

DEVELOPMENT APPLICATION NO: DA19/0875

URBIS RESPONSE TO PENRITH CITY COUNCIL REQUEST FOR ADDITIONAL INFORMATION – 27TH APRIL 2020

Response to RFI Relating to Visual Impacts

This response has been prepared to address matters raised in Council's RFI of the 27th April 2020, which requests the following in relation to visual impact:

(h) The proposal for Type 3 - 1.5m high memorial head stones is likely to impact poorly on views from neighboring rural residential properties. A response is requested as to why memorial headstones should not be limited in height to 600-800mm, so as to be less visible. The impact of the proposal for Type 4 - Full monumental installations needs to be assessed and in this regard, further detail is to be provided as to the allowable dimensions and locations for this typology. A view analysis or montage may be required.

Background

The area of 1.5 metre (m) high, and full monumental headstones is located in the south eastern corner of the proposal.

The landscape plans for the proposal show areas of landscaping along the boundaries of the proposal, separating the areas of Type 3 and 4 headstones from adjacent sensitive viewing locations, primarily the residence at 115 Park Road and a section of Park Road itself to the west of the residence.

Analysis and Modelling Method

Given the sensitivities of gaining access to the property at 115 Park Road, computer simulations were prepared based on the following 3D data:

- NSW Government Spatial Services Datasets, Penrith 2019-07 - Point Clouds and Digital Elevation Models.
- Urbis prepared 3D model of the proposed cemetery masterplan and headstone types based on the plans provided by Florence Jaquet Landscape Architects.

The NSW Government data sets, particularly the point clouds and elevation models, provide valuable, accurate information relating to the height and location of existing vegetation.

Computer simulations were prepared for the proposed Type 3 headstone and Type 4 full monumental headstones. Additionally, computer simulations were prepared for an 800 mm high option, as per Council's RFI request, to allow for a comparative analysis of visibility.

Vegetation has been modelled, consistent with the landscape plan and typical details, including exact location of individual species and their associated height and spread after 5 years of post-planting growth

Description of Relevant Proposal Components

The proposed Type 3 headstones are 1.5 m in height, 800 mm wide and 100mm deep (refer to DWG NO: VP_MAP).

Type 4 involves a headstone as per the Type 3 with a low slab placed over the entire surface area of an individual plot, 2.4 m long, 1 m wide and 300mm high (refer to DWG NO: VP_MAP).

Representative viewpoints for the preparation of the 3D simulations were selected based on a range of typical viewing scenarios from Park Road (VP A) and from within the 115 Park Road property (VP B and VP C) (refer to DWG NO: VP_MAP).

The landscaping along the perimeter of the proposal area boundary is comprised of two types. These are:

- Type 1 – Buffer Planting
- Type 5 – Residential Buffer Planting (Reduced Load)

The Type 1 planting provides visual screening of views from Park Road, while the Type 5 planting provides a balance between screening views from immediately abutting residences and reducing the vegetation fuel load to reduce bushfire risk to residential property assets.

Analysis finding – 800mm vs 1.5m high headstone

The computer simulations demonstrate that given the low elevation of the immediately adjacent viewing locations, overlooking is not possible and the full monumental treatment is not visible given its very low profile of 300 mm.

With regard to visual prominence, there is only a small difference in the vertical field of view occupied by the 800 mm and 1.5 m high headstones. The comparisons are:

- VP A – 0.19° vs 0.52°
- VP B – 0.53° vs 1.14°
- VP C – 0.76° vs 1.23°

In all views, the buffer landscaping is highly effective at ameliorating views from surrounding areas. Given the headstones are only 1.5 m in height, buffer planting proximate to viewing location is highly effective in screening views within a relatively short period of time. Post planting, the landscape will gradually reduce views of the monuments. The computer simulations demonstrate that after 5 years, the landscaping will be of a height to effectively screen views to the tops of the monuments.

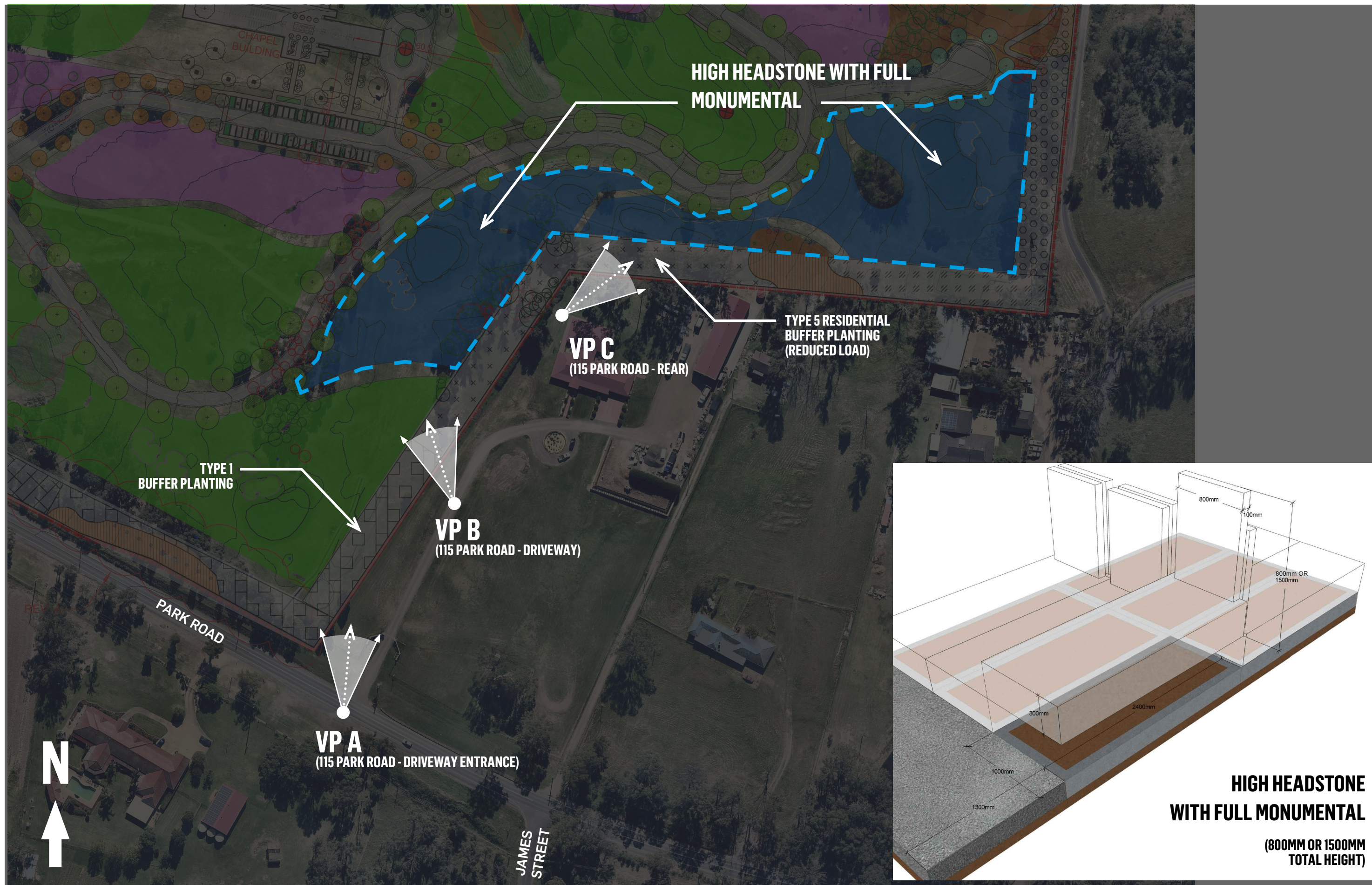
It is my opinion that there would be only a slight benefit in reducing the height of the headstones from 1.5 m to 800 mm. The 700 mm difference is approximate to 12 months growth in the buffer landscaping.

Additionally, I consider the low profile of the full monumental headstones results in them not being readily visible from adjacent sensitive viewpoints.

NEPEAN GARDENS, WALLACIA, NSW

VISUAL ANALYSIS

PREPARED FOR
CATHOLIC CEMETERIES BOARD
22 MAY 2020

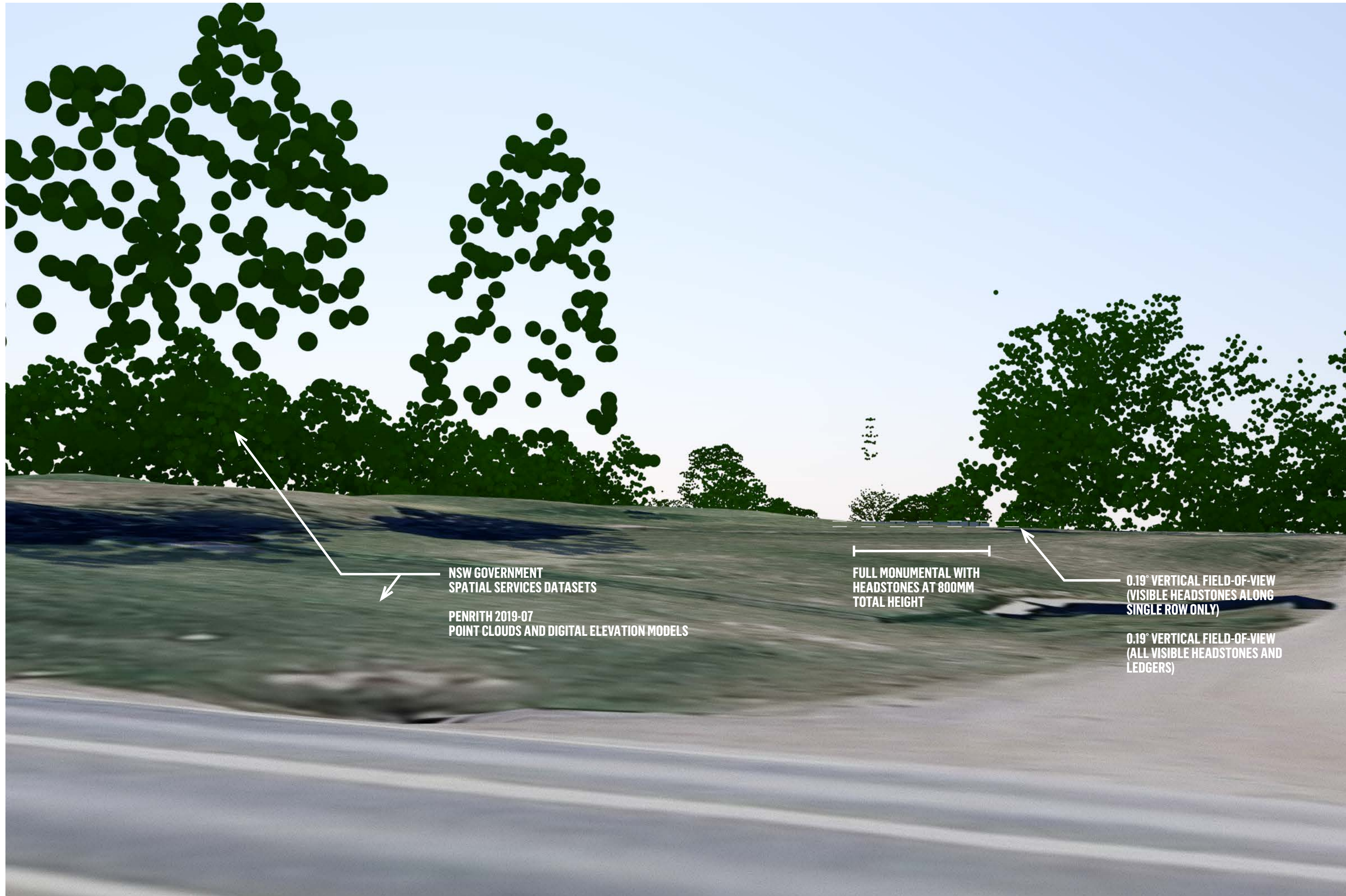




NEPEAN GARDENS, WALLACIA, NSW

VP A : PARK ROAD, LOOKING NORTH | STANDARD 50MM VIEW - EXISTING CONDITIONS PHOTO TAKEN 2017-10-06 09:10AM AEDT

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_A1
REV: -



NEPEAN GARDENS, WALLACIA, NSW

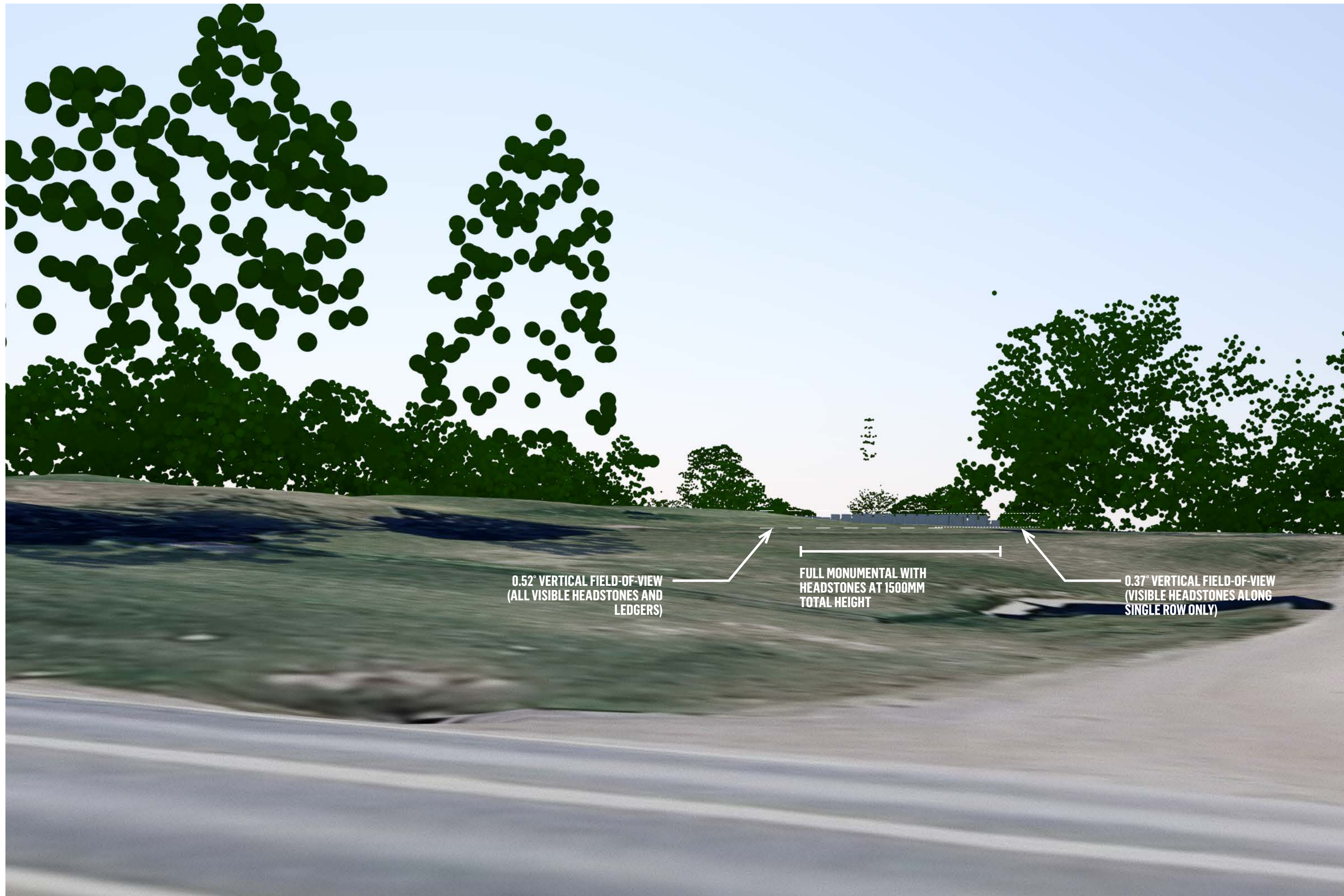
VP A : 115 PARK ROAD, LOOKING NORTH | 3D MODEL - FULL MONUMENTAL WITH 800MM HEADSTONE (NO PROPOSED VEGETATION)

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_A2
REV: -



NEPEAN GARDENS, WALLACIA, NSW
VP A : 115 PARK ROAD, LOOKING NORTH | 3D MODEL - FULL MONUMENTAL WITH 800MM HEADSTONE (WITH VEGETATION AT 5 YEARS)

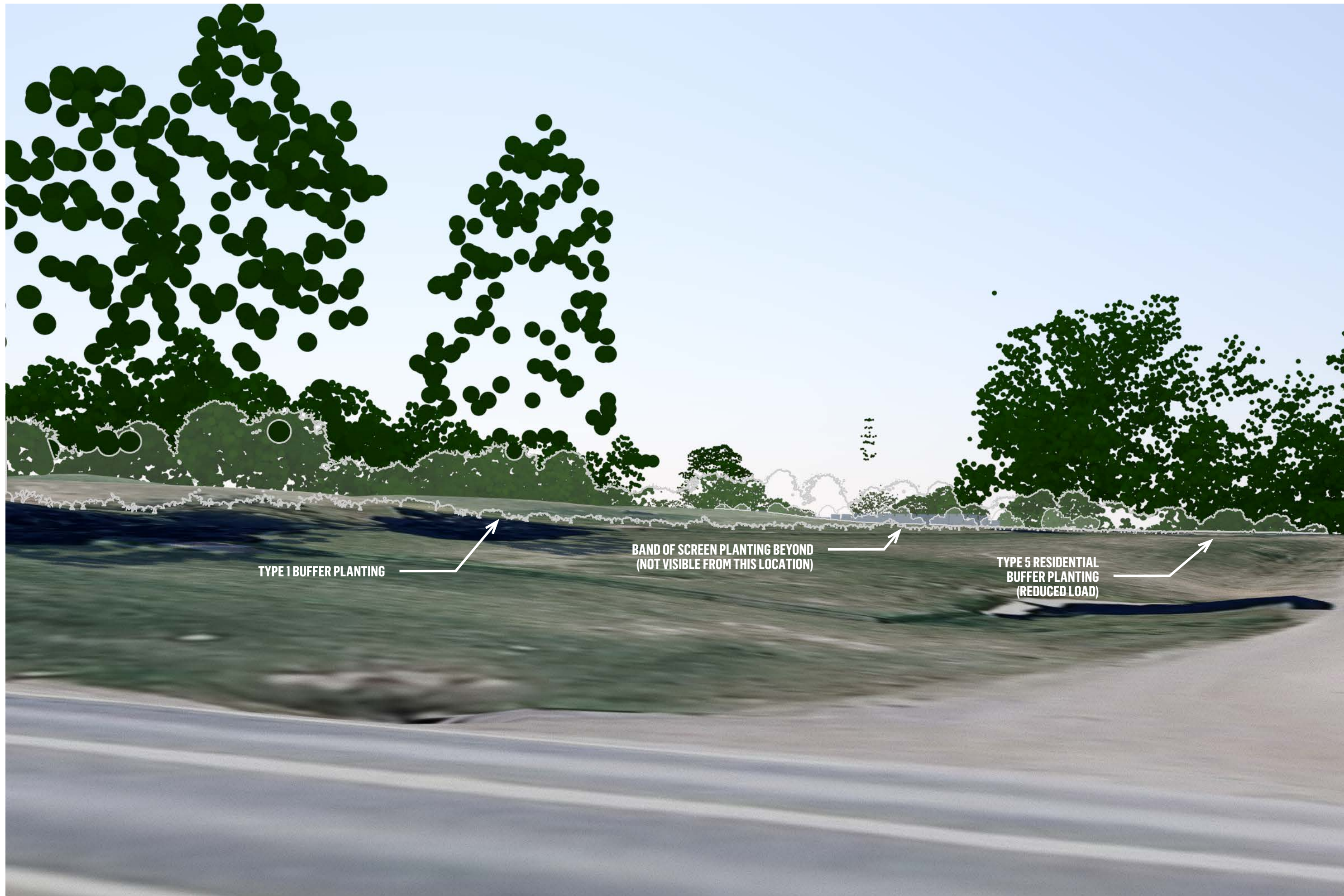
DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_A3
REV: -



NEPEAN GARDENS, WALLACIA, NSW

VP A : 115 PARK ROAD, LOOKING NORTH | 3D MODEL - FULL MONUMENTAL WITH 1500MM HEADSTONE (NO PROPOSED VEGETATION)

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_A4
REV: -



TYPE 1 BUFFER PLANTING

BAND OF SCREEN PLANTING BEYOND
(NOT VISIBLE FROM THIS LOCATION)

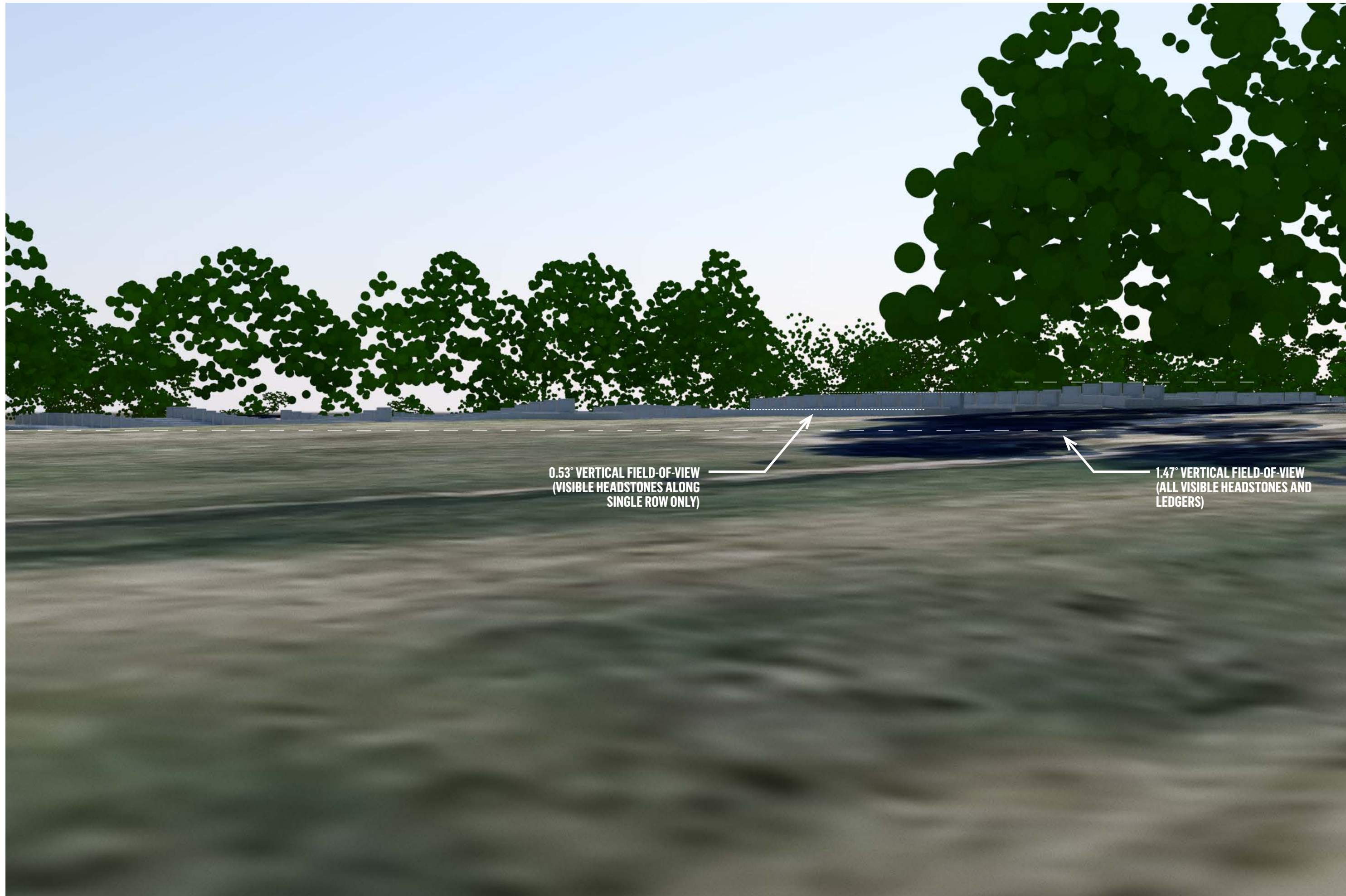
TYPE 5 RESIDENTIAL
BUFFER PLANTING
(REDUCED LOAD)



NEPEAN GARDENS, WALLACIA, NSW

VP A : 115 PARK ROAD, LOOKING NORTH | 3D MODEL - FULL MONUMENTAL WITH 1500MM HEADSTONE (WITH VEGETATION AT 5 YEARS)

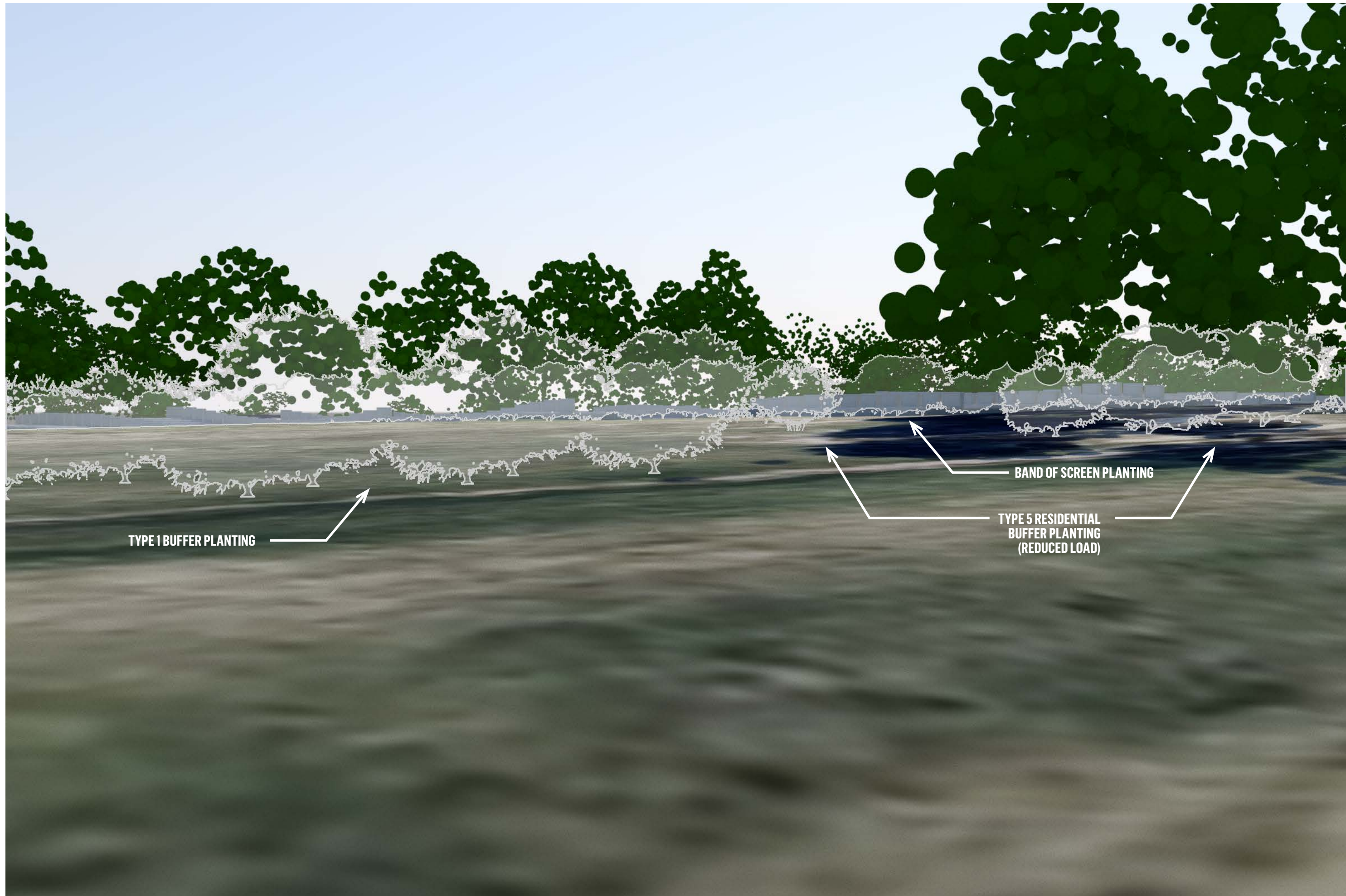
DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_A5
REV: -



NEPEAN GARDENS, WALLACIA, NSW

VP B : 115 PARK ROAD - DRIVEWAY, LOOKING NNW | 3D MODEL - FULL MONUMENTAL WITH 800MM HEADSTONE (NO PROPOSED VEGETATION)

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_B1
REV: -



TYPE 1 BUFFER PLANTING

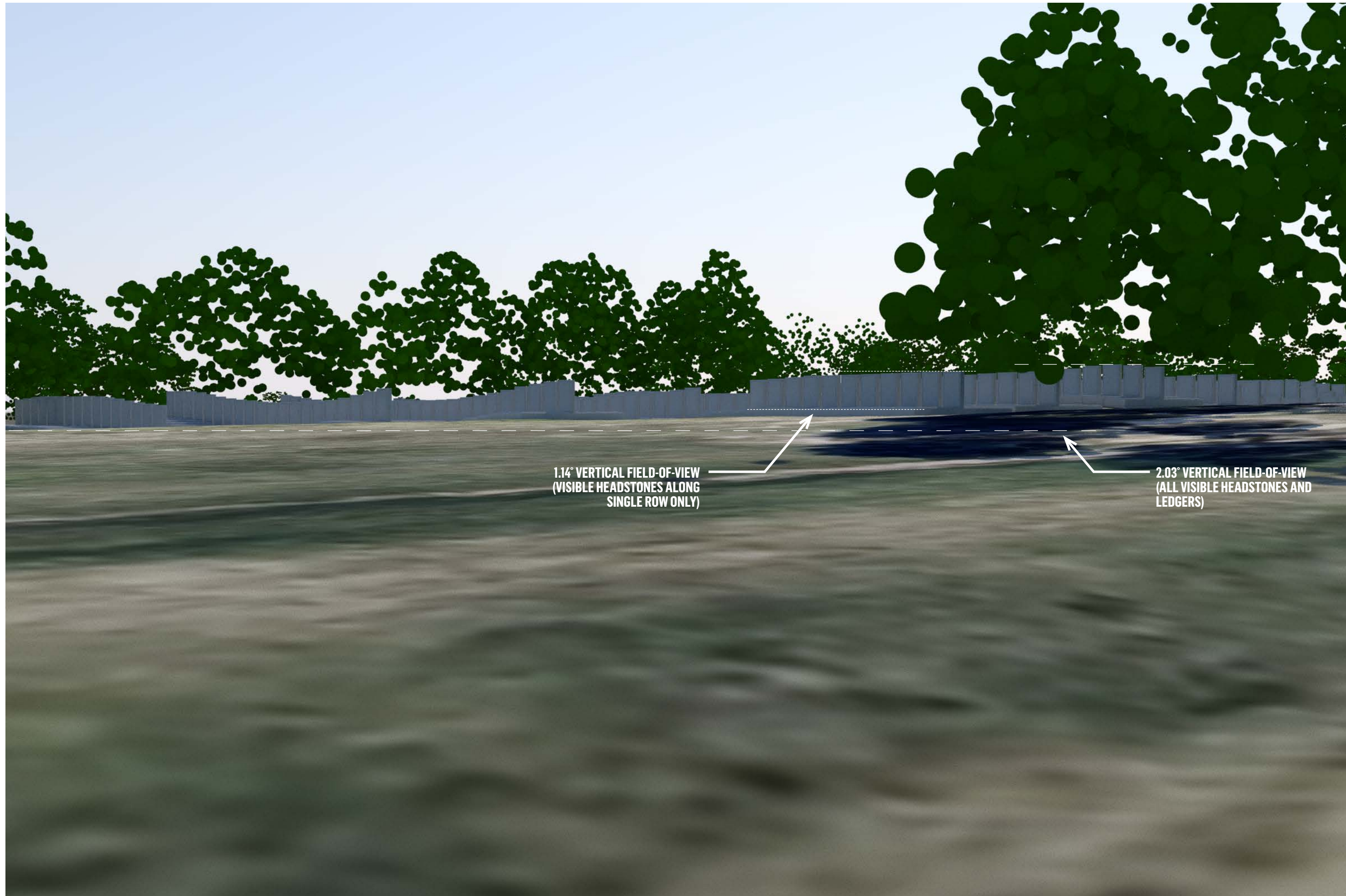
BAND OF SCREEN PLANTING

TYPE 5 RESIDENTIAL
BUFFER PLANTING
(REDUCED LOAD)



NEPEAN GARDENS, WALLACIA, NSW
VP B : 115 PARK ROAD - DRIVEWAY, LOOKING NNW | 3D MODEL - FULL MONUMENTAL WITH 800MM HEADSTONE (WITH VEGETATION AT 5 YEARS)

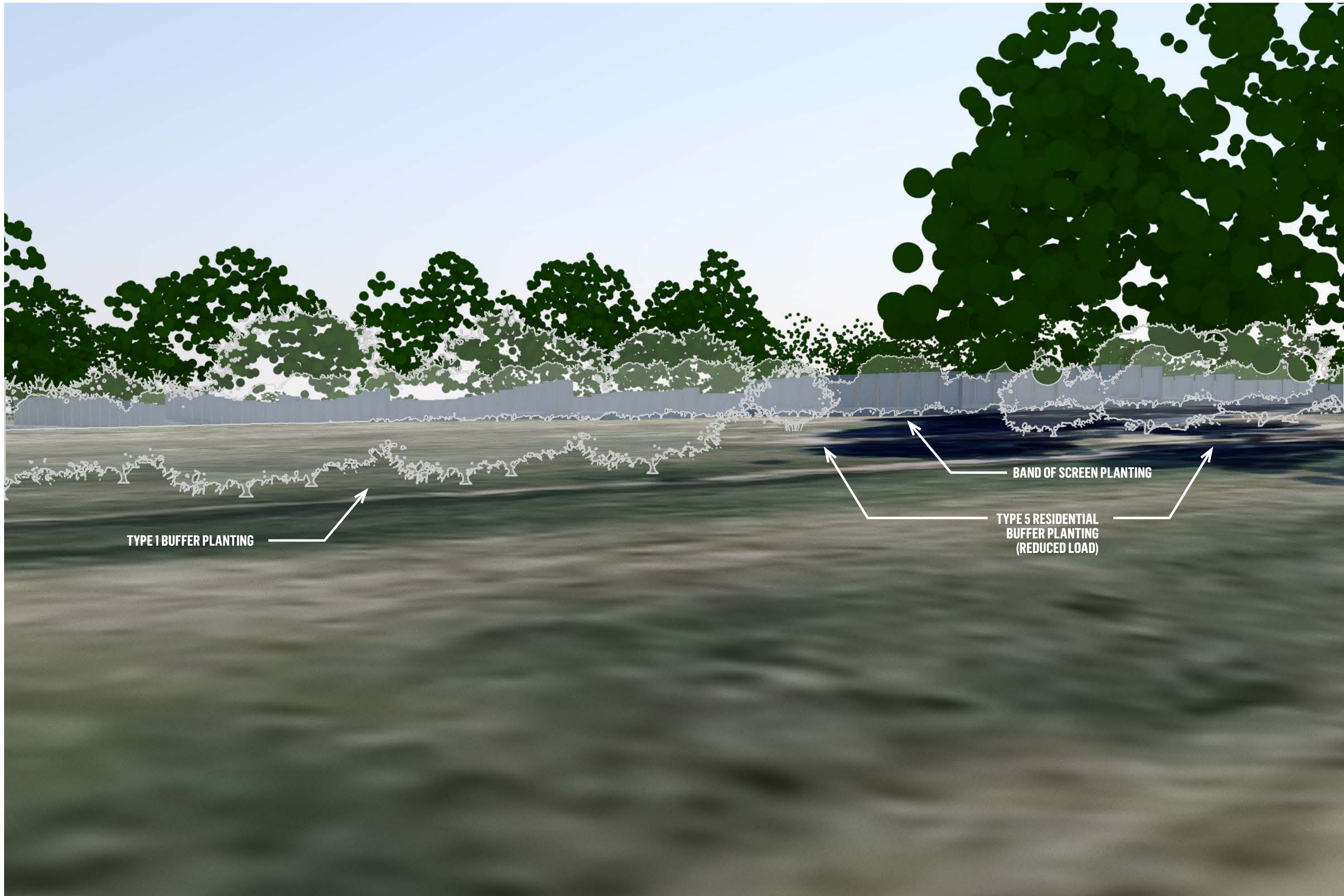
DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_B2
REV: -



NEPEAN GARDENS, WALLACIA, NSW

VP B : 115 PARK ROAD - DRIVEWAY, LOOKING NNW | 3D MODEL - FULL MONUMENTAL WITH 1500MM HEADSTONE (NO PROPOSED VEGETATION)

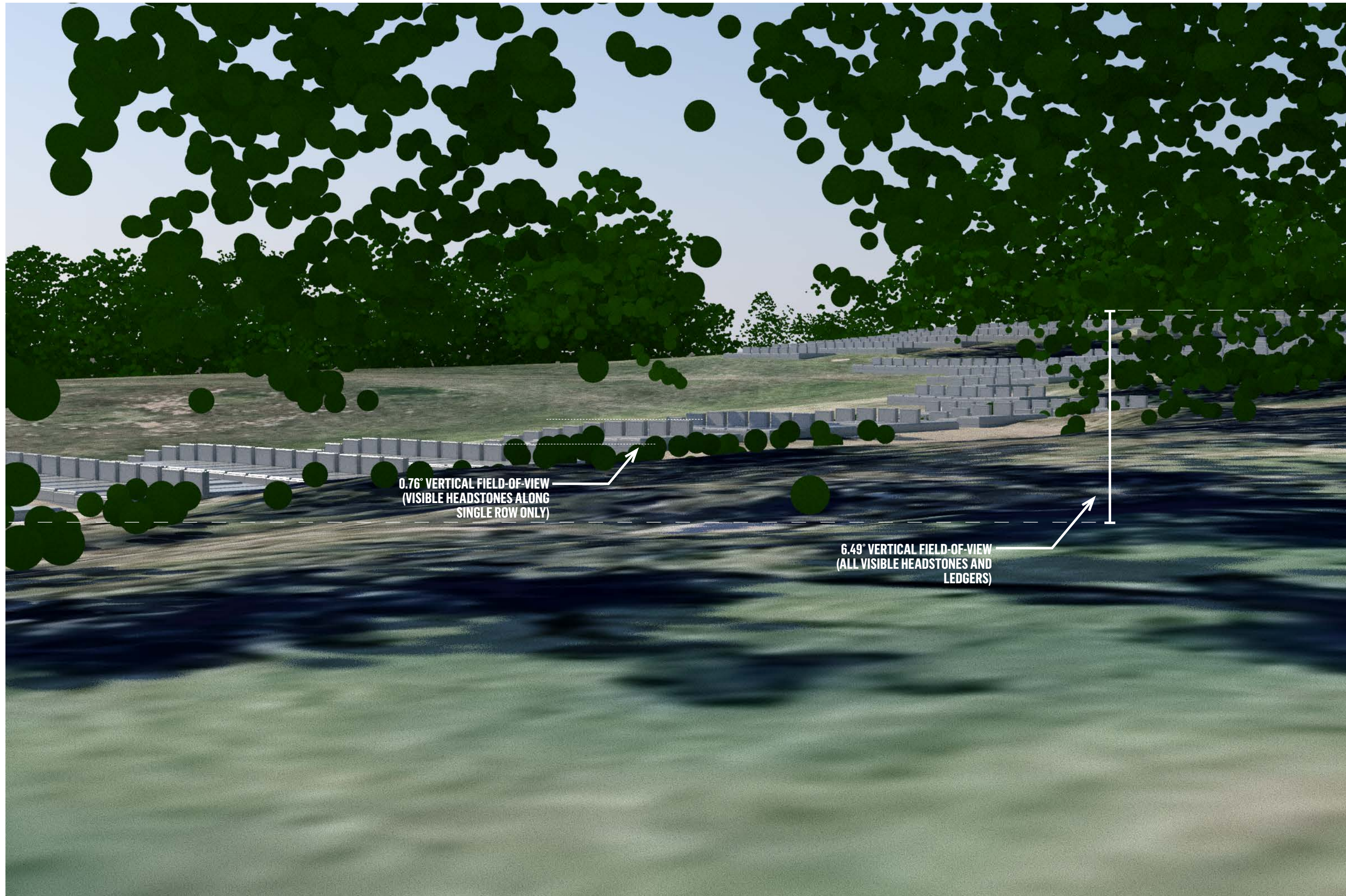
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JOB NO: P0014166
DWG NO: VP_B3
REV: -



NEPEAN GARDENS, WALLACIA, NSW

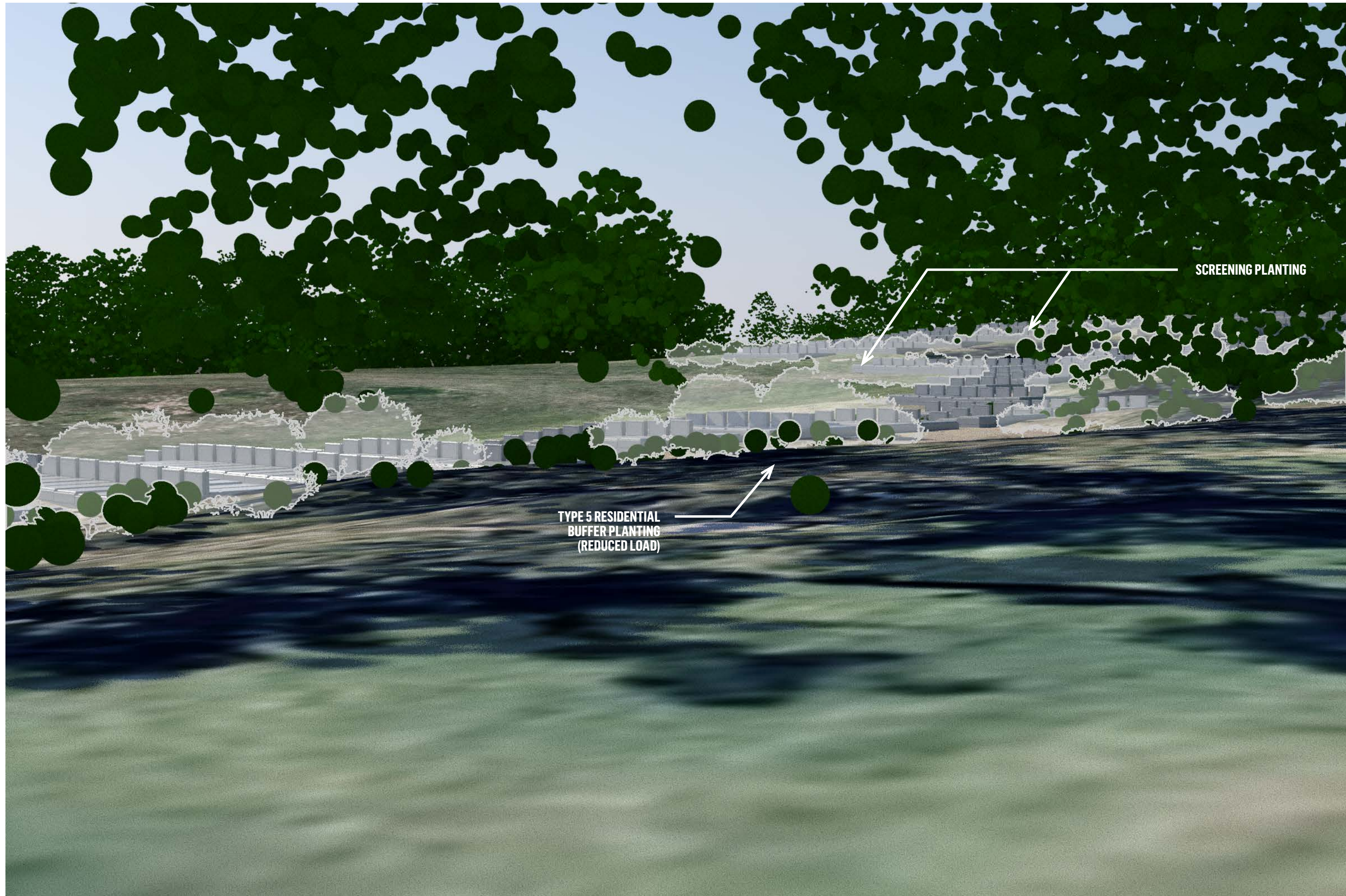
VP B : 115 PARK ROAD - DRIVEWAY, LOOKING NNW | 3D MODEL - FULL MONUMENTAL WITH 1500MM HEADSTONE (WITH VEGETATION AT 5 YEARS)

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_B4
REV: -



NEPEAN GARDENS, WALLACIA, NSW
VP C : 115 PARK ROAD - REAR, LOOKING NE | 3D MODEL - FULL MONUMENTAL WITH 800MM HEADSTONE (NO PROPOSED VEGETATION)

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_C1
REV: -



SCREENING PLANTING

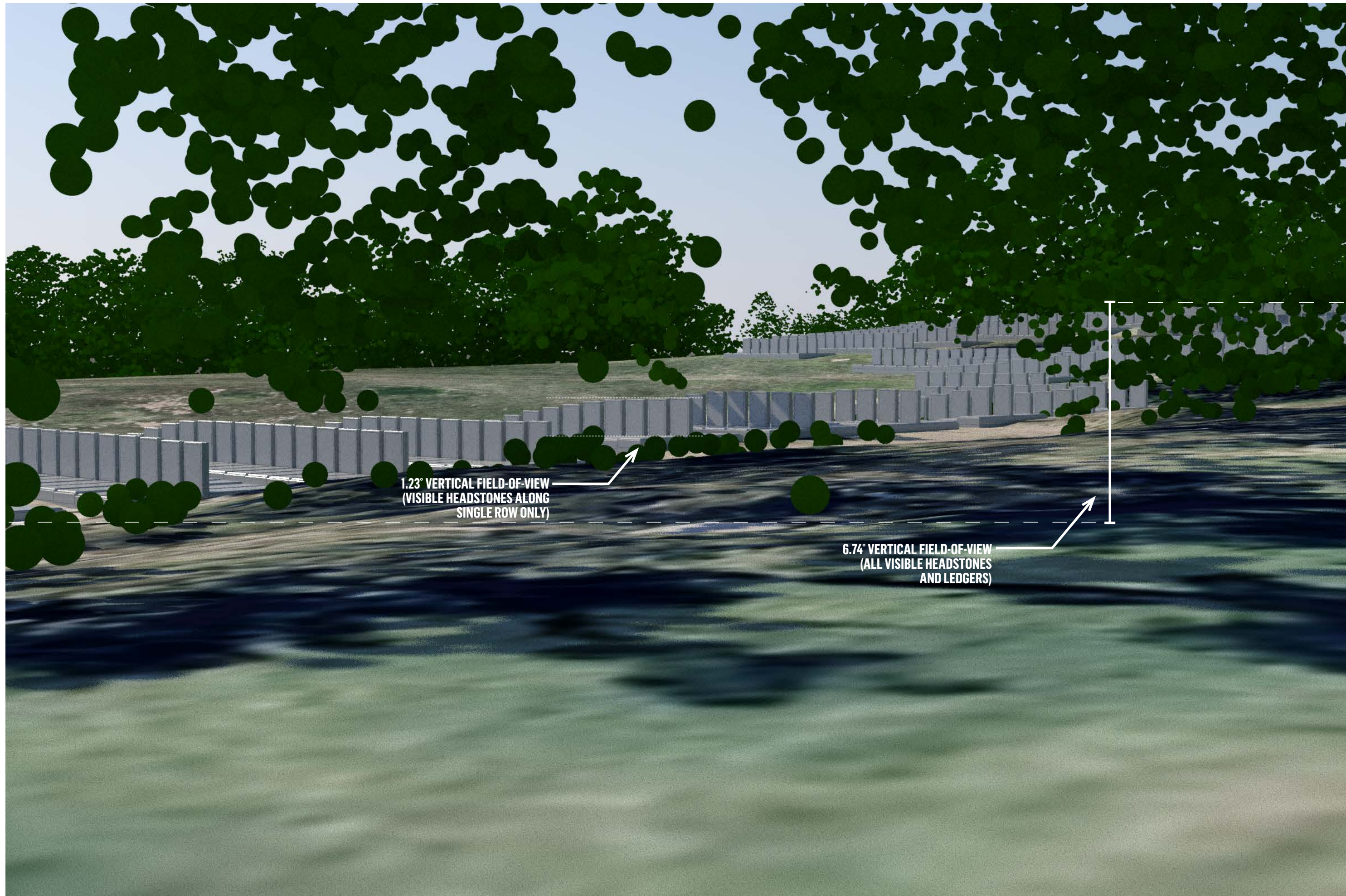
TYPE 5 RESIDENTIAL
BUFFER PLANTING
(REDUCED LOAD)



NEPEAN GARDENS, WALLACIA, NSW

VP C : 115 PARK ROAD - REAR, LOOKING NE | 3D MODEL - FULL MONUMENTAL WITH 800MM HEADSTONE (WITH VEGETATION AT 5 YEARS)

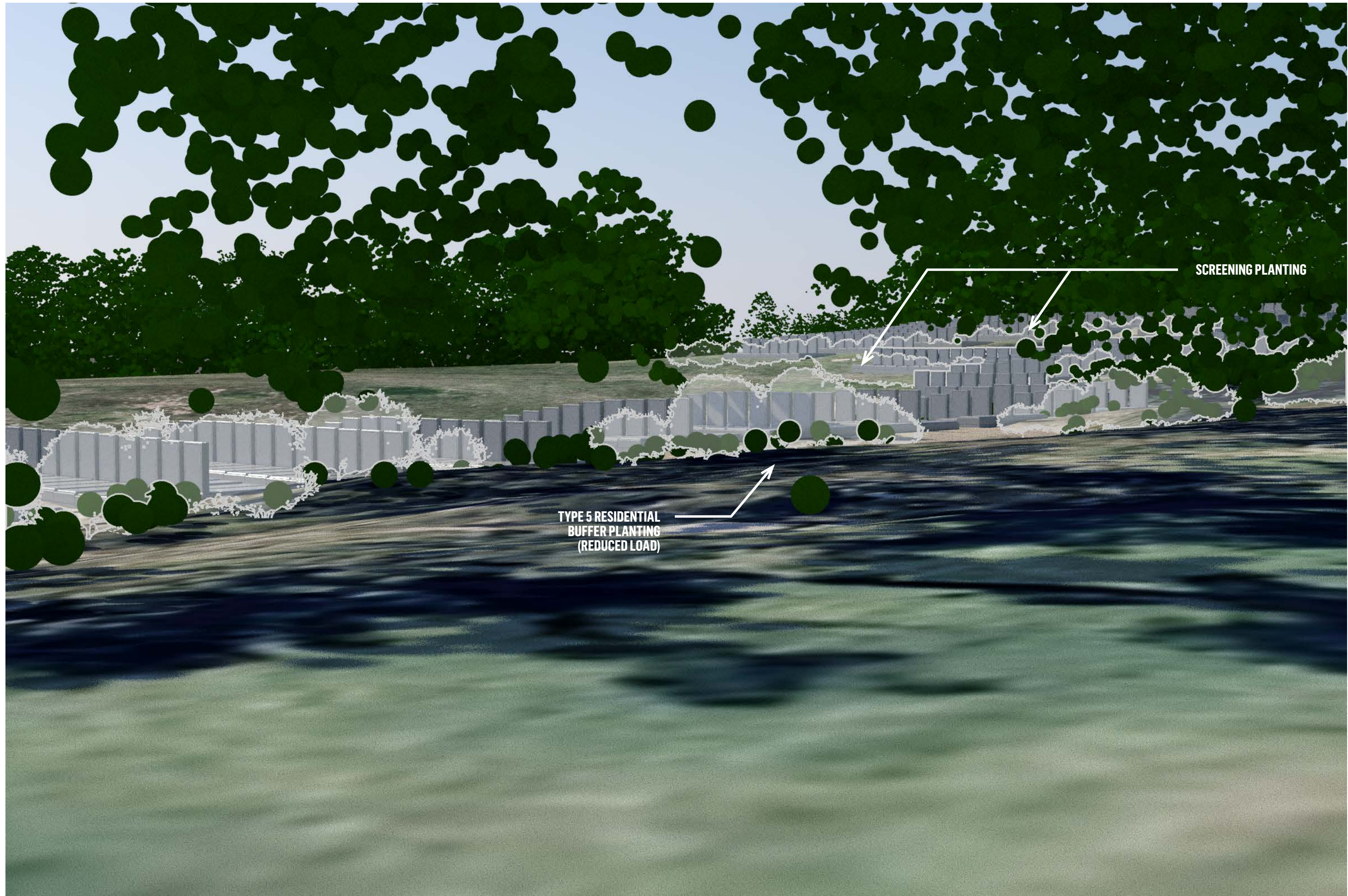
DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_C2
REV: -



NEPEAN GARDENS, WALLACIA, NSW

VP C : 115 PARK ROAD - REAR, LOOKING NE | 3D MODEL - FULL MONUMENTAL WITH 1500MM HEADSTONE (NO PROPOSED VEGETATION)

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_C3
REV: -



NEPEAN GARDENS, WALLACIA, NSW

VP C : 115 PARK ROAD - REAR, LOOKING NE | 3D MODEL - FULL MONUMENTAL WITH 1500MM HEADSTONE (WITH VEGETATION AT 5 YEARS)

DATE: 22.05.2020
JOB NO: P0014166
DWG NO: VP_C4
REV: -

