

Proposed Seniors Living Development

Lot 1 DP 780801, Milton, Shoalhaven

Report prepared for Meadows of Milton

Report prepared by Dr Richard Lamb

Visual & Landscape Constraints Report
July 2005

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1.0 Introduction

1.1 Purpose of this Report

This report was commissioned by Sd masterplan on behalf of their client Meadows of Milton and is to consider the potential for development of land for the purposes of Seniors Living under the provisions of the SEPP Seniors Living. The land is identified as Lot 1 in DP 780801 and is partly located adjacent to the Princes Highway, Milton. This report discusses the appropriateness of the site for development with respect to the visual exposure of the land to views from both public and private lands including potentially affected parts of the village of Milton as well as more rural streetscape.

The context for the consideration of the visual impacts of development of the land for the intended purpose is that the land is currently under rural zoning and is also covered by Scenic Preservation Area hatching in the Shoalhaven LEP. The effect of the hatching is that under the provisions of Schedule 1 of the SEPP Seniors Living the intended use is not permissible. Meadows of Milton intends to request that Shoalhaven City Council remove the hatching to permit Seniors Living development of the land. However, the objectives of the zoning as regards appropriate scenic character and quality remain relevant. Development of the land must be capable of retaining and conserving critical elements of the existing scenic and rural character of the land when viewed from public places.

An assessment of the site and its surrounds was conducted on 12 March 2004 and 7 June 2005. This assessment considered the existing character of the subject site and the contribution that the land makes to the character of the area and township overall. The assessment also determined the visual constraints presented by the land with regards to potential development, and finally proposes amelioration measures that could be incorporated into any future development of the site to reduce the potential for adverse visual effects.

1.2 Documents Consulted

For the purpose of preparing this Report, the following material has been considered:

- Location Plan, prepared by Sd masterplan (Drawing No. Figure 1 Issue A) dated 18 April 2005
- Site Survey prepared by PW Rygate and West.

2.0 Visual Assessment

2.1 Visual Context & Character of the Site

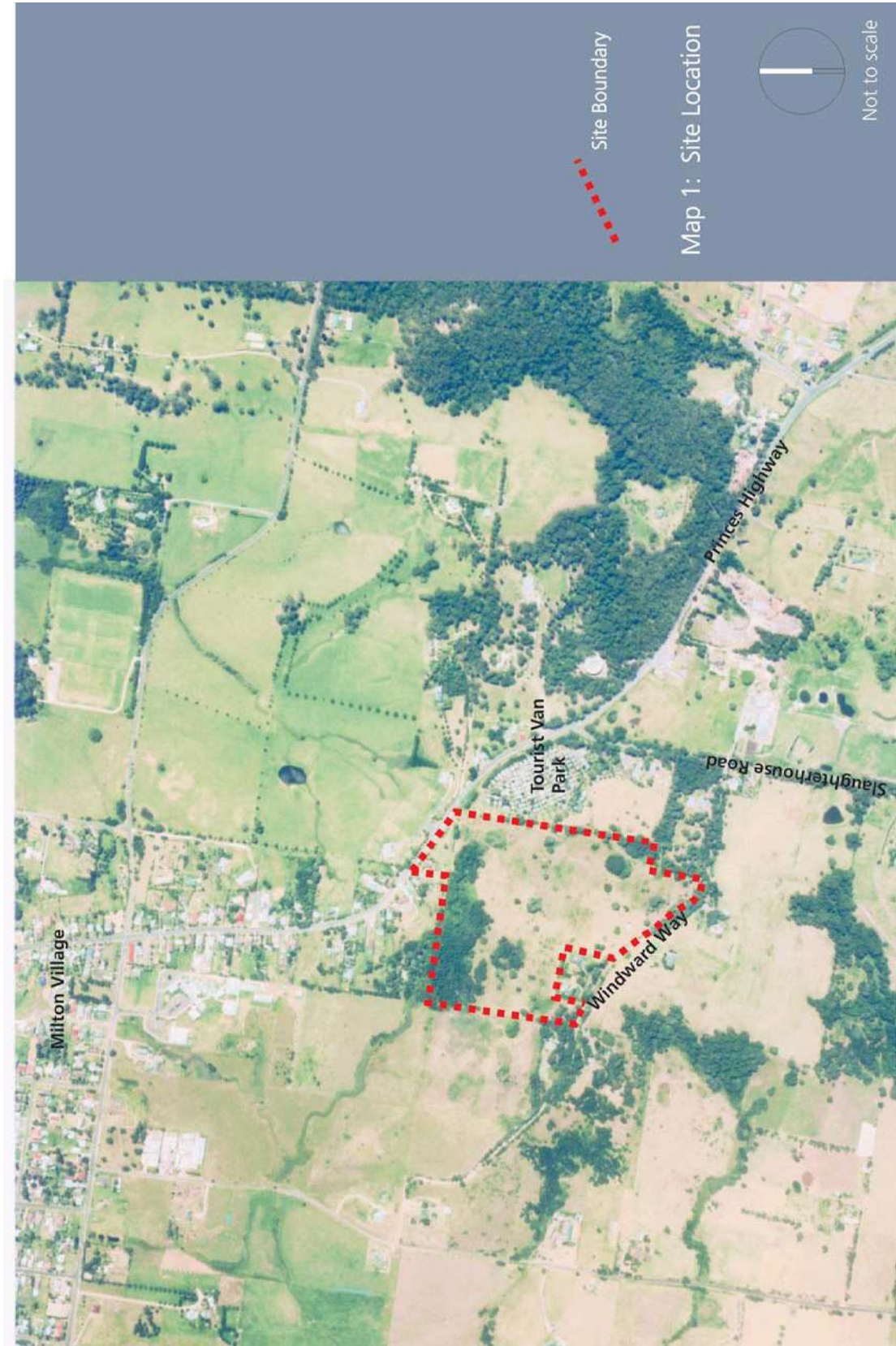
The location of the subject site is illustrated on Map 1 of this report. The site is located to the south of the Milton township, with a small section of the site adjoining the Princes Highway at its north eastern corner. The majority of the northern boundary of the site adjoins an unformed road known as Warden Street and the southern boundary of the site adjoins the little used Windward Way. The eastern boundary of the site is shared with the Milton Tourist Van Park and rural lands adjoin the western boundary. Two dwellings located on the northern side of Windward Way also adjoin the southern boundary of the site.

The subject site is predominantly of rural character. The land is mostly sloping away from the ridge running generally east west along the southern boundary of the site down towards the north. This slope is relatively gentle and of consistent grade. The steepest part of the site is in the vicinity of the north eastern part of the land which slopes southwards down from the Princes Highway. The bottom of the slope is the location for a creek and drainage alignment which also runs approximately in an east-west-direction. The creek is contained to within the northern part of the site.

Most of the site has been cleared and is used for grazing purposes. Much of the vegetation cover is therefore mixed grasses and some bracken. There are also some remnant and regenerated trees scattered across the site. Larger clumps of trees are present within the site but are mostly located adjacent to the site boundaries. This is especially so for the southern, western and south eastern boundaries of the site. There is some vegetation associated with the northern boundary of the site in the vicinity of the Princes Highway, although most of the vegetation in this part of the site is located either side of the creek alignment. Important vegetation, both individual specimens and larger clumps are shown on Map 2 of this report. The combination of boundary vegetation and scattered vegetation over parts of the interior of the site filters or screens views into parts of the site when seen from external viewing locations.

The wider context in which the site would be experienced includes the rural lands that surround the land, especially that land to the north and west of the site, as well as the Van Park to the east and rural residential premises to the south. The rural lands in the vicinity of the site are of a similar character to the site itself, albeit the gradient of sloping land does differ. Rural lands within the Milton area generally consist of open pasture lands with scattered trees, some windrow plantings, rural sheds, outbuildings and residences, and associated infrastructure such as roads and fences. Further to the north east of the site is located the township of Milton. The township consists of the commercial area focused upon the Highway as well as surrounding residential properties. The commercial part of the town is located on the ridge with most of the residential development located on land sloping down from the ridge top to the south and west of the Highway.

The Van Park to the east of the site is not intrinsically an unexpected element within the rural landscape and highway corridor. It does however have a very different character to most other rural lands, comprising relatively uniform rows of small demountable homes. The Van Park does



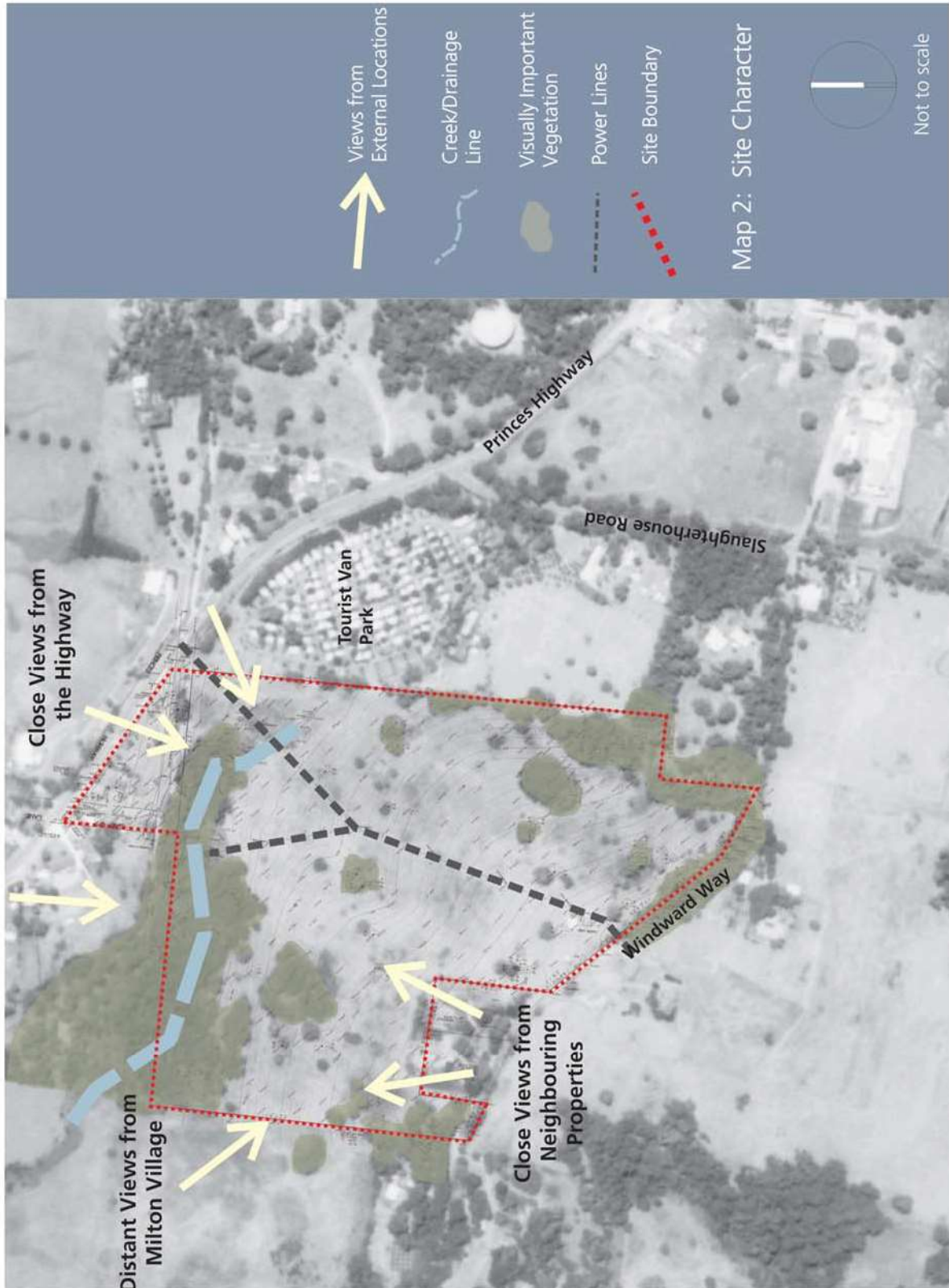




Plate 1: View of the eastern boundary of the site from near the Princes Highway entrance

The vegetation in the vicinity of the southern boundary forms the visual horizon from this location.



Plate 2: View west from in the vicinity of the eastern boundary of the site

A majority of the interior of the site is cleared grazing land. Vegetation on the boundaries of the site screens many views into and out of the site.



Plate 3: View of the south eastern corner of the site

This relatively level area is well screened from external viewing locations as a result of its locations, elevation and the screening effects of intervening vegetation.



Plate 4: View to the north west from the south eastern part of the site

Most of the interior of the site is cleared of trees. The trees visible on the western and northern boundary of the site screen most of the views towards the Milton village.



Plate 5: View to the west from near the shared boundary between the site and neighbouring properties in Windward Way

Some gaps in the boundary vegetation allow views to and from rural lands to the west of the site.



Plate 6: View of the north eastern corner of the site

Limited vegetation on the north eastern boundary of the site allows some visual access to the adjacent Van Park.



Plate 7: View to vegetation within the Creek area of the site.

This vegetation screens and filters most of the views into the site from the Highway. Some gaps in the vegetation allow for filtered views from the Highway and adjoining properties.



Plate 8: View to the western boundary of the site

Gaps in the vegetation on the western boundary of the site allow for some views from and into this part of the site in distant views.

however have a relatively restricted presence when viewed from the subject land as a result of screening vegetation along the south eastern boundary of the site. There are more open views between the adjoining sites along the north eastern boundary of the site. Further to the east of the site along the Princes Highway and in the vicinity of Slaughterhouse Road there are other rural pursuits such as the Meat Works, some pasture lands and rural residential premises. There is also a service station located on the Highway.

The land to the immediate south of the site is rural and rural residential in character. This land, on either side of Windward Way, comprises individual residences, primarily one storey in height, located within larger allotments. Vegetation within these allotments or along the alignment of the road provides the setting for these dwellings. Two of the most prominent dwellings within this area are those that are located adjacent to the south western boundary of the site on the northern side of Windward Way. These dwellings have views to the north and north west over the site and are visible from some locations along the Highway and within the Milton township.

2.2 Important Factors in assessing the visual qualities of the Site

Three main factors have been identified as being important in determining the subject land's suitability for residential development. These factors are the topography of the land and surrounding areas, vegetation cover, and the visibility of the land from external viewing locations. The following section briefly discusses each of these factors with regard to the subject land.

Topography

The subject site, as described above in Section 2.1, comprises sloping land which partly forms a ridge line that is visible from places within the Highway alignment, the rural lands to the west of the site, and from some locations within the village. The elevation and aspect of the slope is partly responsible for determining the visibility of different parts of the site. For example the upper parts of the southern ridge are generally more visible to external viewing locations than the lower areas within the vicinity of the creek which has restricted visual exposure.

Vegetation

As a result of the rural character and use of the land, there is little vegetation other than grass cover over much of the site. Clumps and bands of vegetation exist on most boundaries of the site with the exception of the north eastern corner in the immediate vicinity of the Van Park. There are also some parts of the western boundary of the site which also do not have a significant tree cover. The alignment of the creek located within the northern part of the site is heavily vegetated. Small clumps and individual specimens of trees are irregularly scattered across the site.

Visual exposure of the subject land to places outside the site

The visual exposure of the land, especially the more elevated parts of the site, is currently a constraint on the potential development of the land. The section below examines the types of visual exposure of the land that need to be taken into consideration in assessing any potential development of the site. Map 3 of this report indicates a selection of external viewing locations from which the site, or part of the site, is visible. Map 4 of this report illustrates the relative visibility of different parts of

the site. It rates the areas on a three point scale from areas of higher exposure to areas of lower visual exposure.

■ **Views from Main Roads**

There are views from main roads to parts of the site. In particular there are some close and middle distant views to the site from parts of the Princes Highway. This road is used by both locals and tourists to the area. Views from this road include glimpses to the site through and across properties adjacent to the site near the Highway entrance to the land itself, as well as a sustained, almost focal view of the site along a section of the Highway to the north of the site. There is no one point along the Highway from which the entire site is visible at any one time, and some parts of the site are almost always screened from view as a result of the topography and the effects of intervening vegetation. These areas include the south eastern corner of the site as well as the north western corner in the vicinity of the creek line vegetation. Plates 9 to 13 provide examples of both close and middle distant views of the site as experienced from the Highway.

Although not as heavily trafficked as the Princes Highway, Croobyar Road is also an important thoroughfare within the district. This road is also used by local residents as well as tourists. Examples of views from this road are provided at Plates 16 and 18. From these more distant locations most of the site is screened by intervening vegetation and topography. The part of the site that is most visible is the vegetation on the western boundary. Where there are gaps in the boundary vegetation it is possible to view part of the grassed parts of the slope in this area.

■ **Views from minor roads and residential areas**

There are both close and distant viewing locations in which parts of the site are visible from minor roads and residential areas. Close locations include those properties that are adjacent to the subject land such as properties adjacent to the Princes Highway and those adjoining the site in Windward Way. For example from the two adjoining residences in Windward Way their elevated location and lack of intervening vegetation results in them experiencing views northwards across the site.

There are more distant viewing locations within the vicinity of the Milton village. These locations include streetscapes and dwellings located on the southward sloping land to the south of the Highway. From some of these locations it is possible to view parts of the more elevated southern ridge of the site.

Examples of the range and type of views that are available from these type of viewing locations are included at Plates 14, 15, 17, and 20.

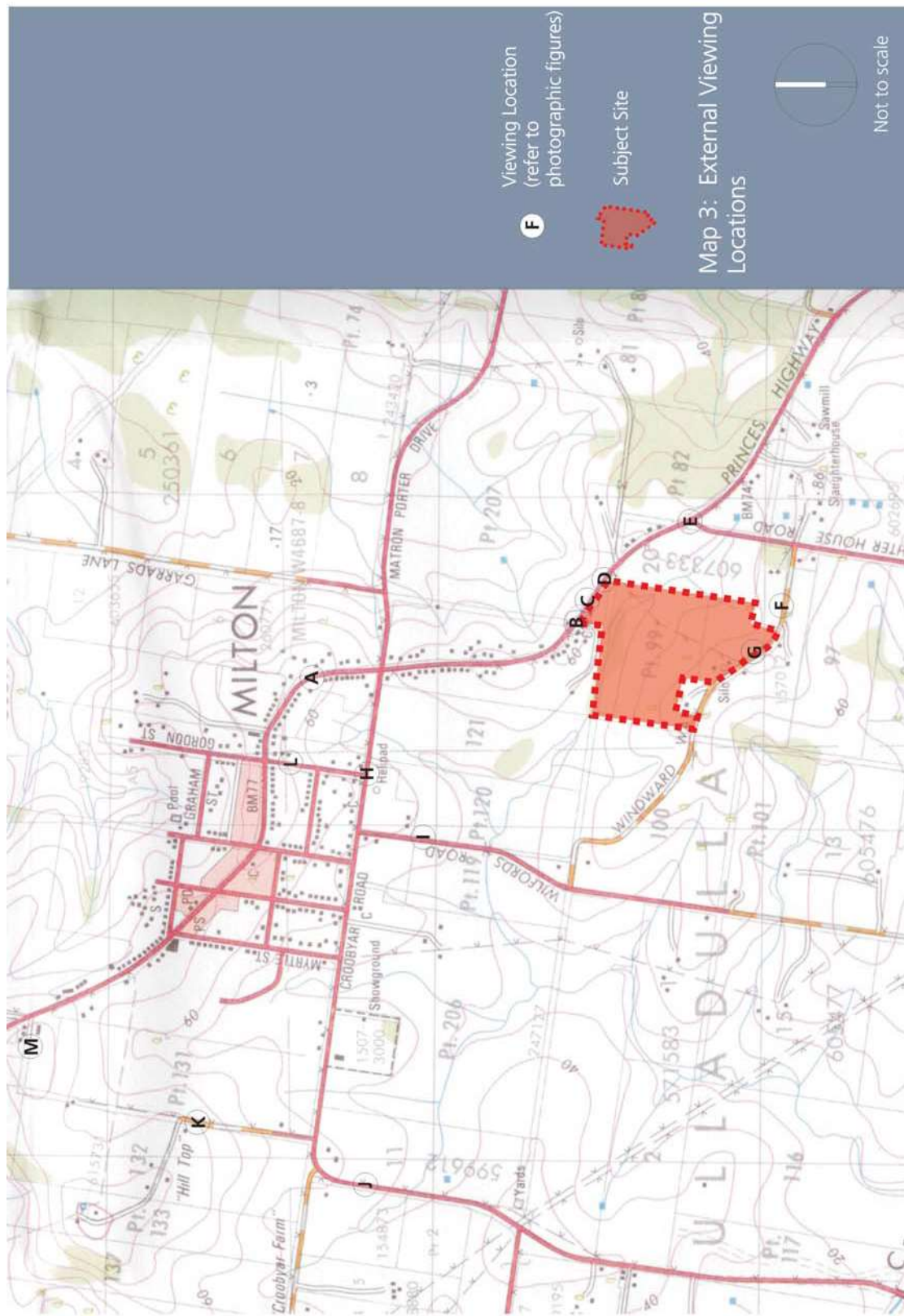






Plate 9 : View from Location A, Princes Highway

Parts of the southern ridge are visible from this location, including the silo, and the roofs of neighbouring properties in Windward Way. Vegetation within the southern part of the site and within Windward Way forms the visual horizon.



Plate 10 : View from Location B, Princes Highway

There is a restricted view of part of the site from close viewing locations within the Princes Highway.



Plate 11 : View from Location C, Princes Highway

There is a restricted view of part of the site from close viewing locations within the Princes Highway. Foreground vegetation screens most of these views.



Plate 12 : View from Location D, Princes Highway

Limited vegetation within the north eastern part of the site gives access to this view along the eastern boundary of the site. The south eastern corner of the site is screened by intervening vegetation.



Plate 13: View from Location E, Slaughterhouse Road

This is a very restricted view from the intersection of the Princes Highway and Slaughterhouse Road. Vegetation within Slaughterhouse Road screens most views from the east into the interior of the site.



Plate 14: View from Location F, Windward Way

Vegetation screens a majority of views to the interior of the site from Windward Way.



Plate 15: View from Location G, Windward Way

Gaps in the vegetation immediately adjacent to the site in Windward Way give access to some views to the interior of the site.



Plate 16: View from Location H, Croobyar Road

Distant view from in the vicinity of the helipad. Most of the site is not visible from this location with the exception of some of the upper parts of the site in the area of the western boundary.



Plate 17: View from Location I, Wilfords Road

Distant view from which most of the site is not visible. The exception is some of the upper parts of the site in the area of the western boundary.



Plate 18: View from Location J, Croobyar Road

Very distant view from which most of the site is not visible. Vegetation on the western boundary of the site screens most views.



Plate 19: View from Location K, Cooks Lane

Distant elevated view from which some of the upper parts of the site in the vicinity of the western boundary is visible. The majority of the site is not visible.



Plate 20: View from Location L, Gordon Street

Distant view from within the residential part of the Milton Village. Sections of the southern ridge of the site, both the eastern and western parts, are visible. A majority of the site is screened by intervening vegetation and topography.



Plate 21: View from Location M, St Marys Grounds

Very distant view to a small area of the site in the vicinity of the western boundary.

3.0 Summary of Visual Constraints

Map 5 of this report illustrates the relative level of constraint for different parts of the site. The level of constraint has been determined by considering the combination of identified factors being topography, vegetation cover, and visual exposure to places outside the site.

Areas of Higher Visual Constraint

Areas of higher constraint are generally those parts of the site that are more elevated, and thus in most examples have a greater visual exposure to places outside the site. They also tend to be those parts of the site that have a lesser cover of trees and shrubs, again increasing their potential visual exposure. Map 5 illustrates two areas of higher constraint. The first area is located in the north eastern corner of the site adjacent to both the Princes Highway and the Van Park. The constraint on this part of the land stems from the close views available to the area from the Highway, exacerbated by the lack of vegetation in this area capable of screening or filtering views.

The second identified area of greater constraint is that associated with the more elevated parts of the site in the vicinity of southern ridge and Windward Way. The higher constraint level for this area stems from the visual exposure of this part of the site in both close and more distant views. These views include close viewing locations such as those residences in Windward Way as well as rural and residential properties to the west of the site, including from the more urban area of the Milton village. The extent of the site visible in these views is determined by the location, density and height of existing vegetation within and adjacent to the site.

Areas of Moderate Visual Constraint

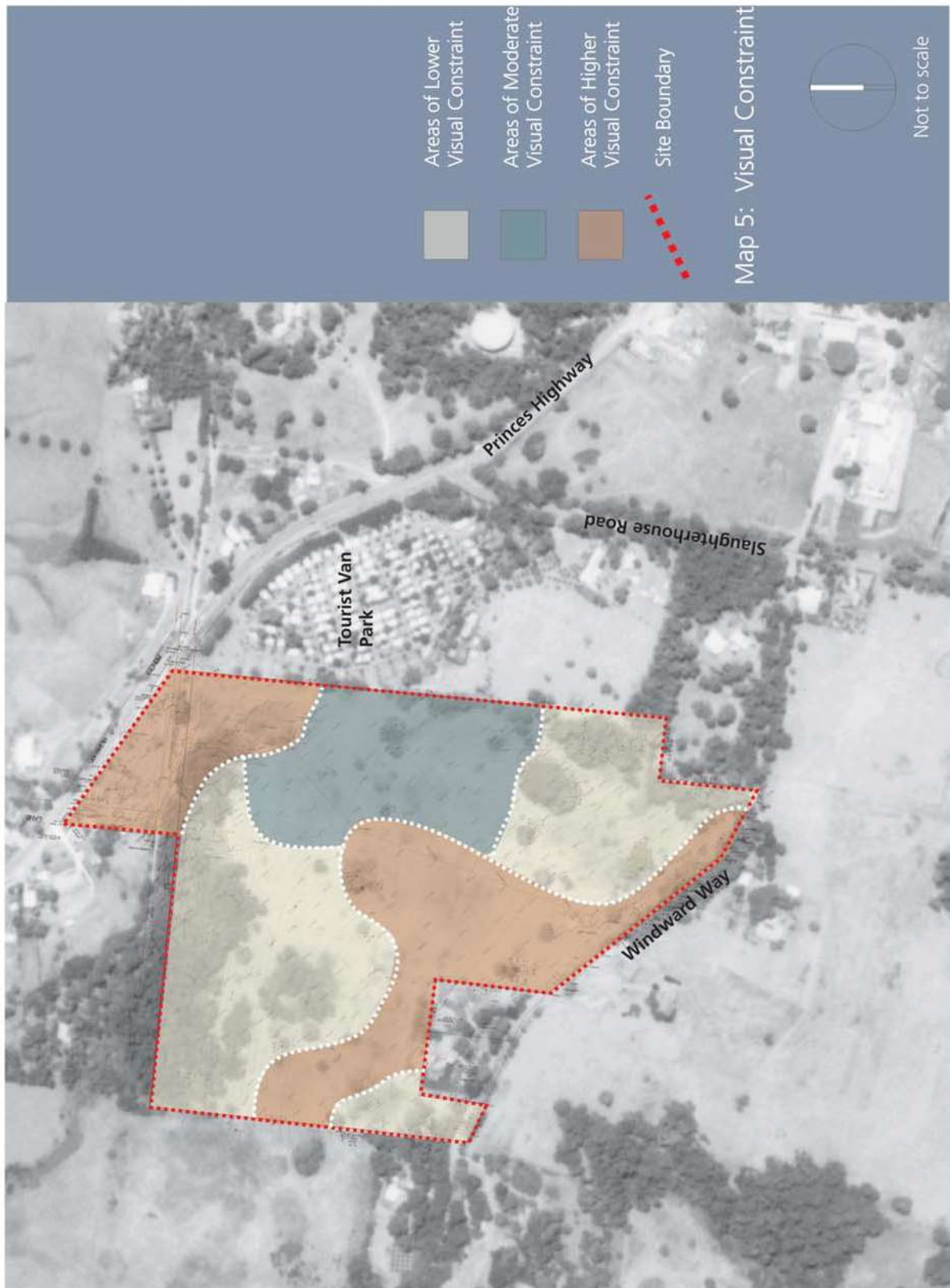
One area of moderate constraint has been identified. This is the area adjacent to the eastern boundary of the site. A moderate level has been given to this area as a result of its visibility in views from the Highway directly adjacent to the site, and from some parts of the Van Park. Generally however, from most of the identified viewing locations this part of the site is not visible.

Areas of Lower Visual Constraint

Three areas of lower visual constraint have been identified. To some degree, the level of constraint for all of these areas has been determined by the amount in which they benefit from the screening effects of existing vegetation. The largest of these areas is located within the north western corner of the site. This area is low on the slope being adjacent to the creek and is heavily screened from view by vegetation within the creek line as well as on the north western boundary of the site. The combination of existing vegetation and the relative levels of this area has resulted in an area that has limited visibility to places outside the site.

The second area is that located within the south eastern corner of the site. This part of the site has a very limited visibility to external viewing locations as a result of the screening effects of vegetation, including some well established and large trees and the elevation and slope of the land.

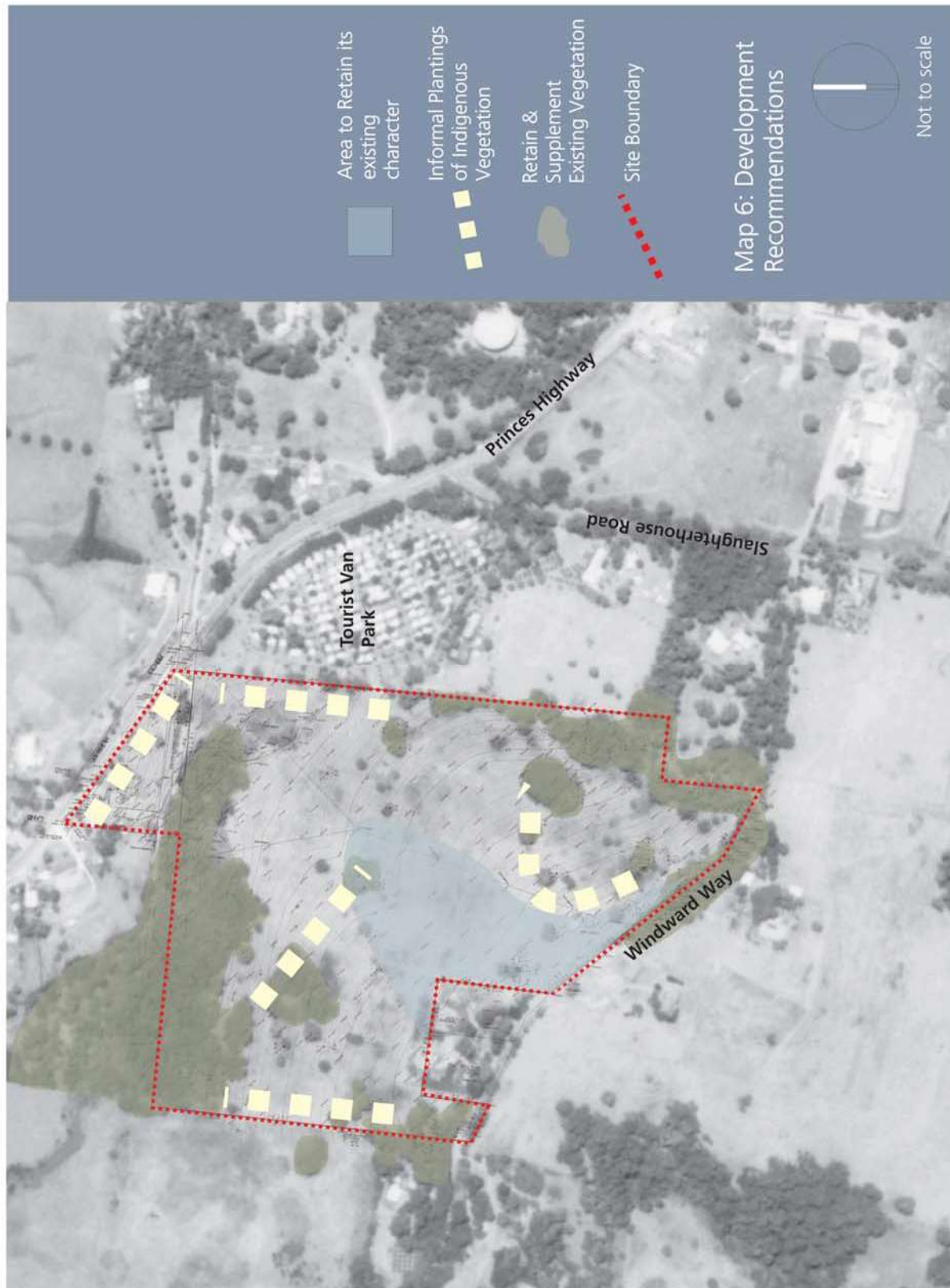
The third area is located in the south western corner of the site. This area is densely screened from views from places outside the site by vegetation located both on the boundaries of the site and scattered across this area.



4.0 Principles for Potential Development of the Site

Using the criteria outlined in Section 2.2 above, it is considered that there is potential for the site to support some future development of the land. The extent of the land that could support development is constrained by the extent of visual exposure, especially of the more elevated parts of the site, to places outside the site and the extent to which vegetative screening is considered appropriate. Generally it is considered that the land on the mid and lower slopes of the site and in the south eastern sector could be developed to an appropriate degree without compromising the character of the area overall. The general principles for development of the land with regard to the scenic quality of the site and area are outlined below and illustrated in Map 6.

- Future development of the site should ensure that no development would be seen to protrude above the visual horizon, especially when viewed from locations at lower relative levels than the site.
- The vegetated character of the visual horizon as it appears presently in most views should be retained.
- The area within the southern and middle parts of the site, which follow a spur through the site from the southern ridgeline, should generally be retained undeveloped. This part of the site is relatively highly visible to places outside the site, especially from the Highway and should be retained in its character as far as is feasible. The combination of this land and ridge top vegetation is critical to conserving the scenic values of the land.
- Denser vegetation along the northern boundary of the site could be incorporated into any future development of the site. The aim should be to filter views into the site rather than to provide a dense screen along the Highway boundary.
- A similar approach to screening along the eastern boundary of the site should be adopted. Generally it is not considered that there is any conflict between the development of the site and the existing Van Park adjacent. Some softening of the views between the sites would however benefit both existing and future residents.
- Some additional plantings could be established in the south eastern corner of the site. Generally this area is relatively unconstrained but the additional planting would ensure that any development in this area would not be visible from the Highway or from more distant locations to the north of the site.
- Additional plantings should also be located along the western boundary of the site. This planting should aim to fill in gaps presently existing in this relatively dense screen of vegetation on this boundary.
- Additional plantings approximately located through the mid slopes of the site would also benefit any future development of the site.
- Generally all future plantings within the site should be of a character that is similar to existing vegetation within the area. These plantings should be of indigenous species, be of a relatively informal arrangement and should include a variety of vegetation types.



5.0 Conclusion

The scenic resources of the subject land have been assessed in terms of the existing visual exposure and relative visual constraints. Generally there are parts of the site, especially the less elevated and more densely screened areas, which are largely unconstrained by potential visual impacts. However, the part of the land adjacent to the Princes Highway to the north and Windward Way to the south remains highly constrained and sensitive to change in visual character.

While the land has considerable future potential to absorb development, particularly by reducing visual exposure and also reducing potential impacts by using vegetation in an integrated regeneration and landscape design approach, the more highly constrained parts of the site need to be respected and their existing scenic quality and rural character acknowledged. Parts of the site identified as being of moderate or lower visual exposure and less constrained could appropriately be developed using the recommendations provided above as a foundation.

Appendix A: Curriculum Vitae

Relevant Experience and Expertise

I am a professional consultant who specialises in visual impacts assessment and the principal of Richard Lamb and Associates (RLA). I am also a senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture at the University of Sydney. I have taught and specialised in resource management, environmental impact assessment and visual perception studies for over 25 years.

RLA is a small firm that provides professional services, expert advice and landscape and aesthetic assessments in many different contexts. We carry out strategic planning studies to protect and enhance scenic quality and landscape heritage values, conduct scenic and aesthetic assessments in all contexts, from rural to urban, provide advice on view loss and view sharing and conduct landscape heritage studies. We act for various client groups on an independent basis, including local councils, government departments and private clients to whom we provide impartial advice, cognisant of the Land and Environment Court of NSW Direction to Expert Witnesses 2003 and the Schedule to that Direction, with which I am familiar and agree to be bound. I provide expert advice, testimony and evidence to the Land and Environment Court of NSW in various classes of litigation. I have appeared in over 120 cases and made submissions to several Commissions of Inquiry. I have been the principal consultant for over 350 consultancies concerning the visual impacts and landscape heritage area of expertise during the last ten years.

At the University of Sydney I have the responsibility for teaching and research in my areas of expertise, which are visual perception and cognition, aesthetic assessment, landscape assessment, interpretation of heritage items and places and cultural transformations of environments. I teach both undergraduate and postgraduate students in these areas, giving specialised elective courses in visual and aesthetic assessment. I supervise postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). I am a member of the EBS disciplinary group. The latter field is based around empirical research into human aspects of the built environment, in particular, in my area of expertise, aspects of visual perception, landscape preference and environmental cognition. I carry out empirical and scholarly research in these fields on a continuing basis.

I have a number of academic research publications in local and international journals that publish research in EBS and heritage conservation and I am the co-editor of the academic Journal of the Australian and New Zealand Association for Person-Environment Studies, called by the acronym PaPER (People and Physical Environment Research), which publishes papers in EBS, environmental psychology, cultural heritage management and in heritage conservation. The association has affiliations with a number of international EBS research organisations. I have had a number of research papers published in the last five years on landscape perception and preference, landscape aesthetics and heritage conservation, with two papers in press in international journals that have been accepted for publication this year.

I have developed my own methods for landscape assessment, based on my education, knowledge from research and practical experience. They are related to seminal research carried out in the 1970s, loosely described at the Visual Management System approach, but are highly modified by myself in the light of contemporary knowledge of aesthetic preference and cognition and my experience in visual impacts assessment in urban environments. These methods have also been the subject of a number of professional seminars and of guest lecture courses I have conducted at the University of New South Wales.



Qualifications

Bachelor of Science degree with First Class Honours from the University of New England.

Doctor of Philosophy degree from the University of New England, 1975.

Present Employment

Senior lecturer in the Faculty of Architecture and in Heritage Conservation, University of Sydney

Visiting lecturer, University of New South Wales, School of The Built Environment

Principal of Richard Lamb and Associates Consulting, and Director of Lambcon Associates Pty Ltd

Accredited Administrator and Assessor, Myers Briggs Psychological Type Indicator.

Selected Relevant Experience

Landscape Heritage and Cultural Landscapes

Assessment of the significance of landscapes of heritage value at all scales, from domestic gardens to streetscapes and Heritage Conservation Areas, including heritage impact assessments, conservation management plans, conservation policy formulation, pre-DA advice on applications concerning heritage items and landscapes and expert testimony.

Assessment and Advice

Camden Council

Cultural and scenic landscape study of Camden Municipality.

Scenic and cultural landscape advice re proposed subdivision land, Kirkham Lane.

Department of Urban Affairs and Planning

Cultural and scenic landscape assessment of excluded lands parcels, Western Sydney Regional Parklands, Doonside.

Mosman Council

Heritage curtilage assessment of development adjacent to an item of State Significance, the 'Woolley House', 34 Bullecourt Avenue, Mosman.

Land and Environment Court Proceedings

- Architectural Projects v Manly Council, 'Dungowan' South Styne Manly.
- Hobhouse K v Minister assisting Minister for Infrastructure & Planning and Sydney Gas Operations Pty Ltd, Mt Gilead, Campbelltown.
- Lend Lease Development Pty Ltd v Manly Council: St Patrick's Estate, Manly (various applications).
- Royal Botanic Gardens & Domain Trust and Minister for the Environment at City of Sydney Council, proposed replacement of trees in The Outer Domain.
- Council of the City of Sydney at Anglican Church, St John's Church, Darlinghurst.

Visual Impact in Urban Areas

Documentation, analysis and assessment of the visual impacts of developments proposed in urban areas, at various scales from individual additions and alterations, to residential dwellings, multi unit buildings, mixed and commercial developments. Projects include visual constraints assessment, pre-

DA and design advice, development assessments, view loss and view sharing assessments, submissions to conciliation and arbitration forums and expert testimony to the Land and Environment Court of NSW.

Assessment and Advice

Kingston Piazza Pty Limited

Visual impacts of proposed Landmark, Charlestown development.

Leighton Constructions Pty Ltd

Visual Impact Assessment proposed redevelopment of Kirribilli Club, Milsons Point..

Susan Rothwell and Associates

Advice concerning visual impacts, proposed re-development, Kirkoswald Avenue, Mosman.

Advice concerning visual impacts, proposed additions and alterations, Iluka Road, Clifton Gardens.

Land and Environment Court Proceedings

- Brisbane City Council & Pike Mirls McNoulty Pty Ltd ats Elizabeth Handley, Former Milton Tennis Complex, Brisbane.
- Colonial State Properties v Ku ring gai Council, Kenthurst Road, St Ives.
- Huntington Macgillvray v Rockdale Council, Rocky Point Road, Ramsgate.
- McRoss Developments Pty Ltd v Sydney Harbour Foreshore Authority, Ballast Point..
- St Hilliers v Waverly Council, Jacques Avenue Bondi.

Visual impacts in Rural and Natural Areas

Assessment of impacts on the aesthetic and heritage significance of rural landscapes, including advice on strategic planning for development in scenic rural areas, pre-DA advice on applications and advice and testimony to the Land and Environment Court of NSW.

Recent Assessment and Advice

Admark Constructions Pty Ltd

Pre-DA advice, Seniors Living proposal, Camden Municipality.

Durndrax Pty Ltd

Draft Development Control Plan, South West Lochinvar

Local and regional visual assessment study for rezoning proposal, Mount Harris, Hunter Valley.

Ingham Planning

Pre DA advice and advocacy on proposed subdivision, The Northern Road, Glenmore Park.

Port Kembla Copper

Pre-DA visual constraints and development envelopes strategy and advice, Windang, Lake Illawarra.

Scotts Head Lifestyle Homes

Visual impact assessment, development application, Scotts Head.

Land and Environment Court Proceedings

- Baulkham Hills Council ats Gelle, KoVeda Caravan Park, Wisemans Ferry.
- Sherringham v Baulkham Hills Council, Old Northern Road, Dural.
- Hornsby Shire Council
ats Momentum Architects, Old Northern Road, Kenthurst.
ats M&R Civil, Old Northern Road, Kenthurst.
- Kiama Council ats Moss, Alne Bank Road, Gerringong.
- Warringah Council ats Vigor Master, Brooker Avenue, Beacon Hill.

Landscape Assessment and Visual Resources Protection Planning

Strategic planning studies, including local and regional studies of urban and rural landscapes, Development Control Plans specific to scenic and aesthetic quality criteria and analysis and assessment of visual impacts of infrastructure projects at various scales.

Assessment and Advice

Brisbane City Council and the Department of Natural Resources, Queensland

Regional landscape study to develop a methodology for the documentation of scenic values of the South East Region of Queensland, in association with the South East Queensland Regional Organisation of Councils

Department of Infrastructure, Planning and Natural Resources and The Uniting Church of Australia

Visual Impact Assessment for future subdivision and development of land at Ingleside Road, Ingleside.

Durndrax Pty Ltd

Landscape assessment, curtilage study and heritage impact assessment as part of a Local Environmental Study, curtilage of St Helena, Lochinvar, Hunter Valley.

Draft Development Control Plan, South West Lochinvar.

Hillside Planners

Landscape assessment, curtilage study and heritage impact assessment as part of a Local Environmental Study, curtilage of Duckenfield House, Duckenfield, Hunter Valley.

Kinsmen Queensland

Visual constraints and development strategy advice, Lennox Head.

Rockdale City Council

Development control strategy for Rocky Point Road, Ramsgate.

Wingecarribee Shire Council

Development Control Plan for siting of Rural Dwellings.

Signage and Advertising

Advice, analysis and assessment of visual impacts, visual exposure and amenity issues related to signage of various kinds, related to urban areas, commercial precincts and roads.

Assessment and Advice

Eyecorp Pty Ltd

Advice on general advertising signage, White Bay.

Cody Outdoor Advertising

General advertising signage amendments and alterations proposed, Oxford Street, Sydney

Mirvac

Pre-design and DA advice, signage proposal, Lavender Street, Milsons Point.

Land and Environment Court Proceedings

- Nettlefold Advertising and Cody Outdoor Advertising Pty Ltd v South Sydney Council, Oxford Street, Darlinghurst.
- Cody Outdoor Advertising Pty Ltd v South Sydney Council, Oxford Street, Darlinghurst.
- Bunnings Pty Ltd v Auburn Council, Parramatta Road, Auburn.
- Forma Holdings Pty Ltd v the Minister for Urban Affairs and Planning, Underwood Road, Homebush.
- Selpam Canberra Pty Ltd v Roads and Traffic Authority of NSW, Eaglehawk Hill, Sutton.
- Waverley Council ats Meriton, Tiffany Building signage, Bondi Junction.
- Winten Property Group v Wollongong Council, Yallah Junction signage.

Maritime Development

Assessment and advice concerning proposed developments on and adjacent to waterways, including marinas, moored arrangements, berthing facilities, slips, skids and other foreshore structures associated with boating.

Assessment and Advice

Boating Industry Association

Advice on visual resource management issues relating to boat accommodation, Sydney Region.

Westport Marina Pty Ltd

Scenic assessment and statement of environmental effects, Westport Marina, Cabarita Point, Parramatta River.

PlanningNSW

Independent visual assessment: Commission of Inquiry into proposed pearl oyster industry operation, Port Stephens.

Taylor Lauder Bersten Pty Ltd

Assessment of proposed mooring pen, Hunters Hill.

Land and Environment Court Proceedings

- Drummoyn Foreshore Committee v Drummoyn Council, Gladesville Marina.
- Bishop R v the Minister administering the Ports Corporation and Waterways Management Act, Lodge Road, Cremorne.
- Captain Cook Cruises v North Sydney Council, Kurraba Road, Neutral Bay.

Extractive Industries and Infrastructure

Assessment and advice concerning proposed developments of extractive industry and recycling sites, including local and regional visual and heritage impact assessments, pre-design and DA advice, environment impact assessment reports, statements of environmental effects, testimony to the Land and Environment Court of NSW and submissions to Commissions of Inquiry.

Assessment and Advice

Rocla Quarry Products

Heritage and visual landscape impact assessment, proposed extractive industry development, Captain Cook Drive, Kurnell.

Hutchison Telecoms

Pre-design advice and advocacy relating to proposed aerial installations in various locations and contexts.

Concrete Recyclers

Local environmental study for proposed re-zoning application, Moorebank.

Land and Environment Court Proceedings

- Concrete Quarries P/L v Wingecarribee Council - Commission of Inquiry into proposed quarry extension and Exeter Village bypass route, Exeter Quarry, Rockleigh and Exeter Roads, Exeter, Southern Highlands.
- Application for extension, Exeter Quarry, Rockleigh Road, Exeter, Southern Highlands.
- L D Fowler Pty Ltd and anor v Lithgow City Council, Rydal Quarry, Rydal.
- Hutchison Telecoms v Baulkham Hills Shire Council, Glen Road, West Pennant Hills.

Appendix 2:

Preliminary Compliance Assessment prepared by Judith Stubbs and Associates (Social Impact Statement)