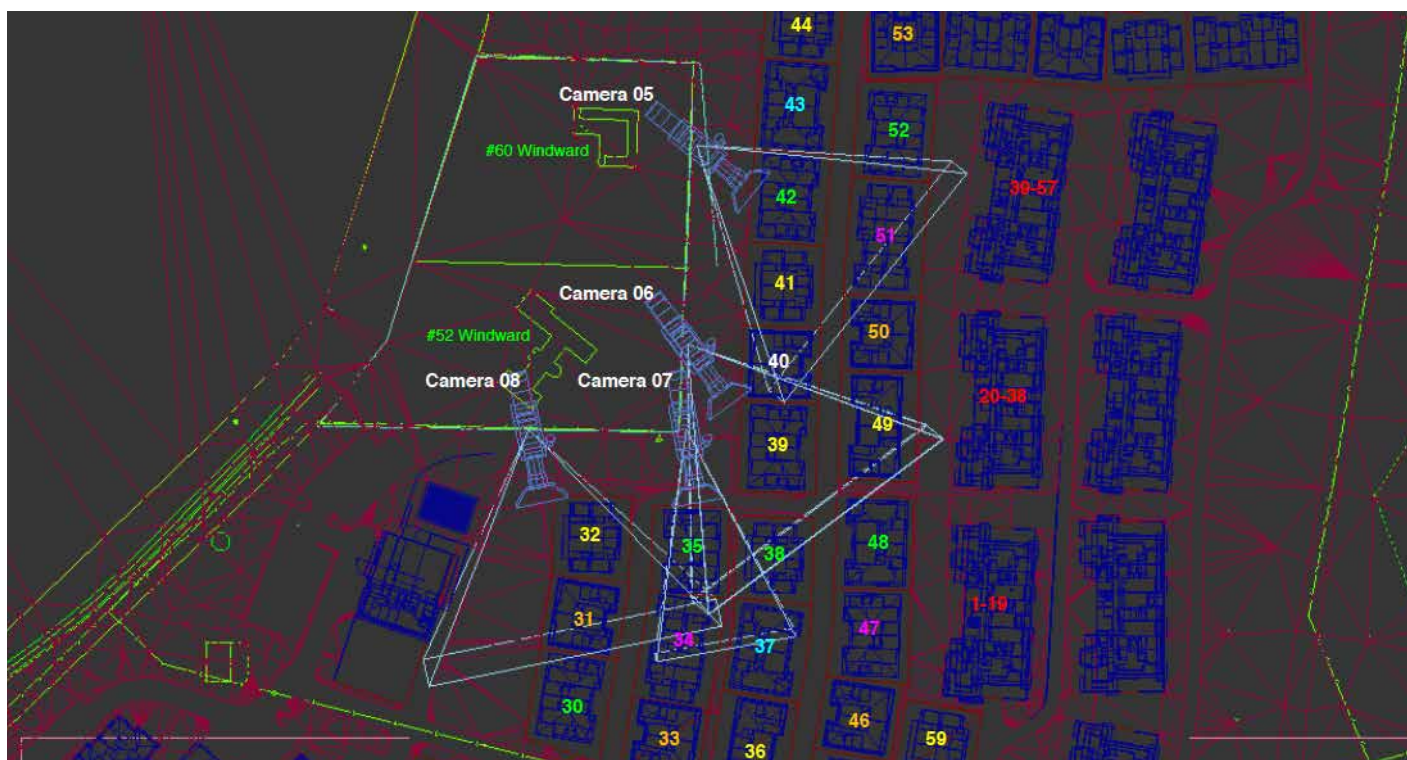


Plate 2-2: Position of cameras used in the 3D model to construct the artist's impressions



Plate 2-3: Existing view

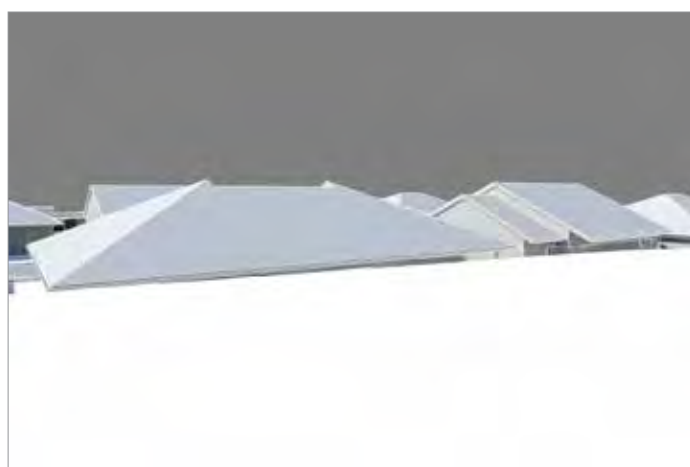


Plate 2-5: 3D model render of built form



Plate 2-4: Artist's impression of built form the viewpoint with data



Plate 2-6: Artist's impression of built form from viewpoint without data

VIEWPOINT 05

Location: View looking east on the eastern property boundary of rural residential dwelling N60 Windward Way

Viewer level: GL76.66, RL78.26 viewer level (1.6m higher)

Distance to proposed built form: About 25 metres

Current view

As shown in **Figure 5-1**, the existing view looks out across gently rolling rural lands, which are unused and now dominated by weed species, including trees and shrubs in the foreground. In the middle ground there are pockets of established native vegetation. The topography falls away from this viewpoint but a mixture of remnant and regrowth species, which are scattered across this view, screen views towards the distant hills and create a series of vistas.

This viewpoint has been selected as representative of views from N60 Windward Way however it should be noted that the residence is positioned higher than the assessed viewpoint and has an assumed **viewer level** of 79.92 (FL78.32 + 1.6 m)

Visible elements

- Tiled roof of N42 and N41
- Partial tiled roofs of building N52, N51 and N40

Viewpoint impacts

There would potentially be discernible changes to this view as a result of the development, including close range views of the roofs of several buildings. The proposed buildings step down with the topography, which helps to integrate the buildings into the landscape and minimises obstructions of the visible horizon.

The viewer level of the existing Windward residence is higher (1.0 m) than the proposed ridge height of N41, which would mean residents would continue to experience more expansive district views across the roofs of the development with less focus on the foreground landscape and built form.

It should also be noted that the photomontage represents a worst case scenario of the potential visual extent of the development. It does not include any visual obstruction as a result of the following:

- existing planting, which is typically well-established trees and shrubs running along the property boundary
- proposed mass planting (15m wide windbreak and terraced embankment zone), which forms part of the mitigation strategy for the development. It is expected that visual impacts would substantially reduce as proposed mass planting matures

Sensitivity	Magnitude	Overall Impact rating
High The view is experienced by residents whose home and outdoor living areas are orientated with views across the district and new development. They are considered to be sensitive receptors with longer viewing periods.	Moderate There would be perceptible changes in the view as a result of the introduction of built form, however the single storey buildings are nestled into the topography, which minimises obstructions to the visible horizon.	Moderate-High

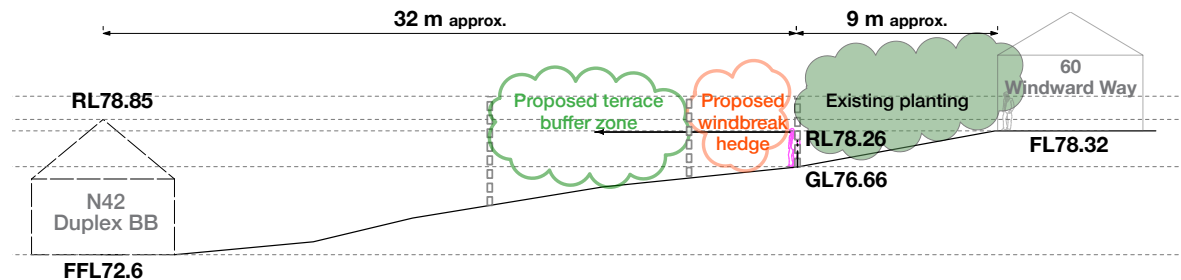


Diagram 1: Analysis of levels for viewpoint 05 (information shown is approximate)



Plan 1: Viewpoint 05 location



Figure 5-1: Existing view from viewpoint 05 (60 Windward Way)



Viewer RL 78.26
(1.6 m higher than GL 76.66)

Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change. Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 5-2: Artist's impression of built form from viewpoint 05 with data



Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change. Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 5-3: Artist's impression of built form from viewpoint 05

VIEWPOINT 06

Location: View looking east on the northern property boundary of rural residential dwelling N52 Windward Way

Viewer level: GL73.49, RL75.09 viewer level (1.6m higher)

Distance to proposed built form: About 34 metres

Current view

As shown in **Figure 6-1**, the existing view looks out across once cleared, rural land, which is unused and now dominated by weed species, including trees and shrubs in the foreground. A mixture of remnant and regrowth species are scattered across the middle ground and while the topography falls away from this viewpoint, established vegetation means that only a relatively small portion of the site and distant hills are visible.

This viewpoint has been selected as representative of views from N52 Windward Way however it should be noted that the dwelling is positioned higher than the assessed viewpoint and has an assumed **viewer level** of 78.61 (FL77.01 + 1.6 m)

Visible elements

- Roofs and partial facades and architectural finishes of buildings N40, N39 and N38
- Partial tiled roofs of building N35

Viewpoint impacts

There would potentially be discernible changes to this view as a result of the development, including close range views of several single storey buildings. The proposed built form steps down with the topography, which helps to integrate it into the landscape and minimises obstructions to the visible horizon.

The viewer level of the existing residence is higher (0.64 m) than the proposed ridge height of N40, which would mean residents would continue to experience more expansive district views across the roofs of the development with less focus on the foreground landscape and built form.

It should also be noted that the photomontage represents a worst case scenario of the potential visual extent of the development. It does not include any visual obstruction as a result of the following:

- existing planting, which is typically well-established trees and shrubs running along the property boundary
- proposed mass planting (15m wide windbreak and terraced embankment zone), which forms part of the mitigation strategy for the development. It is expected that visual impacts would substantially reduce as proposed mass planting matures

Sensitivity	Magnitude	Overall impact rating
High The view is experienced by residents whose home and outdoor living areas are orientated with views across the district and new development. They are considered to be sensitive receptors with longer viewing periods.	Moderate There would be clearly perceptible changes in view as a result of the introduction of built form, which would affect a substantial portion of the view including three pitched roofs projecting above the visible horizon.	Moderate-High

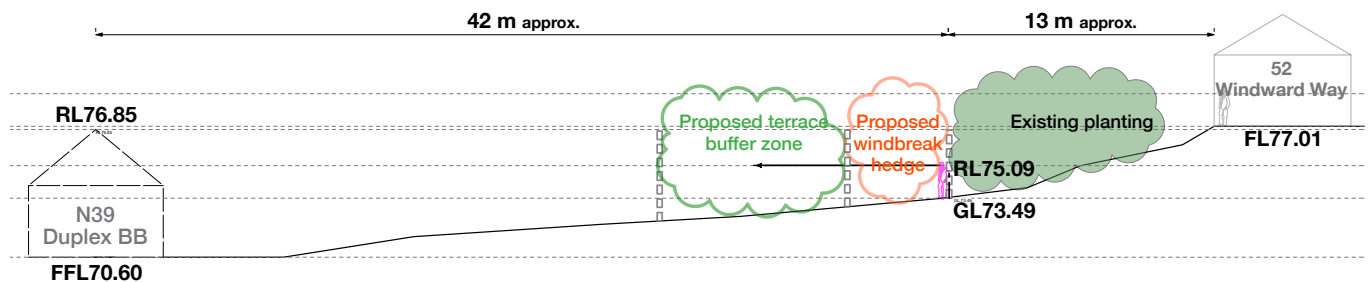
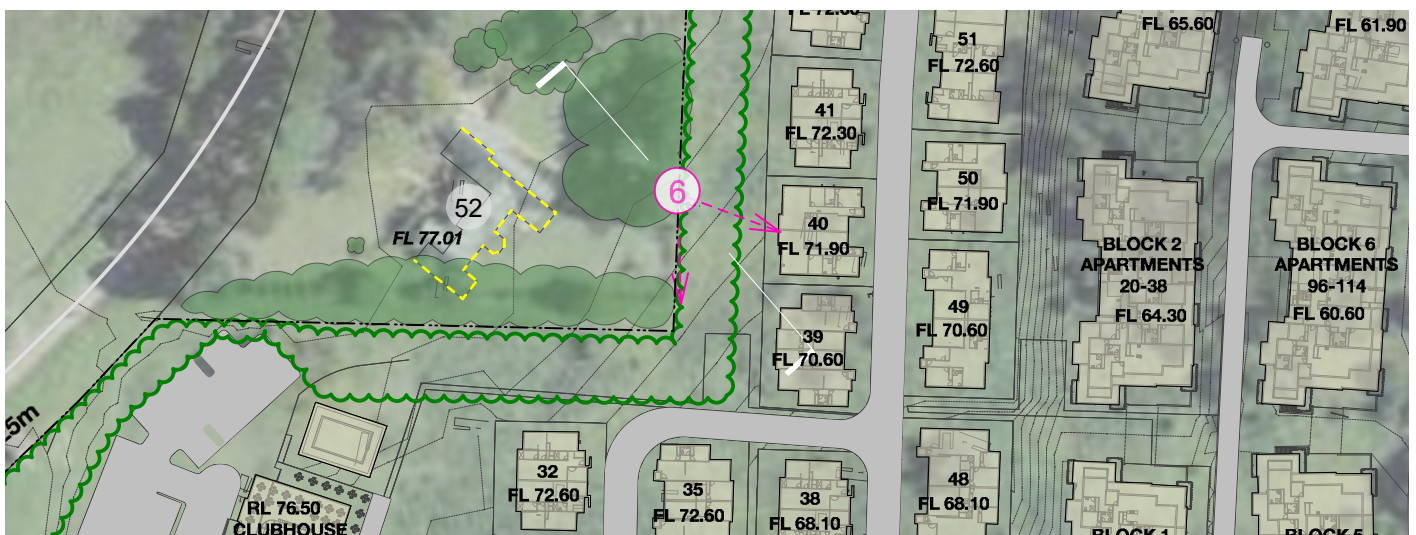


Diagram 2: Analysis of levels for viewpoint 06 (information shown is approximate)



Plan 2: Viewpoint 06 location



Figure 6-1: Existing view from viewpoint 06 (52 Windward Way)



Viewer RL 75.09
(1.6 m higher than GL 73.49)

Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change. Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 6-2: Artist's impression of built form from viewpoint 06 with data



Viewer RL 75.09
(1.6 m higher than GL 73.49)

Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change. Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 6-3: Artist's impression of built form from viewpoint 06

VIEWPOINT 07

Location: View looking north-east on the northern property boundary of rural residential dwelling N52 Windward Way

Viewer level: GL73.22, RL74.82 viewer level (1.6m higher)

Distance to proposed built form: About 22 metres

Current view

As shown in Figure 7-1, the existing view looks out across cleared, rural land, which is now unused and dominated by weed species including some shrubs in the middle ground and utility poles and wires dissecting the view. The topography falls away from this viewpoint and a dense band of remnant and regrowth vegetation species dominates the background and restricts long range views.

This viewpoint has been selected as representative of views from N52 Windward Way however it should be noted that the dwelling is positioned higher than the assessed viewpoint and has an assumed **viewer level** of 78.61 (FL77.01 + 1.6 m)

Visible elements

- Full roof and facade, architectural finishes and exterior garden area of N35
- Partial roofs of N38 and N37

Viewpoint impacts

There would potentially be major changes in view, at close distances, which affect a substantial part of the view and would obstruct part of the existing native vegetation and skyline.

The viewer level of the existing residence is lower (0.24 m) than the highest ridge height of the development in this view, however such a small variation is unlikely to affect district views or much of the skyline from this residence.

It should be noted that the photomontage represents a worst case scenario of the potential visual extent of the development. It does not include any visual obstruction as a result of the following:

- existing planting, which is typically well-established trees and shrubs running along the property boundary
- proposed mass planting (15m wide windbreak and terraced embankment zone), which forms part of the mitigation strategy for the development. It is expected that visual impacts would substantially reduce as proposed mass planting matures

Sensitivity	Magnitude	Overall impact rating
High The view is experienced by residents whose home and outdoor living areas are orientated with views across the district and new development. They are considered to be sensitive receptors with longer viewing periods.	High There would be notable changes in view as a result of the introduction of built form, which would affect a substantial portion of the view including one pitched roof projecting above the visible horizon.	High

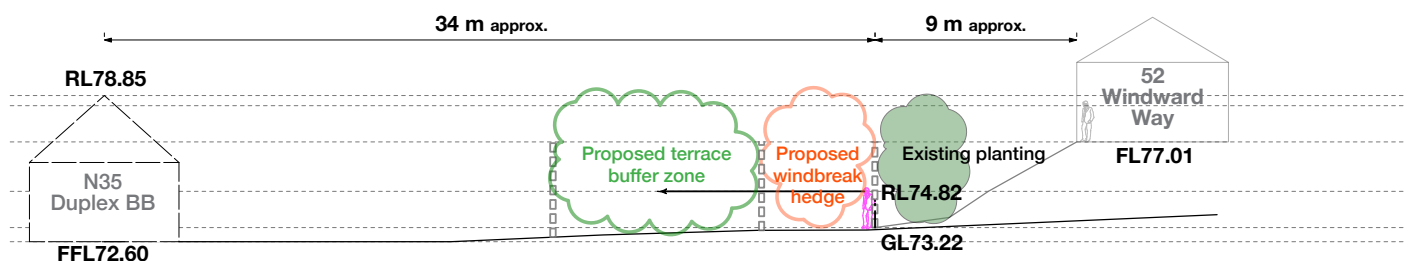
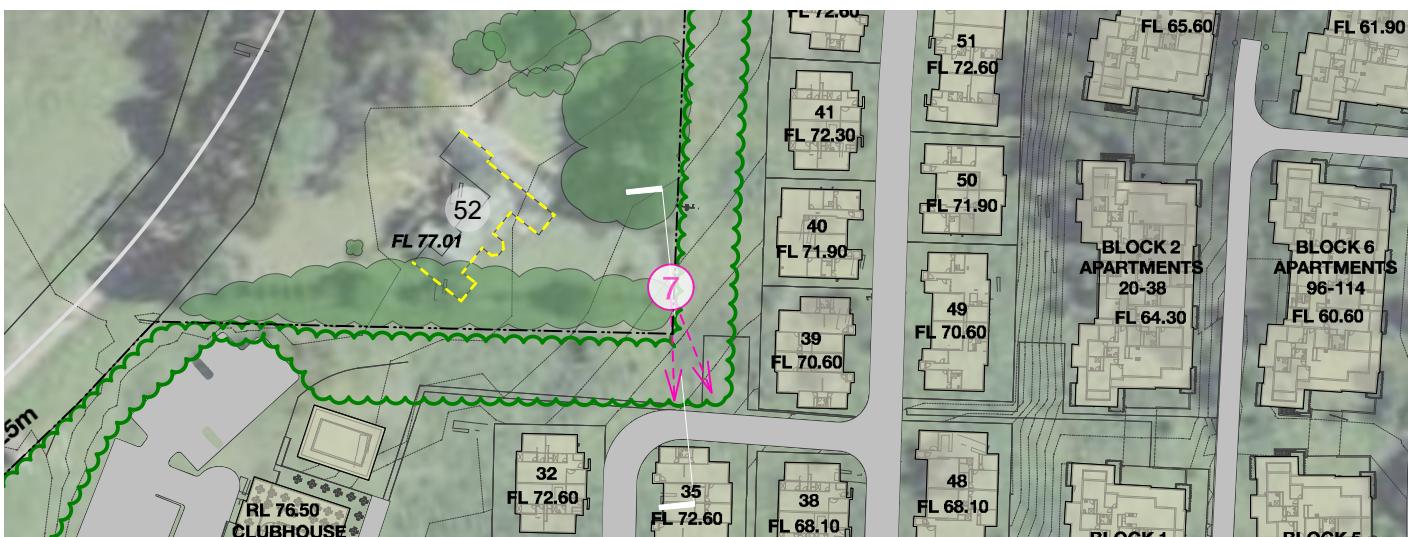


Diagram 3: Analysis of levels for viewpoint 07 (information shown is approximate)



Plan 3: Viewpoint 07 location



Figure 7-1: Existing view from viewpoint 07 (52 Windward Way)



Viewer RL 74.82
(1.6 m higher than GL 73.22)

Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change.
Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 7-2: Artist's impression of built form from viewpoint 07 with data



Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change. Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 7-3: Artist's impression of built form from viewpoint 07

VIEWPOINT 08

Location: View looking north-east on the northern property boundary of rural residential dwelling N60 Windward Way

Viewer level: GL74.93, RL76.53 viewer level (1.6m higher)

Distance to proposed built form: About 24 metres

Current view

As shown in **Figure 8-1**, the existing view looks out across gently rolling rural lands, which are now unused and dominated by weed species foreground. In the middle ground utility poles and wires dissect the view and behind this there is a band of established mixed remnant and regrowth species. While the topography falls away gently from this viewpoint, established vegetation partially screens views of the district, existing development and of distant hills.

This viewpoint has been selected as representative of views from N52 Windward Way however it should be noted that the dwelling is positioned higher than the assessed viewpoint and has an assumed **viewer level** of 78.61 (FL77.01 + 1.6 m)

Visible elements

- Roof, facade, architectural finishes of building and exterior garden of N32
- Partial roofs and facades of building N31, N30, N07 and N04

Viewpoint impacts

There would potentially be discernible changes to this view as a result of the development, including close range views of the single storey building N32, which obstructs part of the existing vegetation and a small portion of the skyline.

The viewer level of the existing residence is higher (0.61 m) than the proposed ridge height of N32, which would mean residents would continue to experience more expansive district views across the roofs of the development with less focus on the foreground landscape and built form.

It should also be noted that the photomontage represents a worst case scenario of the potential visual extent of the development. It does not include any visual obstruction as a result of the following:

- existing planting, which is typically well-established trees and shrubs running along the property boundary
- proposed mass planting (15m wide windbreak and terraced embankment zone), which forms part of the mitigation strategy for the development. It is expected that visual impacts would substantially reduce as proposed mass planting matures

Sensitivity	Magnitude	Overall impact rating
High The view is experienced by residents whose home and outdoor living areas are orientated with views across the district and new development. They are considered to be sensitive receptors with longer viewing periods.	Moderate There would be clearly perceptible changes in view as a result of the introduction of built form, which would affect a substantial portion of the view including one pitched roof projecting above the visual 'horizon'.	Moderate-High

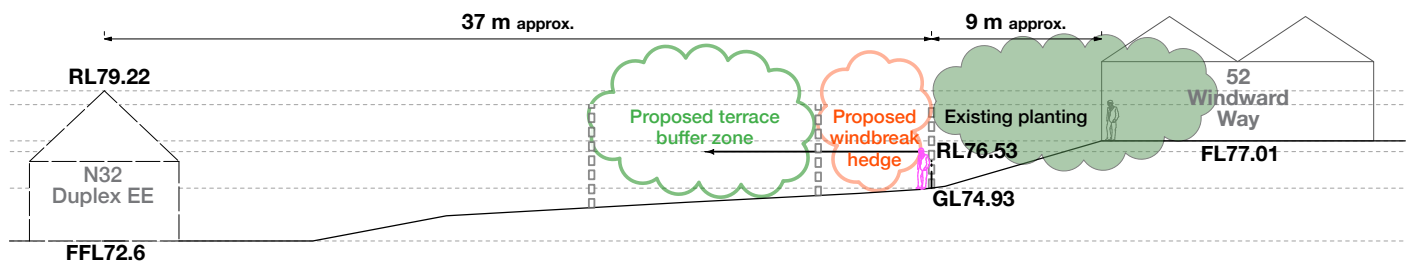
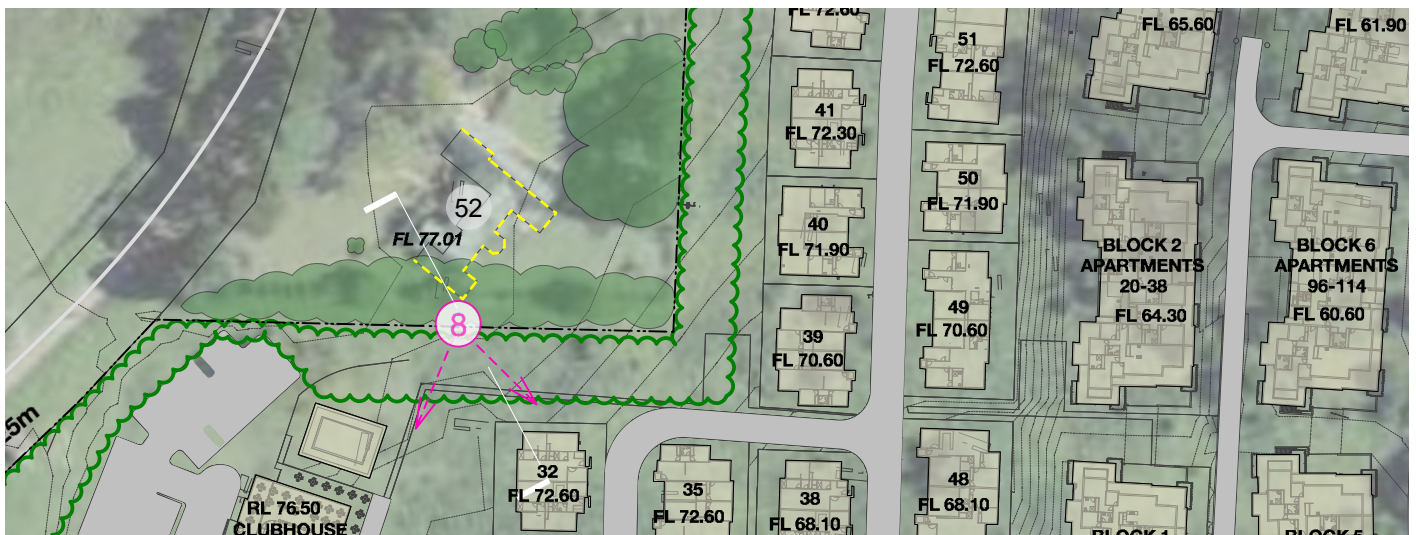


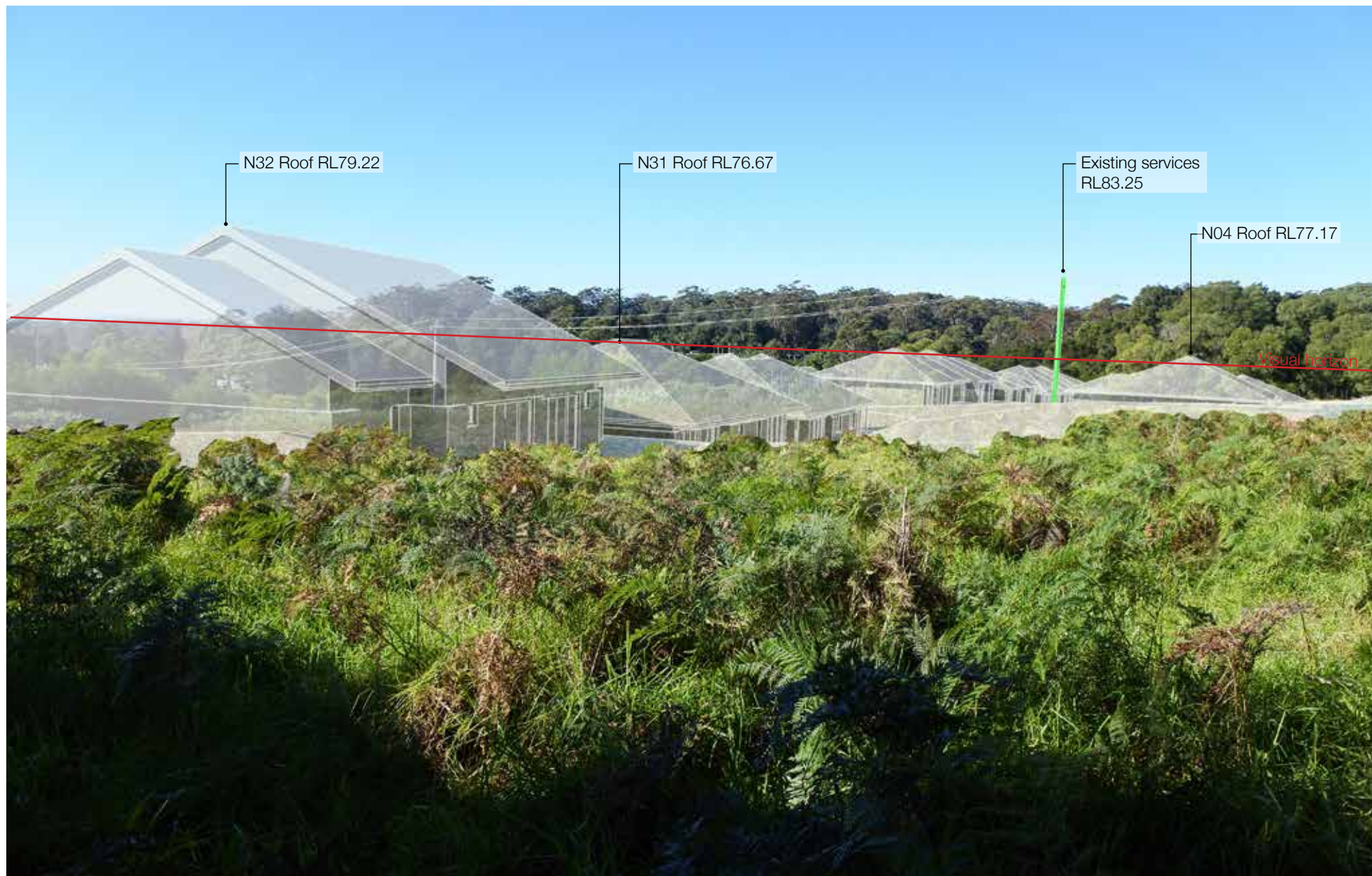
Diagram 4: Analysis of levels for viewpoint 08 (information shown is approximate)



Plan 4: Viewpoint 08 location



Figure 8-1: Existing view from viewpoint 08 (52 Windward Way)



Viewer RL 76.53
(1.6 m higher than GL 74.93)

Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change. Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 8-2: Artist's impression of built form from viewpoint 08 with data



Building numbers taken from Site Plan (DA06) Rev F. Final building types and building footprints are subject to change. Artist's impressions are visual representations used to illustrate built form and are indicative. No proposed screen/buffer planting is shown.

Figure 8-3: Artist's impression of built form from viewpoint 08

VIEWPOINT SUMMARY

VIEWPOINT	PROJECT PHASE	SENSITIVITY	MAGNITUDE	IMPACT
05	Post construction	High	Moderate	Moderate-High
06	Post construction	High	Moderate	Moderate-High
07	Post construction	High	High	High
08	Post construction	High	Moderate	Moderate-High

CONCLUSION

This Memo responds to the points raised by the Joint Regional Planning Panel of Shoalhaven City Council with regards to 'Milton Meadows' Scape Design visual assessment report. Our responses to key points raised, are based on a qualitative assessment of the sensitivity of the view and magnitude of the proposed development in the views, without consideration of higher actual viewer levels of the existing residences being assessed or the mitigation measures proposed.

The visual impact of the development across the viewpoints is summarised in the table above with impacts ranging from Moderate-High to High largely due to the sensitivity of the viewers and their proximity to the proposed development. These assessments do not take in to account:

- existing residences whose viewer levels are higher than the artist's impressions
- existing established boundary planting at N52 and N60 Windward Way; and
- proposed mass planting zones associated the windbreak hedge and terraced embankment areas.

Once the construction phase of the development is complete and new mass planting areas begin to establish it is anticipated that the built form of the new development would be further screened from the residents of Windward Way, therefore reducing the impacts.

The assessment demonstrates that by implementing the specific mitigation measures, the development can successfully manage its visual impacts reducing them to acceptable levels. We therefore conclude that the development adheres to the principles of the 2005 visual constraints assessment and the objectives of Shoalhaven City Councils 'scenic preservation area' hatching.

Yours faithfully,
Scape Design

Chris Houghton RLA AILA
Director

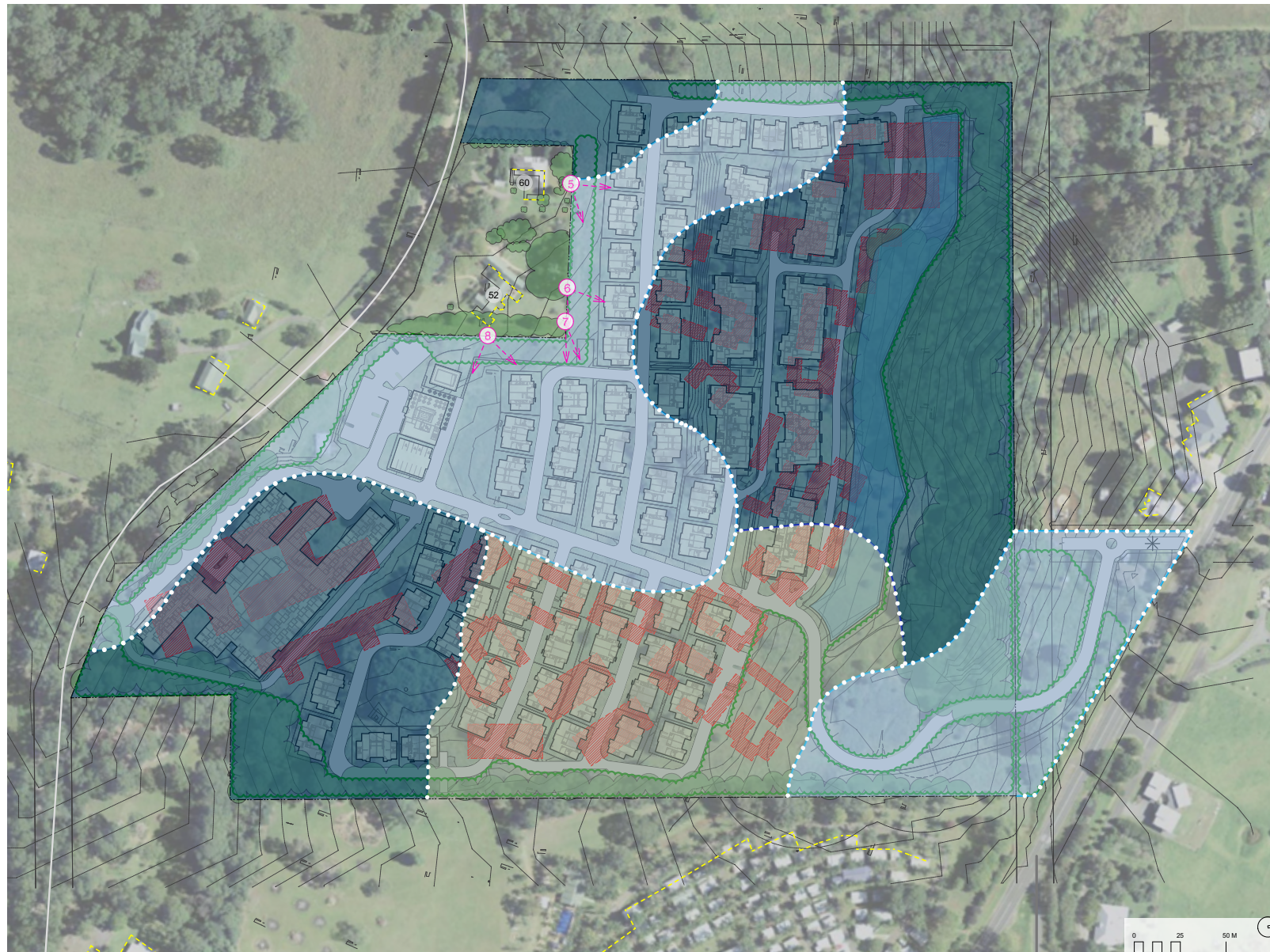


p.p. Elise Aldworth RLA AILA
Senior Landscape Architect

Sydney Studio
Suite 8, 37-38 East Esplanade
Manly NSW 2095

Ph +61 [0]2 9976 0756
office@scapedesign.com.au

www.scapedesign.com.au
ABN 79 568 162 276



LEGEND

- General**
- Site Boundary
 - Existing vegetation
- Existing Feature**
- Existing Road - Highway
 - Existing Road - Minor
 - 60 Windward Way
 - 52 Windward Way
- Visual Analysis**
- Potential Viewpoint - Residential
 - Camera Field Indicated
 - Visual Edge - Built Form (approx.)
 - Visual Exposure - Low
 - Visual Exposure - Moderate
 - Visual Exposure - High
- Proposed Features**
- Proposed buildings
 - Proposed hardscape surface
 - Building - Previous - 2005 Proposal
 - Proposed Detention Ponds
 - Proposed Vehicle Entry
- Mitigation Measures**
- Proposed Revegetation and Screen Planting

Notes:

1. For viewpoint analysis tables refer to Visual Analysis Summary Report and Memo 2 by Scape Design
2. For long-range viewpoint locations refer to drawing VA01
3. All buildings single storey unless stated otherwise
4. Visual exposure categories defined by Richard Lamb Associates, Visual & Landscape Constraints Report, 2005

VA08

SENIORS HOUSING DEVELOPMENT

Aansca Property Group Pty Ltd c/- Stephen Jones Associates
Lot 1 DP 780801, Windward Way, Milton, NSW

Built Form and Overlays Plan

scape design

LANDSCAPE ARCHITECTS
2-65 Smith Lane
Murry NSW 2536
www.scape.design.com.au

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Plan 5: Built form and overlays plan for additional viewpoints