



Attachment 9 to Item 10.1.1.

Landscape Character Analysis

Date of meeting: 11 June 2024
Location: Council Chambers
Time: 6:30pm

Belmont Park Estate

Tract



Landscape Character and Visual Analysis

Prepared for the Kavanagh Family

Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Our Country, 2022

88 x 119 cm Acrylic on canvas

Original artwork by

Alfred Carter

Gunaikurnai

Quality Assurance

Belmont Park Estate
Landscape Character and
Visual Analysis

Prepared for
The Kavanagh Family

Project Number
222-0079-00-L-01-RP01

Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
01	28 April 2023	Draft for Client Review	AJ	ME	LH
02	9 August 2023	Revised Issue to Client	AJ	ME	LH

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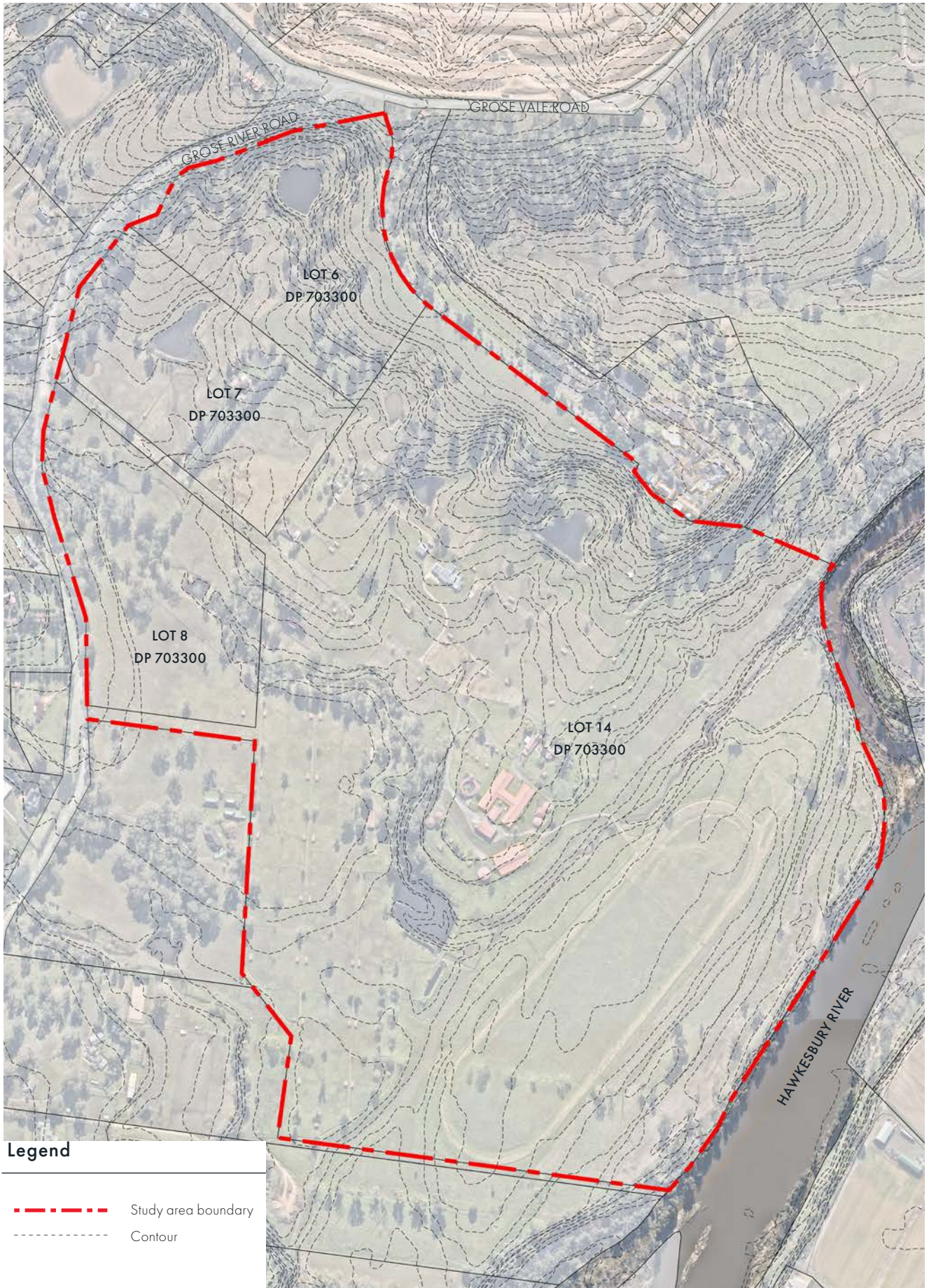


Figure 1. Study Area

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1 Introduction

1.1 Purpose of Report

Tract Consultants Pty Ltd has been engaged by the Kavanagh Family to undertake a Landscape Character and Visual Analysis of Belmont Park Estate (the study area) located at Gross Wold within the Hawkesbury City Council Local Government Area.

The study area incorporates four allotments located south of Grose Vale Road and encompasses an area of 120 hectares. The four allotments as indicated in Figure 1 are described as follows:

- 1 Grose River Road (Lot 6 DP 703300)
- 35 Grose River Road (Lot 7 DP 703300)
- 61 Grose River Road (Lot 14 DP 703300)
- 63 Grose River Road (Lot 8 DP 703300)

This report aims to understand the baseline for assessing the potential impact of any proposed development on the study area. The objective of this analysis is to:

- Identify, assess, and document the study area's landscape character and visual qualities.
- Identify critical viewpoints and associated visual sensitivity.
- Identify recommendations to minimise potential impacts to landscape character and visual amenity.

1.2 Report Structure

The structure of this report comprises the following Sections:

- 1. Introduction:** this section outlines the report's purpose, describes the report structure, and methodology.
- 2. Policy context:** this section aims to provide an overview of the landscape and visual management policies directly affecting the study area and its surroundings. It also provides an appropriate reference for the landscape and visual assessment process.
- 3. Contextual analysis:** analysing the regional and local context focusing on topography, and visual amenity.
- 4. Landscape Character Analysis:** an analysis of the existing landscape character types.
- 5. Visual Analysis:** analysing the existing visual amenity and selecting representative viewpoints to enable an overall sensitivity and potential areas for mitigation.
- 6. Conclusion:** this section identifies recommendations to minimise potential impacts to landscape character and visual amenity.

1.3 Methodology

The methodology adopted for this assessment is consistent with the *Guideline for landscape character and visual impact assessment -Environmental impact assessment practice note EIA-NO4* (Transport for New South Wales, 2020).

The landscape character analysis process identifies and describes variations in the landscape's character. It is concerned with how a proposal or development will affect the elements that make up the landscape and its aesthetic and perceptual aspects.

This visual analysis deals with potential effects on specific views and the general visual amenity experienced by people. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by changes in the content of the character of views due to change or loss of existing elements of the landscape and/or introduction of new elements.



Figure 2. Context Plan

2 Contextual Analysis

2.1 Local Context

The study area occupies an area of approximately 120 hectares and is situated on the western side of the Hawkesbury River, 2.5 kilometres south of the North Richmond CBD.

The urban edge of North Richmond township adjoins the site's northern boundary, the Redbank residential community. The township of Richmond is located five kilometres east of the study area, providing access to rail and public transport connections.

The land along the study area's northern boundary, between Grose Vale Road and the Hawkesbury River, forms part of the currently planned urban release area, which extends to the edge of the land holding.

The Hawkesbury District Hospital is located ten kilometres east of the site in Windsor. The site is well located when considering access to existing educational, business, shopping, transport and health services and facilities, with the ability to enhance local recreational facilities as part of the project.

2.2 Site description

The site's northern boundary is primarily bordered by the existing St John of God private health facility, with a small frontage of approximately 50m to Grose Vale Road. Grose River Road forms the site's western boundary, with the Hawkesbury River forming the eastern boundary.

There are existing rural residential properties along the southern and south-western property boundaries.

Access to the site is achieved via a vehicle entrance along the northern portion of the Grose River Road frontage. The site has been primarily cleared in association with historic rural activities undertaken across the site.

The current use of the site is for low-scale cattle grazing. Previously the site was used for horse agistment, stabling and training. As a result, there is a range of horse stables, stabling yards and associated infrastructure across the site and an informal training track adjoining the Hawkesbury River.

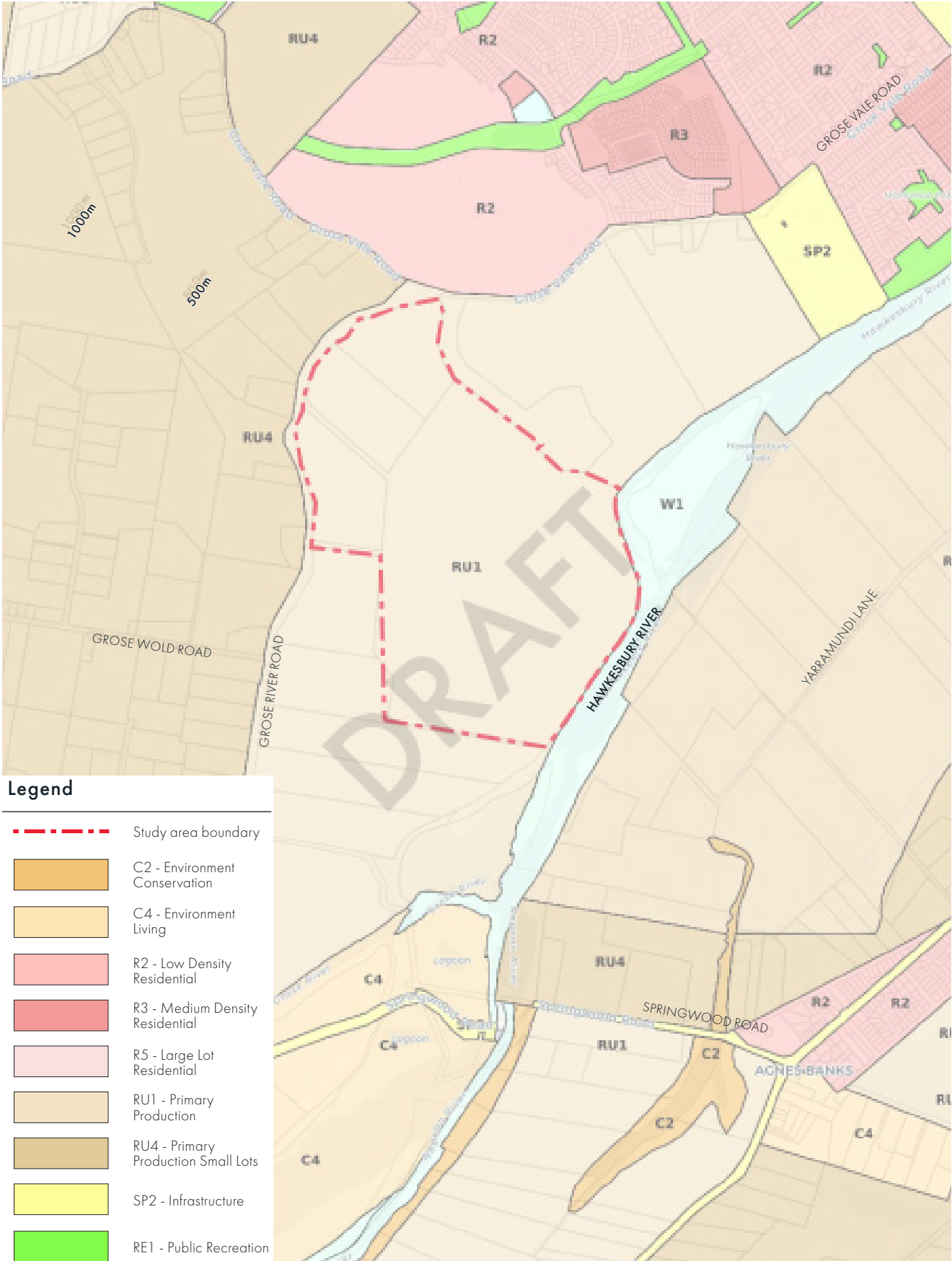


Figure 3. Land Use Zone Plan



2.3 Policy Context

The landscape and visual management policies and guidelines that directly affect the study area are listed below and provide an appropriate reference for the landscape and visual assessment process.

Sydney Regional Environmental Plan No 20 (SREP20) – Hawkesbury River (No 2 – 1997)

The aim of SREP20 is to protect the Hawkesbury-Nepean River System's environment by ensuring that future land uses' impacts are considered in a regional context. The specific planning policies and recommended strategies for this plan are as follows:

Riverine scenic quality

Strategies concerning the scenic quality of the riverine corridor must be protected.

- a. Maintain areas of extensive, prominent, or significant vegetation to protect the river's character.
- b. Ensure the proposed development is consistent with the landscape character described in the Scenic Quality Study.
- c. Consider the siting, setback, orientation, size, bulk and scale of and the use of unobtrusive, non-reflective material on any proposed building or work, the need to retain existing vegetation, mainly along riverbanks, slopes visible from the river and its banks and along the skyline, and the need to carry out new planting of trees, and shrubs, particularly locally indigenous plants.

- d. Consider the need for a buffer between new development and scenic areas of the riverine corridor shown on the map as being significant beyond the region (which are also scenic areas of significance for the region) or so demonstrated as being of regional significance only.
- e. Consider the need for controls or conditions to protect those scenic areas.
- f. Consider opportunities to improve riverine scenic quality.

The Hawkesbury City Council Development Control Plan (DCP) 2002

Visual Amenity

Part D – Section 3.3 of the DCP aims to ensure that a subdivision proposal is designed to have minimal impact on significant views and vistas and be compatible with the cultural and landscape characteristics of the locality or region.

Specific rules that apply include:

- Building envelopes, accessways and roads shall avoid ridge tops and steep slopes.
- Subdivision of escarpments, ridges, and other visually interesting places should:
 - be managed so that the visual impact rising from development on newly created allotments is minimal, and
 - retain visually significant vegetation such as that found on ridge tops and other visually prominent locations.
- Development Applications for subdivision shall consider the

provisions of SREP20 about scenic quality.

Specific Areas: Grose Wold

Part E – Section 3.6 of the DCP aims to protect the scenic amenity of the Grose Wold area by controlling building materials, location, and height.

Specific rules that apply include:

- Subdivisions and associated building envelopes and roadways should be designed to avoid ridge lines.
- Development should be located to minimise the impact on the natural landscape.
- Construction materials used in the locality should blend with the surrounding landscape.

The Hawkesbury Local Environmental Plan 2012

Land Use

As indicated in Figure 3, the land use for the study area and areas to the north and south essentially comprises Primary Production. Therefore, key design considerations for this particular land use for the study area include the following:

- Encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area. To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and those within adjoining zones.
- To encourage agricultural activities that do not rely on highly fertile land.

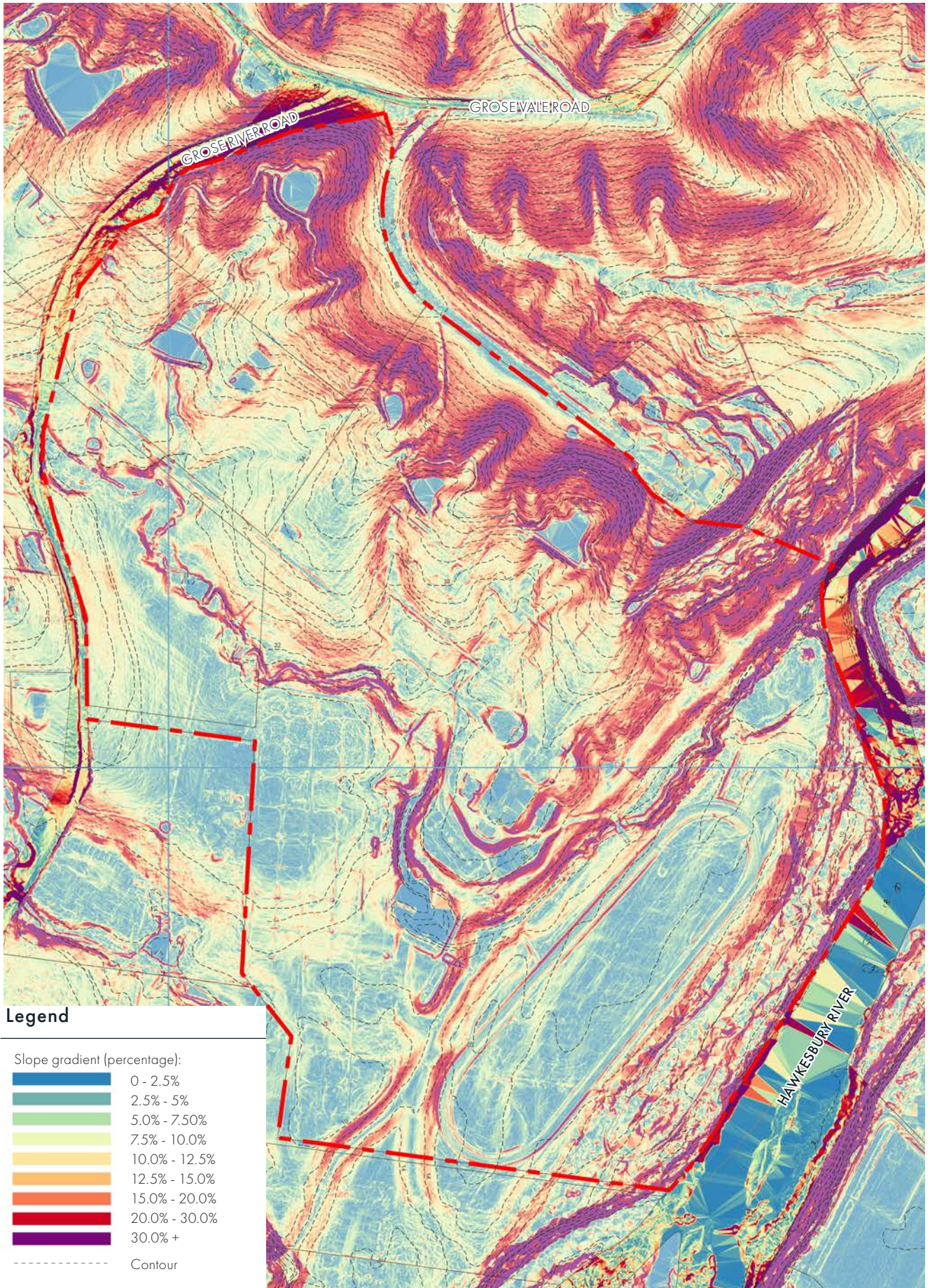


Figure 4. Topography and slope analysis



- To ensure that development occurs in a way that does not significantly affect water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
- To promote the conservation and enhancement of local native vegetation, including the habitat of threatened species, populations and ecological communities, by encouraging development in areas already cleared of vegetation.
- To ensure that development retains or enhances existing landscape values, including a distinctive agricultural component.
- To ensure that development does not detract from the existing rural character or create unreasonable demands for providing or extending public amenities and services.

2.4 Topography

Figure 4 displays the study area's topography and slope (steepness) of the land. It identifies landscape features such as ridges and valleys.

The site has two distinct topographical regions with steeper sloping land along the northern edge of the ridgeline, which transitions to flat land adjacent to the river.

Steeper sloping land falls from the north along the Grose River Road interface and northern property boundary to the south with Steady Creek forming the site catchment edge. It occupies an area of approximately 150m to 200m from the northern boundary and Grose River Road.

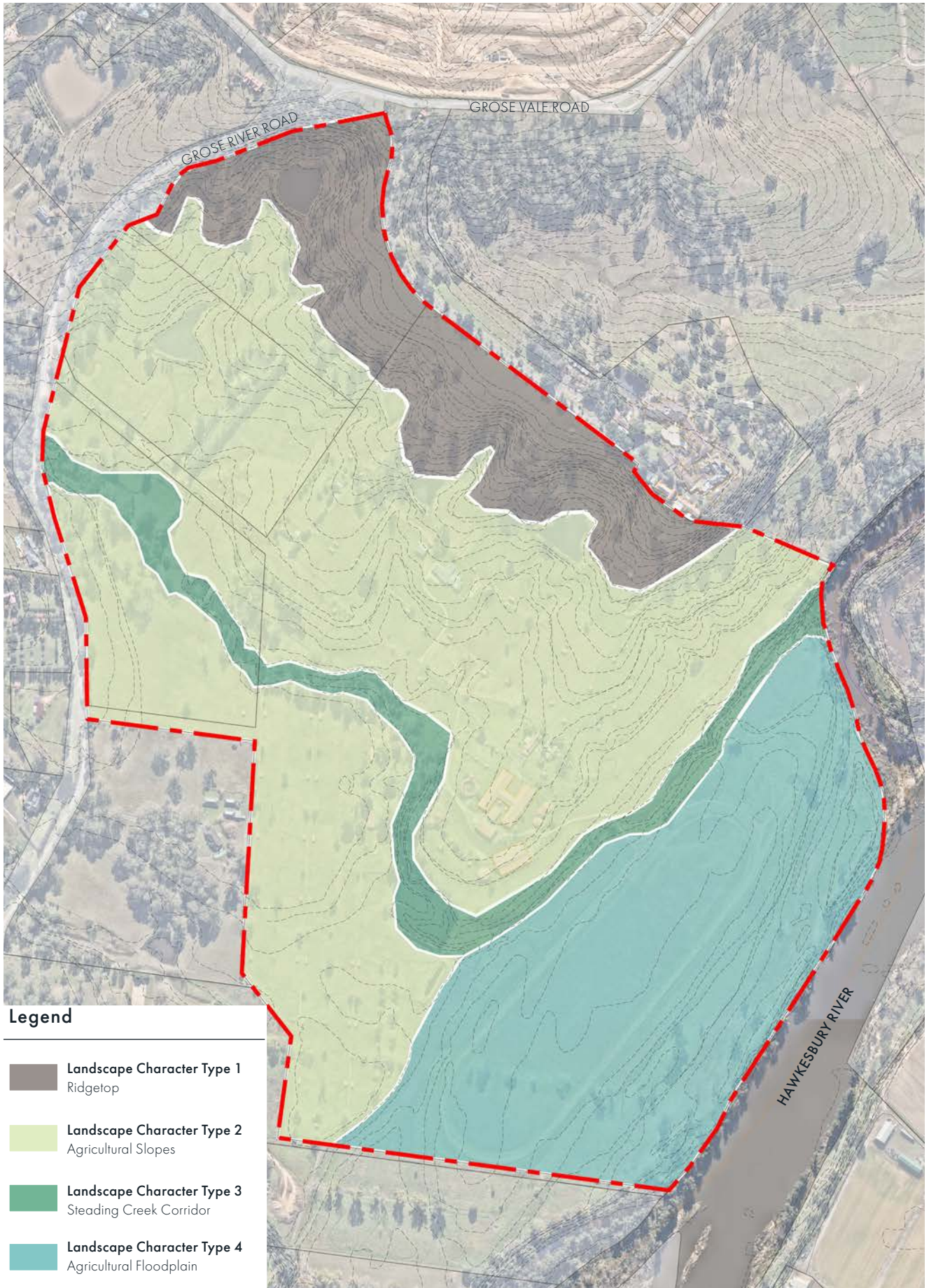
Most of the site has natural grades of less than 10%. With steeper grades of 15% or greater predominantly located along the ridgeline and embankments of the Steading Creek Corridor.

2.5 Flooding

Most of the site is mapped as being flood free in the 1:100-year flood event. Flood impacts are confined to the south-eastern portion of the site in the 1:100-year flood event which directly adjoins the Hawkesbury River and the lower extent of Steady Creek.

The existing site topography creates a clearly defined flood edge along the eastern edge with a distinctly lower-level area where the existing racetrack is located.

The site achieves flood-free access to Gross River Road and Grose Vale Road to the north. A flood-free access route from the site is currently provided along Bells Line of Road to connect the site to essential services.



Legend

- Landscape Character Type 1**
Ridge top
- Landscape Character Type 2**
Agricultural Slopes
- Landscape Character Type 3**
Steading Creek Corridor
- Landscape Character Type 4**
Agricultural Floodplain

Figure 5. Landscape Character Types

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3 Landscape Character Analysis

The overall landscape character of the study area and its distinctive characteristics are identified, including perceptual aspects that make each type distinctive. The elements that make up the landscape in the study area include:

- Physical influences – geology, landform, drainage, and water bodies.
- Land cover, including different types of vegetation patterns and types of tree cover.
- The influence of human activity, including land use and management, the character of built form, pattern, openness, and enclosure.

The assessment was undertaken from a desktop analysis and from site verification.

Figure 5 displays the landscape character types for the study area, and Table 1 summarises each type and its key characteristics.

Table 1. Summary of Landscape Character Types

Landscape Character Type	Name	Key Characteristics
1	Ridgetop	Elevated ridgetop comprising steeper slopes and embankments with scattered mature tree planting within an open pastoral grassland.
2	Agricultural Slopes	Agricultural mid-slopes and gently sloping open pastoral grassland with scattered mature trees, farm buildings, and associated structures.
2	Steading Creek Corridor	Enclosed valley with clusters of mature trees along the winding creek corridor and an open under-storey of pastoral grasslands.
4	Agricultural Floodplain	Open agricultural farmland with open views of pastoral grass-land with sparse tree cover

3.1 Landscape Character Type 1: Ridgetop



Figure 6. Landscape Character Type 1: Ridgetop

3.1.1 Landscape Character Description

This landscape character type consists of an elevated ridgetop comprising steep slopes and embankments that occupy an elevation above 50m metres. The landscape character type typically contains scattered mature tree planting within an open pastoral grassland. The top of the ridge, where it forms the study area boundary, is generally covered with mature endemic trees and an avenue of exotic trees that line the St John of God entry road, creating a defined edge to the study area when viewed from lower areas.

3.1.2 Landscape Character Sensitivity

This landscape character type has a low to moderate capacity for change as the elevated topography provides scenic views across the study area, including the Hawkesbury River corridor and the Blue Mountains. Sensitively placed development within this landscape character type will help maintain the visual and scenic amenity of this area. Using carefully placed landscape elements such as native tree planting and landscape buffers will likely mitigate the visual impact of built form or service infrastructure when experienced from a distance.



Legend

 Landscape Character Type 1
Ridgetop

Figure 7. Location of Landscape Character Type 1: Ridgetop

3.2 Landscape Character Type 2: Agricultural Slopes



Figure 8. Landscape Character Type 2: Agricultural slopes

3.2.1 Landscape Character Description

This landscape character type comprises agricultural mid-slopes and gently sloping open pastoral grassland that occupy an approximate elevation between 15 metres and 49 metres. The landscape character type typically contains scattered mature trees, farm buildings, and associated structures. The setting consists primarily of farmland with open views of open fields with farms, dams and farm buildings sporadically located over the area.

3.2.2 Landscape Character Sensitivity

This landscape character type has a high capacity to change as the landscape is substantially modified from its original natural state. Human modification is evident through the widespread clearance of native vegetation and the presence of roadways, dwellings, and ancillary agricultural buildings. Using carefully placed landscape elements will mitigate the visual impact of built form and service infrastructure in more visually sensitive areas, such as those adjacent to Landscape Character Type 1.



Legend

 Landscape Character Type 2
Agricultural Slopes

Figure 9. Location of Landscape Character Type 2: Agricultural Slopes

3.3 Landscape Character Type 3: Steading Creek Corridor



Figure 10. Landscape Character Type 3: Steading Creek Corridor

3.3.1 Landscape Character Description

This landscape character type consists of an enclosed gully with clusters of mature trees along the winding Steading Creek corridor and an open understorey of pastoral grassland. A sense of enclosure is apparent due to the higher concentration of mature trees associated with the creek and adjoining gully embankments.

3.3.2 Landscape Character Sensitivity

This landscape character type has a low to moderate capacity for change as the tree planting forms part of the Steading Creek riparian corridor. This landscape character type extends significantly from the north-western boundary, winding towards the north-eastern boundary where it meets with the Hawkesbury River. The creek corridor forms a buffer between the two landscape character areas associated with the Agricultural Slopes.



Legend

 Landscape Character Type 3
Steading Creek Corridor

Figure 11. Location of Landscape Character Type 3: Steading Creek Corridor

3.4 Landscape Character Type 4: Agricultural Floodplain



Figure 12. Landscape Character Type 4: Agricultural Floodplain

3.4.1 Landscape Character Description

This landscape character type encompasses the low-lying areas adjoining the Hawkesbury River and occupies an elevation below 15 metres. The landform is relatively flat, steeper on edges where it meets other landscape character types. It typically comprises open agricultural farmland with wide, open views of pastoral grassland with sparse tree cover. Due to the low-lying nature of the agricultural floodplain, it can be seen from many of the surrounding landscape character types.

3.4.2 Landscape Character Sensitivity

This landscape character type has a moderate to high capacity to change as the landscape is highly modified from its original natural state. However, if new built form was in this low-lying open landscape there is potential that the capacity to absorb change is reduced.



Legend

 Landscape Character Type 4
Agricultural Floodplain

Figure 13. Location of Landscape Character Type 4: Agricultural Floodplain

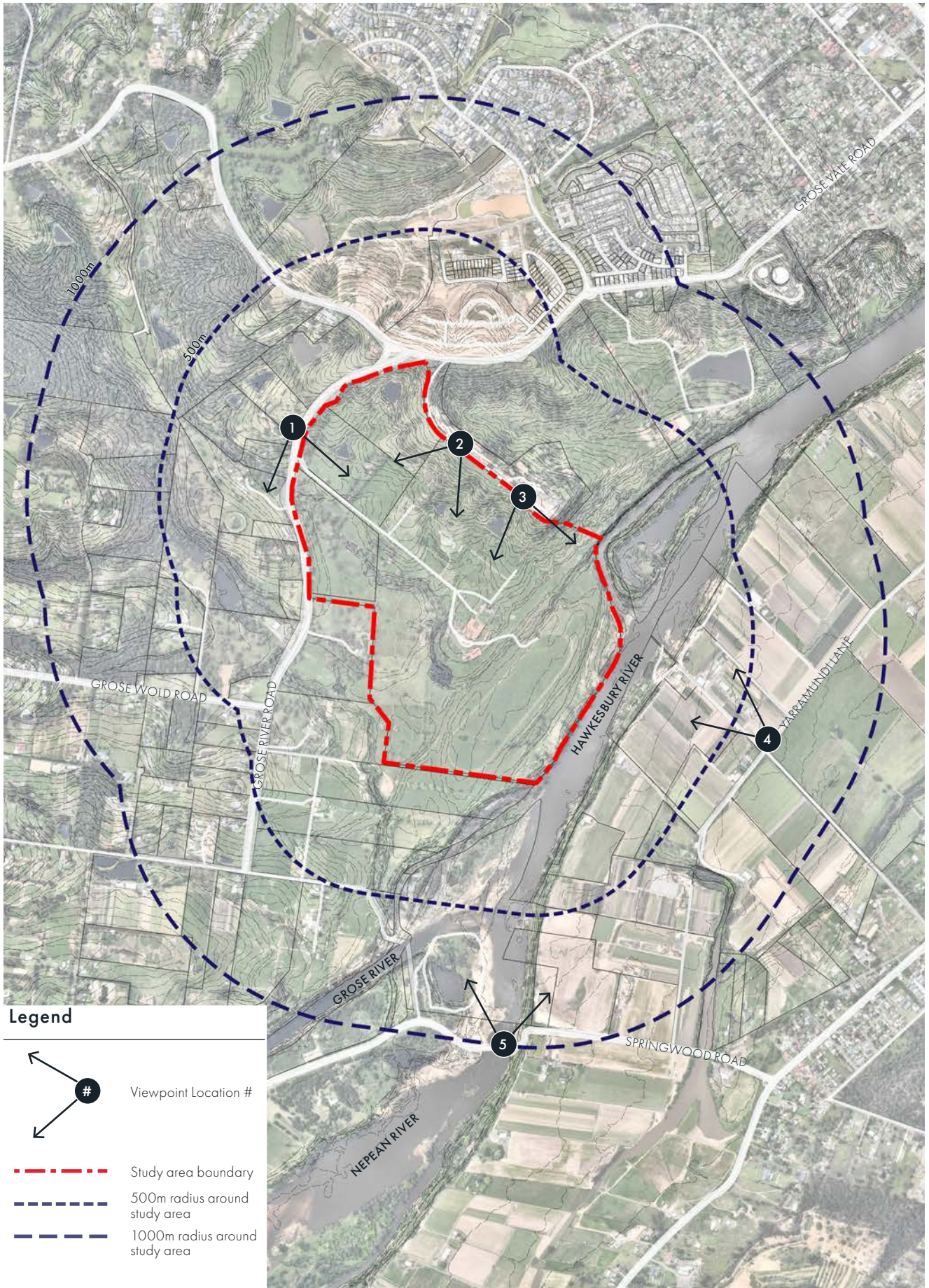


Figure 14. Viewpoint Location Plan

4 Visual Analysis

4.1 Viewpoint Locations

An analysis of views experienced from key vantage points enables an overall assessment of sensitivity and potential locations that require mitigation. The viewpoints have been selected due to the underlying topography, distance to and from the study site, frequency and duration of the view, composition, and who is experiencing the view. A one-kilometre offset from the study area boundary has been established, and it is anticipated that beyond this, the combined effects of intervening landform and vegetation will incorporate to limit views of the study area substantially.

4.2 Visual sensitivity

Visual sensitivity is an overall qualitative assessment that combines judgements of the susceptibility of the viewpoint to the type of proposed development and the value related to that view. Each viewpoint has been analysed for the following:

- The activity of the viewer: identification of the predominant activity of the viewer from each given location.
- The duration of the view: an evaluation of the period of time each view would last from each given location.
- The viewing distance: an approximate estimation of each given location's distance from the subject area. This is typically analysed by what can be viewed from each given location regarding foreground, middle ground and background elements.

- The landscape compatibility: the extent to which the visual landscape can accept change without a loss of visual amenity, when viewed from each viewpoint location.

4.3 Key Viewpoints

In total, 5 viewpoints have been identified, which provide an overview of the level of impact and their nature. These viewpoints are placed in the viewpoint location plan shown in Figure 14 and summarised in Table 2.

Table 2. Summary of viewpoints, the location and description of the view

Viewpoint Location No.	Location	View Description
1	Grose Vale Road	This viewpoint is located on Grose River Road looking south-east towards the study area.
2	St John of God (Entry Road)	This viewpoint is located on the St John of God (Nepean Hospital) entry road looking south/south-west towards the study area.
3	St John of God (Main Facility)	This viewpoint is located on the St John of God (Nepean Hospital) adjoining the entry to the main facility looking south/south-east towards the study area.
4	Yarramundi Lane	This viewpoint is located on the western side of Yarramundi Lane and comprises a view west across the Hawkesbury River towards the study area.
5	Springwood Road	This viewpoint comprises a view north from the Springwood Road bridge crossing the Nepean River.

4.4 Viewpoint Location 1



Figure 15. Viewpoint Location 1

4.4.1 Visual Analysis

This viewpoint is located on Grose River Road looking south-east towards the study area.

Table 3. Visual analysis of Viewpoint Location 1

Type of viewer	Motorists and other road users of Grose River Road.
Duration of view	A short view can be seen of the study area on approach; however, the direction of the road makes the view oblique; as motorists are travelling at speed, this limits viewing time.
Viewing distance	The viewpoint is directly adjacent to the western boundary of the study area. Views across the study area are framed by scattered mature tree planting.
Landscape compatibility	The vegetation along the road and into the study area provides a less modified rural character. Views of the agricultural slopes, dam and scattered trees have a higher value due to the multiple landscape elements.

4.4.2 Visual Sensitivity

This viewpoint has been selected as it is located on the western boundary and forms one of the main entry points to the study area. The view experienced comprises scattered trees, a dam and open grassland.

Retention of this view including the mature trees that line Grose River Road should be considered, as they provide a buffer between the agricultural slopes and the road corridor and reflect the natural landscape character of the area.

4.5 Viewpoint Location 2



Figure 16. Viewpoint Location 2

4.5.1 Visual Analysis

This viewpoint is located on the St John of God (Nepean Hospital) entry road looking south/south-west towards the study area.

Table 4. Visual analysis of Viewpoint Location 2

Type of viewer	Motorists and pedestrians on arrival or exit from the Nepean Hospital.
Duration of view	The duration of the view is long, as viewers are generally moving at slow speed or stopped.
Viewing distance	The viewpoint is directly adjacent to the northern boundary. Long distant views can be seen across much of the site to the south and beyond, including the Blue Mountains escarpment..
Landscape compatibility	This viewpoint identifies the highpoint along the ridgetop of the study area. In order to maintain a rural landscape character, it is important to retain the ridgetop as a natural landscape element. Therefore, the capacity for change is low.

4.5.2 Visual Sensitivity

This viewpoint has been selected as it is located on the ridgetop, which is the high point on the northern edge of the site.

The ridgetop and highpoint is sensitive due to its visibility from the surrounding areas. Views of the mountain ranges in the background should be retained from this location.

4.6 Viewpoint Location 3



Figure 17. Viewpoint Location 3

4.6.1 Visual Analysis

This viewpoint is located on the St John of God (Nepean Hospital) entry road looking south/south-west towards the study area.

Table 5. Visual analysis of Viewpoint Location 3

Type of viewer	Motorists and pedestrians on arrival or exit from the Nepean Hospital.
Duration of view	The duration of the view is long, as viewers are generally moving at slow speed or stopped.
Viewing distance	The viewpoint is directly adjacent to the northern boundary. Long distant views can be seen across much of the site to the south and beyond.
Landscape compatibility	This viewpoint identifies the highpoint along the ridgetop of the study area. In order to maintain a rural landscape character, it is important to retain the ridgetop as a natural landscape element. Therefore, the capacity for change is low.

4.6.2 Visual Sensitivity

This viewpoint has been selected as it is located on the ridgetop, which is the high point on the northern edge of the site.

The ridgetop and highpoint is sensitive due to its visibility from the surrounding areas. Views of the mountain ranges in the background should be retained from this location. In addition, the Hawkesbury River corridor and associated vegetation that lines it forms an important part of the view.

4.7 Viewpoint Location 4



Figure 18. Viewpoint Location 4

4.7.1 Visual Analysis

This viewpoint is located on the western side of Yarramundi Lane and comprises a view west across the Hawkesbury River towards the study area.

Table 6. Visual analysis of Viewpoint Location 4

Type of viewer	Residents and motorists along Yarramundi Lane.
Duration of view	Very short as viewers are travelling perpendicular to the view.
Viewing distance	The viewpoint is located approximately 600 metres west of the study area boundary, however the only visible element is the ridgeline located 1.1 kilometres away from the viewpoint.
Landscape compatibility	The foreground is private domain and the study area has limited visibility. Therefore, the compatibility to change is high.

4.7.2 Visual Sensitivity

This viewpoint was selected for its visibility from the eastern side of the Hawkesbury River.

It is considered that the viewpoint sensitivity is low, due to a low frequency of viewers and a short length of view. However, nearby dwellings and commercial/ agricultural land which are located closer to the study area will have a higher sensitivity.

4.8 Viewpoint Location 5



Figure 19. Viewpoint Location 5

4.8.1 Visual Analysis

This viewpoint comprises a view north from the Springwood Road bridge crossing the Nepean River and Hawkesbury River.

Table 7. Visual analysis of Viewpoint Location 5

Type of viewer	Motorists and other road users of Springwood Road.
Duration of view	Very short as viewers are travelling perpendicular to the view.
Viewing distance	The viewpoint is located approximately 1.0 kilometre south of the study area boundary, however the only visible element is the ridgeline located a further 2.1 kilometres away from the viewpoint.
Landscape compatibility	Compatibility to change is high.

4.8.2 Visual Sensitivity

This viewpoint was selected for its visibility from the bridge crossing the Nepean and Hawkesbury River.

It is considered that the viewpoint sensitivity is low, due to a low frequency of viewers and a short length of view.



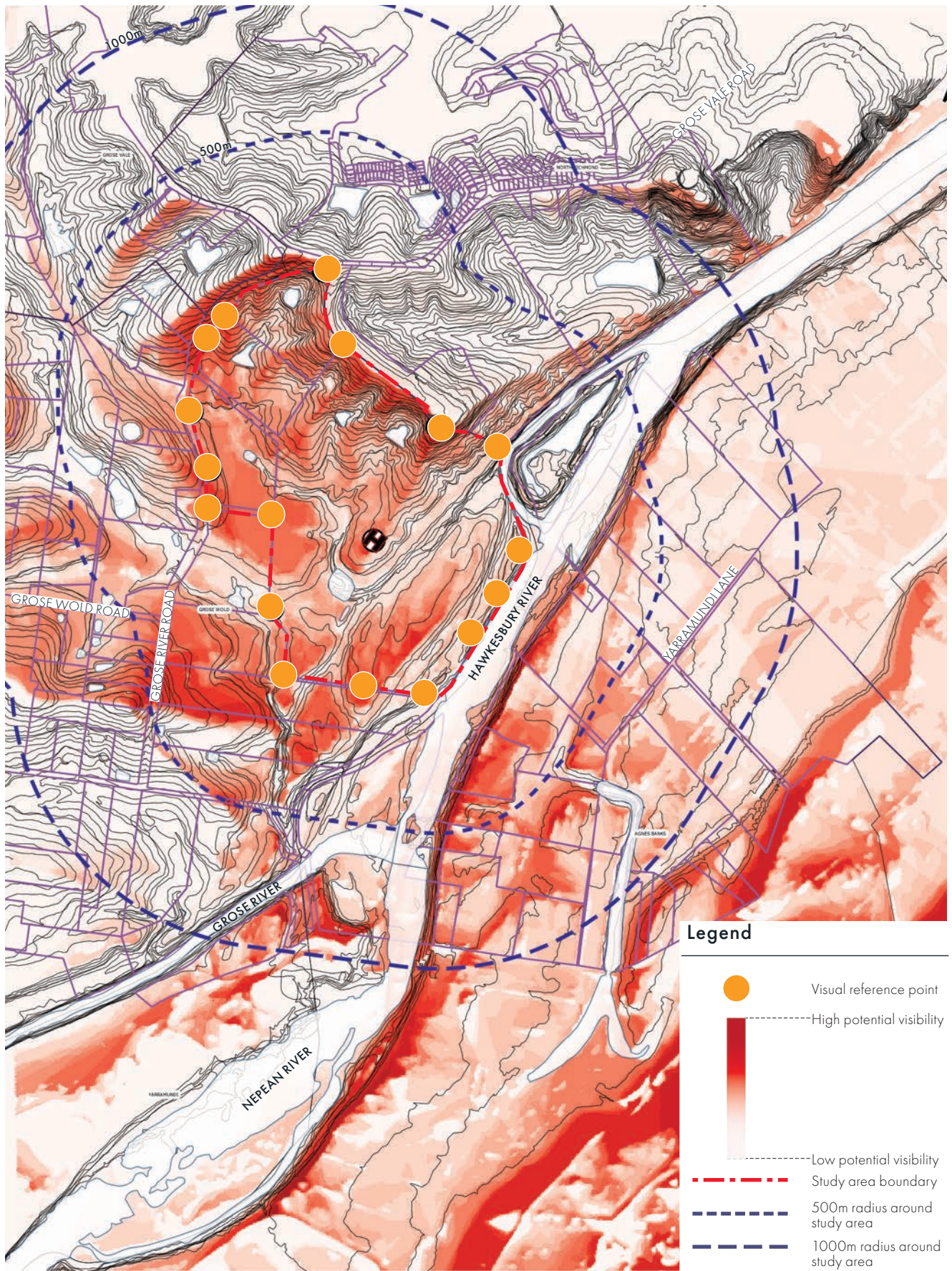


Figure 20. ZTV Map of the study area showing extent of potential visibility

4.9 Zone of theoretical visibility

Zone of Theoretical Visibility (ZTV) mapping shows land areas from which the study area may be visible. This approach uses elevation data to create a digital terrain model of the study area. Then, it calculates the inter-visibility between visual reference points (set at an observer's eye height of approximately 1.65 metres above ground level) to construct a map, showing which areas may theoretically be visible. However, this method treats the world as 'bare earth', not considering potential screening or intervening vegetation and buildings.

The preparation of ZTV mapping for the study indicates the degree of visibility from different locations within the landscape. The locations include the following:

- Figure 20: Internal views - this ZTV presents an arrangement of visual reference points around the boundary of the study area to show the extent of visibility within the study area.
- Figure 21: High points - this ZTV presents visual reference points to show the extent of visibility from elevated positions within the study area.
- Figure 22: Low points - this ZTV presents visual reference points to show the extent of visibility from the low-lying areas adjacent to the Hawkesbury River.

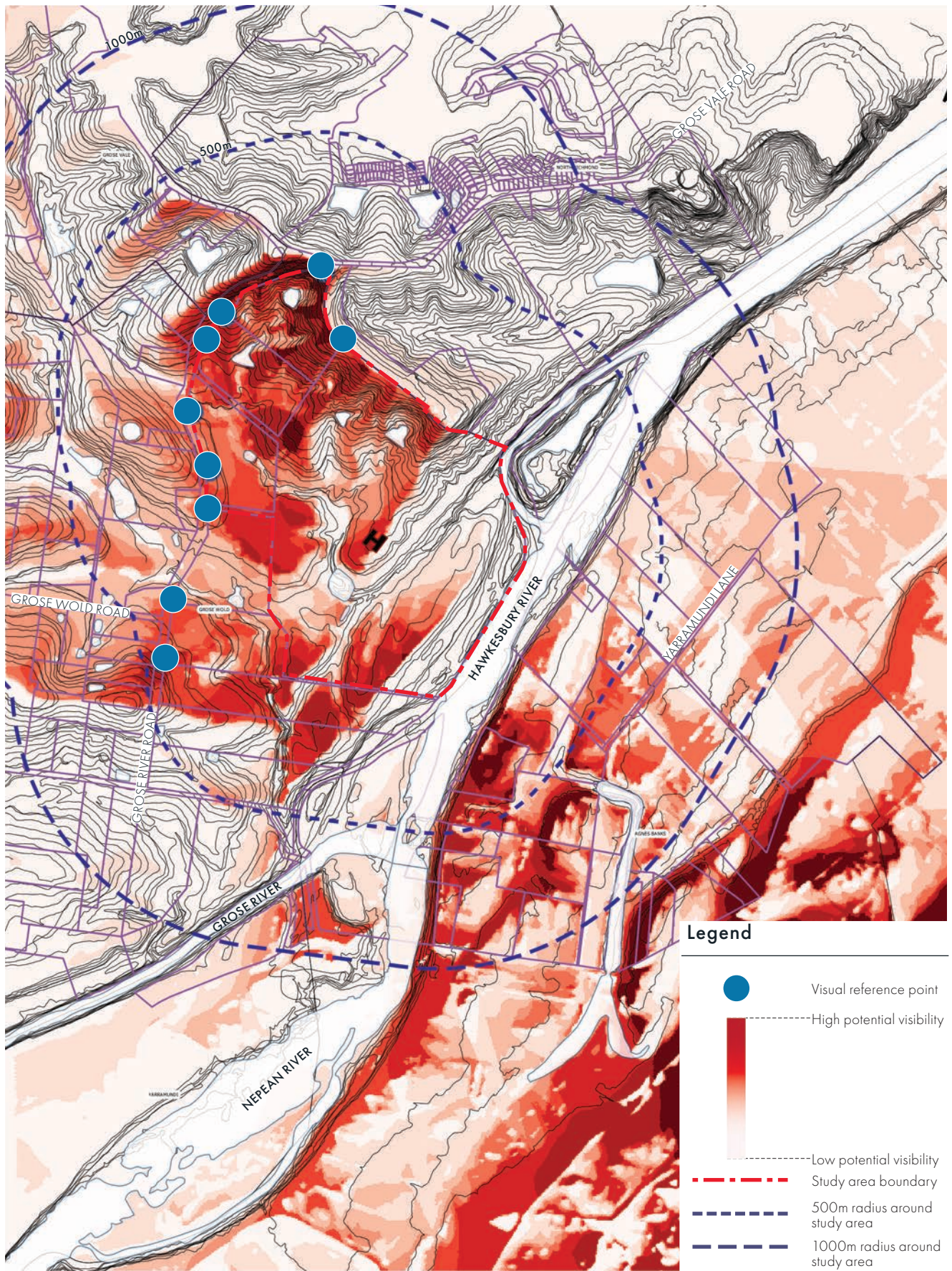


Figure 21. ZTV Map of the study area showing extent of potential visibility from high points.

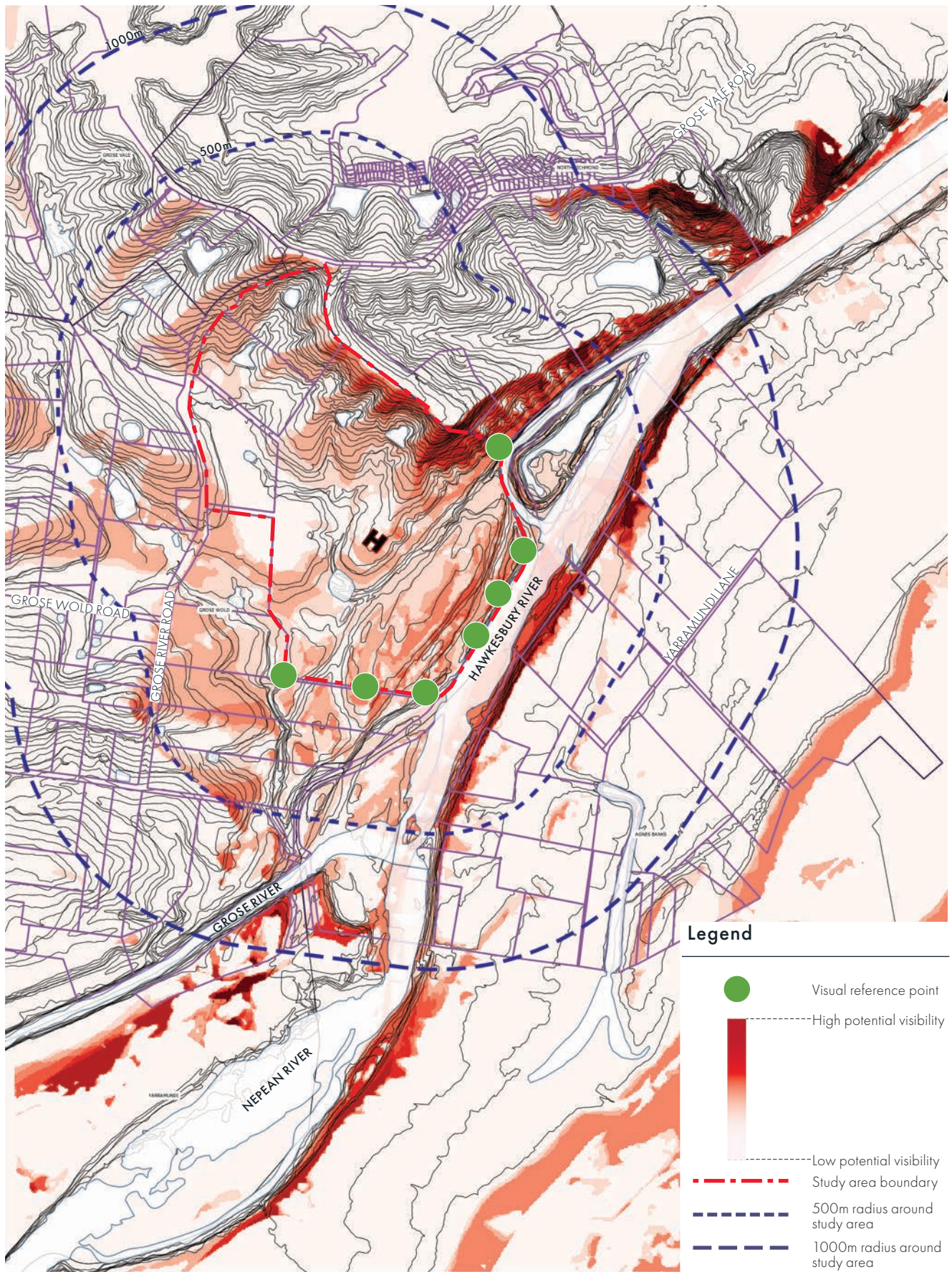


Figure 22. ZTV Map of the study area showing extent of potential visibility from low points.



Figure 23. The proposed Master Plan for the study area (prepared by Urbanco)

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5 Conclusion

5.1 Desired Future Character

The proposed Master Plan for the study area is shown in Figure 23, and establishes the future outcome and vision for the study area.

The urban design response aims to provide a new benchmark for sustainable residential greenfield development. The Master Plan creates a series of interconnected neighbourhoods accessed from the central Collector Road off Grose River Road. It is anticipated that the Master Plan will accommodate 1,200 new homes across various housing options including medium-density housing, seniors housing, residential dwellings, and larger environmental living lots.

Future development of the study area should retain a landscape character compatible with the rural character of the study area's surroundings. To retain a rural character setting, a modified landscape form can be achieved through the following principles:

- Protection, enhancement, and revegetation of the Steading Creek Corridor to create a biodiversity corridor, linking the western edge of the study area with the Hawkesbury River.
- Retention of the landscape character of the Ridgetop which is a key landscape element for distant scenic views of the Hawkesbury River and the Blue Mountains.

- Retaining the landscape character of the Ridgetop is also a key landscape element of views from areas within the surrounding agricultural slopes.
- Adopting and implementing the recommendations identified in Section 5.2.

5.2 Recommendations

Recommendations have been prepared on the basis that the study area is to be used for predominantly residential development as per the proposed Master Plan.

Future development will need to demonstrate the appropriate use of mitigation measures and have well-sited development to alleviate or minimise the visual impact of the development.

The following recommendations should be considered during the ongoing design development of the study area:

- Use street tree planting along all roads to mitigate the visual impact of potential built form.
- Provide a setback from Grose River Road to enable views across and through the study area and reduce the visual impact of the proposed built form.
- Avoid built form sited on top of the ridgeline.
- Retain individual mature trees where possible and practical. Retention of tree lines along the ridgeline will help maintain a layering of the landscape.

- Proposed built form will be articulated along contours to minimise the amount of necessary cut and fill and disturbance to the natural landform.
- Provide adequate spacing between development, particularly on steeper slopes to allow tree planting to reduce visual impacts.
- Application of architectural design guidelines to all built form including but not limited to the choice of colours, materials, finishes and on-lot landscape planting to complement existing landscape character types.
- Use road alignments and street tree planting to frame views of key landscape and topographical features including the ridgetop, agricultural floodplain, Steading Creek Corridor, Hawkesbury River, and Blue Mountains.
- Use of the ZTV mapping to help in the consideration of concept layout and future design refinement of the Master Plan in response to the potential visibility.

Contact Tract

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