richard lamb & associates

Proposed NSW Police Facility

Rookwood Road, Potts Hill

Visual Analysis & Impact Assessment

Report prepared for Landcom

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Executive Summary

- This report was commissioned by Peter Weir and Associates Pty Limited on behalf of their client Landcom. The report considers the potential development of the subject land for use as a Police NSW facility with respect to potential visual impacts.
- A systematic assessment of the site and potential visual impacts of future development was carried out on the basis of research and observations carried out on the 13 and 14 of October 2008.
- The proposal is for a new NSW Police Facility including administration areas, storage facilities and associated infrastructure including heliport, car parking and secure areas for impounded vehicles. Landscaped areas are mostly confined to the site boundaries.
- The subject site is surplus land located within the eastern sector of the Sydney Water lands located at Potts Hill (refer to Figure 1) and is part of a precinct proposed to be zoned Employment and will be occupied by developments for that purpose.
- The site is relatively level and is elevated above the lands to the east by the effect of filling of the site. A steep embankment, not included within the subject site, is located adjacent to the eastern boundary of the site parallel to Graf Avenue and physically separates the site from existing development to the east.
- The site has a derelict character with some areas of small stockpiles, unformed or badly degraded tracks and small roads. It has no visually significant vegetation or built structures.
- The visual context of the subject site (refer to Figure 2) and the locations to which it is predominantly exposed can be divided into two main character types. These are the residential and industrial areas in the vicinity of the site.
- The scenic character of the immediate locality of the subject site is considered to have a scenic quality rating of Low quality on a scale from High to Low (ie, the lowest ranking), when judged within a range of landscapes.
- The visual features of the subject site, both elements that contribute or detract from the scenic qualities of the land, were identified and mapped (refer to Figure 3). The main features of the site are the relatively level land surface, the elevated position of the site, the views eastwards to the CBD and the proximity to heritage items on adjoining lands.
- There are public domain viewing locations that range in sensitivity from Low to Medium ranking. The most sensitive public viewing locations are in the vicinity of Graf Avenue and the Greyhound Social Club.
- The overall viewer sensitivity relating to views towards the site from the private domain is assessed as having Low to Medium effects. The most sensitive private viewing locations are in the vicinity of Graf Avenue and in the vicinity of Brunker and its intersection with Sutherland, Anthony and Lambert Streets.
- The existing visual exposure of the site (refer to Figure 4) is restricted by topography and the screening and filtering effects of intervening buildings. Due to the elevated location of the site relevant to most surrounding areas, there are no locations in the visual catchment in which the

entire site is visible. In most views it is only possible to identify the site by development in adjacent land parcels such as the storage sheds in the Sydney Water lands to the north of the site and the Canary Island Palms to the west. There are no significant elements within the site that are visible from these viewing locations.

- The visual exposure of the site would be increased as a result of the proposed development. This would be a consequence of any development of the site given that no buildings or other elements of any significant height presently exist within the site. Most views towards the site that would experience some residual visual exposure of the proposed buildings are restricted by the effects of intervening vegetation and buildings.
- The area in the vicinity of Graf Avenue and the Greyhound Social Club has been ranked as having Moderate to High residual visual exposure to the eastern part of the site. Other areas within the visual context with views to the site have been ranked as either having Low to Moderate visibility or highly restricted to low visibility.
- Overall the visual effects of the proposed development on its total visual catchment were assessed to be Low to Moderate. This is a ranking at the lower end of a five point ranking scale where Low is the lowest effect possible and High the greatest.
- The assessment shows that there is a High visual compatibility between what is proposed and the existing visual context in which it would be viewed. This is as a response to the industrial character of much of the visual catchment, as well as to the long association of the site with the semi industrial character of the Sydney Water lands generally.
- The future development of the eastern and south western portion of the Sydney Water lands will be of a semi industrial or business park to industrial character. As such, the development of the Sydney Water lands generally will increase the compatibility of the proposal and reduce any potential impacts of the Police Facility.
- The proposed development would not have adverse impacts on identified sensitivity zones. In summary there would be Low to Moderate visual impact on views from the Moderate sensitivity zone for public domain locations, such as from locations in the immediate vicinity of the Greyhound Social Club. There would be Low impacts on private domain locations. There would be no significant impacts on Low sensitivity zones such as the intersection of the Hume Highway and Brunker Road.
- The proposed development was not assessed as having a High level of impact on any viewing location. This is primarily as a consequence of the summation of assessment factors such as visual character, scenic quality, visual sensitivity and the compatibility of the proposed development with the character of the visual context of the site.
- In conclusion, it was assessed that the change in visual character of the site would be in keeping with the industrial character of the area generally and compatible with it. It is not considered that the development would be unacceptably prominent when viewed from external locations or that it would be considered incompatible by the viewing public and local residents.
- In this regard our assessment concludes that the subject site can successfully support the proposed development without resulting in any unacceptable visual impacts.

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1.0 Introduction

1.1 Purpose of This Report

This report was commissioned by Peter Weir and Associates Pty Limited on behalf of their client, Landcom. The report is to consider the potential development of the subject land for use as a Police NSW facility with respect to potential visual impacts. This report specifically details the visual character of the site, its context, and its visual exposure to places outside the site. The report assesses the suitability of the subject site for development as a Police Facility and identifies the opportunities and constraints of the land with regard to potential visual impacts.

A systematic assessment of the site and potential visual impacts of future development was carried out on the basis of research and observations carried out on 13 and 14 October 2008.

Richard Lamb and Associates have extensive experience in scenic resource management and heritage conservation over the last 20 years. The company specialises in landscape assessment, landscape heritage conservation, visual impacts and strategic planning for visual protection and conservation of cultural landscapes. Richard Lamb has 25 years experience in teaching, research and practice in strategic landscape planning and heritage conservation and has published extensively in local and international journals on perception, aesthetic assessment and landscape management.

1.2 Documents Consulted

We have perused the following plans and documents in the preparation of this Report.

- Director General's Requirements for the Project Application for NSW Police Facility, dated 8 February 2008.
- Architectural Plans, Sections, and Elevations (Drawing Nos. PA–001 – PA-023 Revision B) prepared by HBO + EMTB, dated 23 February 2009.
- Landscape Plan (Drawing No. L003 Revision B) prepared by HBO + EMTB, 17 February 2009
- Potts Hill Eastern Precinct PA Design for Landcom, Drawings No. 7337-PA-01, 03 - 10 Issue C, dated 16 July 2008 and 7337-PA-02 and 11, dated 11 August 2008.
- Concept Plan Application under 3A, Environmental Assessment, Potts Hill Reservoirs Land, prepared by Cité Urban Strategies, Landcom and Sydney Water, dated June 2008.
- Concept Plan: Business Park Design Guidelines, prepared by Allen Jack + Cottier, Landcom, Taylor Brammer and Sydney Water, dated 9 July 2008.
- Concept Plan: Business Park Design Principles, prepared by Allen Jack + Cottier, Landcom, Taylor Brammer and Sydney Water, dated 3 July 2008.
- Concept Plan: Residential Precincts Design Guidelines, prepared by Allen Jack + Cottier, Landcom, Taylor Brammer and Sydney Water, dated 3 July 2008.
- Environmental Assessment for Sydney Water Potts Hill, prepared by Conics (Sydney), dated July 2008.

1.3 The Proposal

The requirements of the proposed NSW Police facility include administration areas, storage facilities and associated infrastructure including heliport, car parking and secure areas for impounded vehicles and equipment. Architectural plans, sections and elevations have been prepared for Landcom by HBO-EMTB (Drawing Nos. PA–001 – PA-023 Revision B, dated 23 February 2009). This is a developed masterplan which outlines the preferred bulk, scale and location of buildings within the site. It also identifies areas for infrastructure such as landscaping, road access, the proposed heliport and impounding areas, etc. We understand that this masterplan has been informed by a series of site assessments and studies including urban design, planning and site security considerations. We have taken this opportunity to add to the knowledge base and assess the merits of the Police Facility development as shown within this plan.

The plan indicates the construction of three main buildings within the site. These buildings are identified as Buildings 1, 2 and 3. Building 1 is located close to the eastern boundary of the site and would be predominantly three storeys in height. Building 2 would be located towards the western boundary of the site and would be one storey in height. Building 3 would be located within the southern part of the site and would be a large single storey warehouse-style building. All other elements of the development would be at ground level and include car parking, heliport facility and ground level storage area for impounded items such as cars and the like.

A landscape plan is also included within the development application. The landscaped areas of the site are mostly confined to the boundaries of the site. This includes landscaping associated with the proposed road that would run the length of the western boundary of the site. The embankment on the eastern side of the site which is not part of this development application, physically and visually separates the site from the residential development located to the east. Works to the embankment would be conducted by others however the Worley Parsons PA design (Drawing No. 7337-PA-07 Issue C) shows the embankment as stabilised and reconstructed with screen planting and drainage swale located at its toe.

Figure 1: The site and its immediate visual context

The site

Potts Hill Reservoirs land (Sydney Water)

Not to Scale

2.0 Methodology

There are many possible methods for the assessment of visual impacts and as yet no universal agreement on the best one. The potential visual and landscape impact assessment methodology I use is outlined below. This is a method that I have developed and refined over many years conducting both academic research and consultation on visual impact matters supported by field work and observations.

The method I use attempts to answer the two important questions of impact assessment, ie, what is the nature and extent of the environmental effect of the activity and what is its importance.

The assessment of visual impacts is a field that requires a degree of subjective judgement and cannot be made fully objective. It is therefore necessary to limit the subjectivity of the work by adopting a systematic, explicit and comprehensive approach. This has the aim of separating aspects that can be more objective, for example the physical setting, visual character, visibility and visual qualities of a proposal, from more subjective elements, such as visual absorption capacity and compatibility of the proposal with the setting.

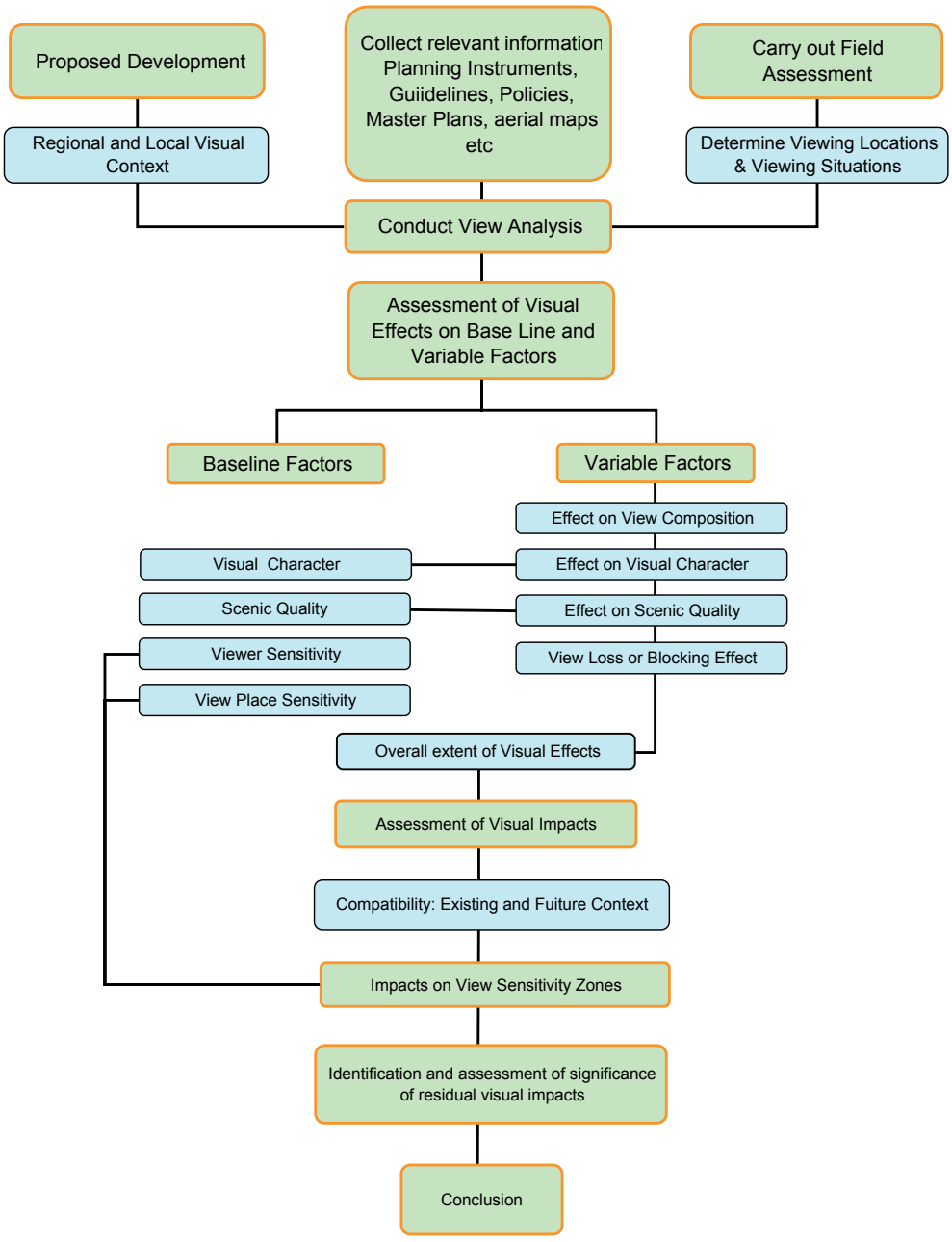
The methodology used in the present assessment is one developed by myself. It is partly related to the methods developed in the USA described as the Visual Management System (VMS) and still current in landscape assessment practice in the USA (USDA Forest Service, 1995; Visual Resource Management Manual USDA (1991)) and in Australia (eg. Scenic Spectrums Pty Ltd (Victoria), Visual Evaluation Model). We have employed the method developed by me in recent Visual Impact Assessments such as those for the EIS for the Proposed Rose Bay and Point Piper Marinas, Statement of Environmental Effects for Careel Bay Marina, and in the Master Plan and Stage 1 DA for Trinity Point tourism and recreation State Significant Project, Lake Macquarie, Scarborough Gardens Residential subdivision application, Morisset and the Riverlands Master Plan proposal, Milperra. We have developed specific modifications of this methodology for urban design proposals, residential development and similar proposals, based on my personal knowledge and experience of visual impact assessment, professional consultancy practice and teaching in the area over 28 years and on empirical research with which I am familiar and have carried out personally, concerning environmental perception and cognition.

The major components of the visual impact assessment can be separated into two primary areas of investigation. The first part of the assessment is to determine the extent of visual effects of the proposed development. This is an objective measure of the amount of visual change. The extent of the visual effects is the baseline assessment against which to judge the visual impacts. The aim of the first part of this report (Sections 3.1-3.8) is to describe the development and its context, identify relevant information, and carry out a view analysis and visual effects analysis.

The second part of the report is the visual impact evaluation and assessment of residual visual impacts. These are related to the extent of the visual effects, but not equivalent. The significance of a visual impact is not directly proportional to the extent of the visual effect. For example, a high visual effect can be quite acceptable, whereas a small one can be unacceptable in some circumstances. As a result it is necessary to give a weighting to the levels of the effects to arrive at an assessment of the significance of the impact. In doing this, it is considered that there are two primary criteria relevant to the overall assessment of visual impacts. These are the compatibility of the proposed development with the existing visual context of the site, and secondly the compatibility of the proposed development with the desired future character of the area. Each of these addresses the primary question of the acceptability of the visual effects and of the changes caused by the proposal.

A flow chart which describes the components of the method used in this assessment and the logic of connection between them can be seen at Figure 1. The method is an adapted one specifically for the purpose of assessing impacts of residential and commercial developments in landscapes.

Table 1: Flow chart of the visual impact assessment methodology



3.0 Visual Effects Assessment

3.1 Character of the Site

The subject site is located within the eastern sector of the Sydney Water lands located at Potts Hill (refer to Figure 1). The Sydney Water lands are extensive and have various land uses including two reservoirs and associated infrastructure, office buildings and storage and equipments sheds, and areas of significant Cumberland Forest and heritage tree plantings.

The site, which is the subject of this assessment, is located within the south eastern part of the existing Sydney Water lands. The site is part of a precinct proposed to be zoned Employment, which occupies part of the eastern and southern Sydney Water land (see Figure 50 in the Concept Plan). To the immediate north of the site is land that is to be used for a future Sydney Water facility that is subject to a current application. This area which is immediately adjacent to the subject site contains two sheds of heritage significance to be retained as part of its redevelopment. To the immediate west of the site are Reservoirs 1 and 2 which are currently in use by Sydney Water and part of the land retained for their purposes. The eastern boundary of the subject site is also part of the external eastern boundary of the existing Sydney Water lands and is immediately adjacent to an area of low scale detached residential development and the Greyhound Social Club. The land to the immediate south of the site also presently belongs to Sydney Water and contains a group of administration buildings. This land is part of the future Employment zone and will be occupied by developments for that purpose.

The site itself is relatively level and consists of areas of fill that predominantly originated from the construction of Reservoir 1. The site is elevated above the lands to the east by the effect of filling of the site and the embankment is vegetated with a variety of plants, which are mostly weed and exotic plant species, including palm trees, probably derived from the formal plantings of the same species inside the Sydney Water site.

The character of the subject site itself is visually quite unremarkable. The visual character is dominated by its relative flatness and its grassy openness, with the exception of the steep bank along the eastern margin. It has a derelict character with some areas of small stockpiles, unformed or badly degraded tracks and small roads, and it has no visually significant vegetation or built structures.

The most prominent components of the existing visual setting of the site are elements that are "borrowed" from locations outside the site. In this regard a prominent element is Reservoir 2 to the immediate west of the site. This is a large relatively flat area of land with the reservoir excavated below the surface of the site. It is a prominent element because of the bright colour and the extent of the large roof that covers the reservoir. Also associated with the reservoir in this direction is a line of mature *Phoenix canariensis* (Canary Island Palms) which are located to the immediate west of the subject site and are of heritage significance.

The other dominant characteristic of the site is the views from the site to the east which look over the residential foreground and industrial areas that dominate the middle distance in the immediate vicinity and then extend to distant views to the Sydney CBD.

Figure 2: Visual character of the locality and areas with potential views

- The site
- Existing Industrial
- Existing residential
- Existing open space/recreation
- Schools
- Sydney water tank
- Future residential
- Future employment
- Areas of visual catchment

Not to Scale

Character Plate 1: *Looking south from the existing central road on the site, towards the rear of the site and the existing adjacent industrial development within the Sydney Water land.*
The proposed Building 3 would be visible in the middle ground of this view and would obscure views out of the site in this direction.

Character Plate 2*: Looking west towards Reservoir 2 from an existing road in the northwest sector of the site. The palm trees are of potential heritage significance. The reservoir is also a heritage item of State Significance.*

Character Plate 3: *The avenue of palm trees near the western boundary of the site. These trees are of potential heritage significance and are visible from some external viewing locations.*

Character Plate 4: *Looking north, towards the northern boundary of the site from the existing central road on the site, . The photograph shows the approximate location of the proposed car park. The helipad is proposed to be located further to the northwest, to the left of this photograph.*

Character Plate 5a: *Looking north towards the approximate location of proposed Building 1 from near the southeast corner of the site.*

Character Plate 5b: *Looking northwest towards the approximate location of proposed Building 2 and the helipad from near the southeast corner of the site.*

Character Plate 6: *Looking southwest towards the approximate location of part of the proposed Building 3 from approximately the southwest corner of proposed Building 1.*

Character Plate 7: *The embankment adjacent to the eastern boundary of the site and its existing vegetation composed of mostly weed species.*

Character Plate 8: *Looking northwest towards the two Sydney Water sheds to the north of the site. These are heritage items and are proposed to be retained as part of the Sydney Water Application. The larger grey coloured shed is proposed to be demolished.*

3.2 Visual Context of the Subject Site

The visual context of the subject site and the locations to which it is predominantly exposed can be divided into two main character types. These are the residential and industrial areas in the vicinity of the site. The character of each of these areas is described in the sections below. The general location of these areas relative to the site is shown on Figure 2.

3.2.1 Residential Context

Residential areas are located in the immediate vicinity of the site to the south east and south, and south west of the site. There is a small pocket of residential development to the south east of the site located between Graf Avenue, Boardman Street and Brunker Road. Residential development is also located to the south of Brunker Road, although many of the streets in this area do not have visual access to the site due to intervening topography and buildings within the Sydney Water lands to the south of the site.

The character of the residential areas located within the immediate vicinity of the site is relatively uniform. It consists mostly of low scaled, single storey, post World War II buildings. These buildings are typically detached fibre cement cottages, with generous front setbacks and garden areas to the front and rear of the dwellings. In most streets there are some buildings that have been modernised by second storey additions and brick veneering of the building, or by redevelopment of the property completely. Recent construction work within these streetscapes commonly includes large masonry dwellings, duplexes or dual occupancies. Overall however, it is the smaller detached cottages that contribute to the dominant visual character of the immediate context of the site.

3.2.2 Industrial Context

Industrial development is the most dominant landscape character within the visual catchment of the site. Industrial development is located to the east, north east and south east of the site and extends from Rookwood Road, eastwards towards the Hume Highway. To the east of the site (ie east of Rookwood Road and to the north of Brunker Road) the industrial development is a mixture of industrial uses, with light industrial development adjacent to main road and the remainder predominantly medium to heavy industry. The development form features buildings large in scale and includes areas of very large warehouses, factories and storages sheds. The scale of some of the larger warehouses and factories in this area is equivalent to three to five storeys in height compared to residential developments and of a length greater than that of the entire eastern boundary of the subject site. The light industrial buildings to the south of Brunker Road are smaller in scale and include industries such as panel beaters, car yards, furniture makers and the like, with some mixed commercial uses. This area is characterised by industrial estates, warehouse buildings and large showrooms.

3.3 Scenic Quality of the Site

The extensive literature derived from empirical research into scenic quality, preference and attractiveness shows close correlations exist between a series of physical and cultural landscape features and expressions of scenic beauty and attractiveness by respondents. These have been researched over a range of respondent populations in various countries over many years.

The scenic character of the immediate locality of the subject site is considered to have a scenic quality rating of Low quality on a scale from High to Low (ie, the lowest ranking), when judged within a

Figure 3: Visual features of the site, character & its proximity to heritage items

The site

Avenue of palm trees in the proximity of the site

Steep embankment providing an opportunity for landscaping

Outward views from the site in the northeast, east, southeast, south and southwest directions

Relatively level land with a potential for development

Sydney water sheds in the proximity of the site

① View points (Refer to Photographic Plates within the body of the Report)

Not to Scale

Character* Plate 9a: Reservoir 1 is a heritage item of State significance.*

Character Plate 9b*: The pump house associated with the Sydney Water tunnel. Cumberland Forest and Potts Hill are seen in the background.*

Character Plate 10a: *View east northeast as seen from approximately the southeast corner of the proposed Building 1.*

Character Plate 10b: *View east from approximately the southeast corner of proposed Building 1.*

Character Plate 10c: *View south as seen from approximately the southeast corner of the proposed Building 1.*

Character Plate 11: *View towards the site from near the northwest corner of Reservoir 2.*

Character Plate 12: *Contemporary development in Boardman Street. The developments on the north side of Boardman Street have backyards that potentially have views of parts of the site.*

Character Plate 13: *No. 2 and 4 Graf Avenue. The dwellings are mostly single storey, low scale, Post World War II construction. They have tiled roofs, weatherboard or fibro cement cottage construction. These dwellings have views of parts of the site.*

Character Plate 14: *The industrial developments on Rookwood Road have views to the eastern side of the site. Views are available from the upper levels of these buildings.*

range of landscapes.

Low landscape quality in this case is associated with areas that appear either industrial or derelict in character and of utilitarian structures and landforms, dominated by flat and hard surfaces. In this case it is also associated with the lack of significant vegetation within the site, the relatively level topography of the site which offers little in the way of visual interest, lack of natural vegetation and presence of both evidently neglected vegetation and weed invasion.

3.4 Visual Features of the Subject Land

The visual features of the subject site are components of the land that compliment or increase the scenic qualities of the area generally, or that render the land suitable for a certain type of development. There are also some components of the land that detract from the scenic qualities of the site and surrounding areas.

The visual features of the subject site are:

- The subject land is slightly elevated above most of the surrounding areas within the visual catchment. This decreases the potential visual exposure to the interior of the site from most viewing locations to the east of the site.
- However, the elevation of the land above the surrounding land to the east increases the visual exposure of the eastern edge of the site and means that in some closer views the development will form the visual horizon.
- The subject land is comprised of relatively level land which is favourable for development and which provides opportunities to screen visual exposure to the interior of the site when seen from external viewing locations. In particular this includes viewing locations to the east and south of the site (by far the predominant visual catchment).
- The elevated topography of the site provides for scenic views from the site towards the east and distantly toward the Sydney CBD.
- The proximity of significant heritage items provides opportunities to retain views towards these items. Heritage items within the immediate vicinity of the site include the row of Canary Island Palms to the immediate west of the site and two storage sheds to the immediate north of the site within the Sydney Water lands.
- The heritage items, because of the flat topography of the site and the steep eastern face of the fill slope, are not visible in most of the visual catchment.
- The steep embankment adjacent to the eastern boundary of the site provides physical and visual separation between the site and the residential and recreational areas to its immediate east. While the embankment is not part of this application, future landscaping at the toe of the bank could provide some screening or filtering of views to the site as well as becoming a positive attribute to the scenic qualities of the site and to its immediate context.

3.5 Visual Sensitivity

There are two types of visual sensitivity used in the assessment of potential visual effects of the proposed development. These sensitivity types are view place sensitivity and viewer sensitivity. View place sensitivity relates to the measure of the public interest in the view and relates to the number of viewers who would be likely to see the site from the public domain and their likely expectations for visual quality. Viewer sensitivity is a measure of the private interests in the effects of the proposal on views.

The private interest is considered to be reflected in the extent to which viewers, predominantly viewing from private residences, would perceive the effects of the proposal. It is conventionally considered that a visual impact on a sensitivity location in the public domain is more important than one of similar quality on a less sensitive site or seen from a private viewing place.

The measure of the two sensitivity types is rated using a scale from Low to High. The description of the associated sensitivity of the viewing places is described in Table 2 below.

Table 2 : Sensitivity Factors Rating

Factor	Low Effect	Medium Effect	High Effect
View Place Sensitivity (Public Domain Locations)	Public domain viewing places providing distant views, and /or small numbers of users for small periods of viewing time.	Medium distance range views from roads, recreation areas and waterways with medium numbers of viewers for a medium time period (few minutes up to half-day)	Close distance range views from roads, recreation areas and waterways with medium to high numbers of users for a majority of the day.
Viewer Sensitivity (Private Domain Locations)	Residences providing distant views of the proposed development, independent of the number of viewers and viewing period.	Residences located at medium range from the proposed development site with views from living spaces and private open space.	Residences located at close distances from the site with views available from the property.

3.5.1 View Place Sensitivity

There are public domain viewing locations that range in sensitivity from a Low to a Medium ranking. The reasons for the range in sensitivity assessment are summarised below:

- The proposed site is visible from residential streets over a close to medium distance. These streets include those in the immediate vicinity of Graf Avenue to the east of the site and those to the south of Brunker Road in the vicinity of Sutherland and Lambert Streets. These streets carry light

traffic loads and are mostly used by residents accessing their properties. These viewing locations are assessed as being Medium sensitivity locations.

- The Greyhound Social Club immediately to the east of the site has close distance views to the eastern-most part of the site and the locations of the eastern facades of Buildings 1 and 3. People using the outdoor club facilities would be expected to remain within the Club grounds for up to half a day. This is considered a Medium sensitivity location.
- There are busy roads in the vicinity of the site which carry heavy traffic volumes. These roads include Rookwood and Brunker Roads. The view to the site from these locations however would be brief as motorist pass the site. These viewing locations are considered to be of Low sensitivity.
- There are views from some roads within the industrial areas to the east of the site. Views from these locations are restricted by intervening warehouse buildings and most users of these roads are associated with industrial services and thus have a lower expectation for scenic quality. These locations, such as parts of Anzac Street, are considered to be Low sensitivity locations.
- There are distant views to the elevated parts of the site from arterial roads including limited locations along the Hume Highway and a small section of Stacey Street. These are considered to be Low sensitivity viewing locations.
- There is an elevated view from a public reserve located at the corner of the Hume Highway and Brunker Road. This is a distant view of the site but it does provide the opportunity for viewers to experience views towards the site for extended periods of time. In reality however, the amenity of the reserve is poor and it is unlikely that the space experiences high levels of use. However, given that there is potential for such use it is considered that this viewing location is of Moderate sensitivity.

3.5.2 Viewer Sensitivity

The overall viewer sensitivity relating to views towards the site is assessed as being Low to Medium. The reasons for this assessment are summarised below:

- Residences in the vicinity of the intersection of Brunker Road and Sutherland, Anthony and Lambert Streets have moderate to high visibility towards the south western section of the site ie to the area containing the western most part of Building 2, 3 and part of Building 1. These are considered Medium sensitivity locations.
- Residences south of Brunker Road and within Sutherland, Anthony, Lambert and Powell Streets would have very restricted views towards the south western part of the site. These are considered Low sensitivity locations.
- Residences in the immediate vicinity of Graf Avenue have close views to the eastern part of the site. Existing vegetation on the steep vegetated embankment presently screens and filters views to the eastern part of the site. These are considered Medium sensitivity locations.
- Residences to the east of Graf Avenue and between Boardman Street and Brunker Road have restricted visibility to the eastern part of the site. Most views towards the site from these locations are limited to the steep embankment adjacent to the eastern boundary of the site. These are considered Low sensitivity locations.

3.6 Existing Visual Exposure of the Site

The existing visual exposure of the site is restricted by topography and the screening and filtering effects of intervening buildings. Figure 4 of this report maps the approximate visual catchment of the subject site and provides the identification for a series of locations in which a view point analysis of the subject site has been conducted. The photographs that accompany this analysis are provided at Appendix A of this report.

Due to the elevated location of the site relevant to most surrounding areas, there are no locations in the visual catchment in which the entire site is visible. In fact, as the main part of the site is a relatively level land surface, from most viewing locations to the east and south of the site, almost no part of the surface of the site is visible due to the upwards viewing angle. In this regard, in views from areas such as the residential areas in the vicinity of Graf Avenue and Brunker Road, it is only possible to identify the site by development in adjacent land parcels such as the storage sheds in the Sydney Water lands to the north of the site and the Canary Island Palms to the west. There are no significant elements within the site that are visible from these viewing locations.

Views towards the site from residential development are limited. There are some locations within the Graf Avenue and Boardman Street area with close view to the site. The views from most of these streetscapes are restricted by intervening dwellings and vegetation. The view towards the site from these locations is generally restricted to the embankment adjacent to the eastern boundary of the site. Due to the elevation of the site above these viewing locations, there are no existing views to the level part of the subject site.

There are also views from parts of the residential streetscapes to the south of Brunker Road in the vicinity of Sutherland, Anthony and Lambert Streets. From these locations it is potentially possibly to view the south western portion of the site, although it is difficult to locate the site itself due to the lack of identifiable landmarks within the site. There are no possible views to the west of Sutherland Street as a result of the blocking effects of existing topography. There are no views towards the site east of Cooper Street as the relative levels in this area are too low and vegetation and existing administration buildings in the Sydney Water land to the south of the site screen all views.

Views to the site from industrial areas in its vicinity are also limited. The industrial areas within the vicinity of the site are located on lands that are generally below, level with or gently west-sloping and at a distance relative to the site. The eastern boundary of the visual catchment of the site is approximately the ridge along which the Hume Highway runs in a north-east to south-west direction. Visibility from these areas towards the site is highly limited due to the scale and height of existing industrial buildings in these locations. Limited locations exist where it is possible to glimpse the site between foreground buildings. Where these views exist they mostly contain the slope of the eastern embankment of the site and views to significant elements adjacent to the site such as the row of Canary Island Palms to the west and the sheds on the Sydney Water land to the immediate north of the site. It is not possible from these locations to clearly, if at all, identify the ground level of the site.

In summary, visibility to the subject lands from locations outside the site as it presently exists is limited. Most viewing locations within the visual catchment have no visibility to the site itself as a result of its elevated location, distance in the view, or absence of differentiation of the site from other Sydney Water land closer to the site of Potts Hill itself. From most external viewing locations it is only possible to locate the site in the context of the other Sydney Water lands generally by approximating its location with reference to buildings and landscape elements in the lands that adjoin it which are more prominent.

Figure 4: View point analysis and potential visual catchment

① Viewing location (refer Table 3 and Photographic Plates at Appendix A)

Visual catchment zone with moderate to high visibility of parts of the site

Visual catchment zone with low to moderate visibility of parts of the site

Visual catchment zone with highly restricted to low visibility of parts of the site

Approximate location of the site

A Visual catchment zones (Refer table 3)

Not to Scale

3.7 Residual Visual Exposure

The visual exposure of the site would be increased as a result of the proposed development. This would be a consequence of any development of the site given that no buildings or other elements of any significant height presently exist within the site. In this regard even single storey buildings constructed within the site would increase the visual exposure of the land to some views.

Generally there would be visibility to the site and to the proposed Police Facility buildings from typical viewing locations selected for assessment. There would not however, be any one location in which all of the buildings would be substantially visible. In addition, appropriate landscaping within the site and on the site boundaries has the capacity to soften views to buildings located within the site.

Figure 4 of this assessment indicates the areas within the site context which have some level of visibility to the subject site. These areas have been rated as having either Moderate to High, Low to Moderate, or highly restricted or Low visibility to parts of the site. Generally the areas from which the site has Moderate to High visibility are located in the immediate vicinity of the site boundaries.

The area to the immediate east of the site, including the residential area in the vicinity of Graf Avenue and the Greyhound Social Club would have Moderate to High visual exposure to the eastern margin of the site. Mostly the views from these locations include the eastern façade of Building 1 and the short eastern façade of Building 3. Building 2 would be largely screened from view by Buildings 1 and 3 and fore and middle ground vegetation.

A small section of Brunker Road in the vicinity of its intersection with Sutherland, Anthony and Lambert Streets would also have moderate to high visibility of part of the site. From these locations most of the site would be screened by foreground vegetation and intervening buildings outside the site. Where visibility is possible, parts of Buildings 2 and 3 would potentially be visible.

The reserve at the intersection of Brunker Road and the Hume Highway provides an isolated elevated viewing location with a moderate to high visibility of the site. From this location it would be possible to view the upper portions of all three of the proposed buildings, but there would only be significant visibility of Buildings 1 and 3.

Visual exposure decreases very rapidly with decreasing elevation. Visual catchment areas from which the site has low to moderate visibility are typically elevated and distant from the site. One is near the intersection of Brunker Road and the Hume Highway, a few metres in elevation lower than the reserve mentioned above. It has only partial visibility to the site and overall it would be difficult for the viewer to identify individual buildings or separate the site from the foreground industrial context in which it would be seen. The latter observation applies to virtually all views from the industrial area that are elevated above the site.

A similar visual exposure of the proposed development occurs for isolated locations in a section of Stacey Street. From these locations it is possible that parts of all three proposed buildings would be visible. However the view would be restricted by other buildings and vegetation and it is unlikely that a viewer could easily identify the proposed buildings from those that comprise the industrial setting of the site.

Most views towards the site that would experience some residual visual exposure of the proposed buildings are also restricted by the effects of intervening vegetation and buildings. Most of the residential areas in the vicinity of Graf Avenue and Boardman Street, and those to the south of the site in Sutherland, Anthony and Lambert Streets, have very restricted, if any, views to the proposed buildings. These areas to the east of the site are constrained by their proximity to the site and the screening effects of the steep embankment and proposed vegetation at the toe of the bank. Views

from the residential areas to the south of the site are also restricted by the upwards viewing angle and the screening effects of existing foreground vegetation and future development of land to the south of the site. Future landscaping of the site itself will further increase this effect and decrease the future residual impacts of the development.

Most parts of the industrial area of Chullora would have no view access to the proposed buildings due to the screening effects of foreground buildings. Some residual visual exposure would exist in views toward the site from a small section of Anzac Street. It is unlikely that the viewer would be able to identify the proposed buildings in the view as a result of the density of industrial buildings in the foreground.

3.8 Summary of Visual Effects

The overall visual effects of the subject development on its total visual catchment were considered to be Low to Moderate on the basis of the ratings given to the above factors at 3.1 and 3.7. Over most of the visual catchment, the effects are considered to be Low. The rating levels for visual effects can be summarised as:

- There are Low effects on the distant range views from the public domain. These include main roads such as the Hume Highway and Stacey Street.
- There are Low effects on close to medium range views from the private domain. These areas include most residential areas within the vicinity of the site that have any opportunity to view parts of the site.
- There are Moderate level effects on the close to medium range views from the public domain. These areas include the Greyhound Social Club and parts of Rookwood Road.
- There are Moderate level effects on the close to medium range views from the private domain such as from properties along a section of Graf Avenue.

4.0 Visual Impact Assessment

4.1 Compatibility of the Proposed Development

4.1.1 Visual Compatibility of the Proposed Development with the Existing Character of the Area

The proposed development would increase the overall visual effects of the site in views from external viewing locations. However, this increase in visual effects of the development of the site does not then equate to visual impact. The most important factor relating to visual exposure and potential visual impact is the compatibility of the proposed development with the context in which it would be experienced. As such it is not necessarily how much of the proposed buildings would be visible but how readily they would be absorbed into and be compatible with the visual character of the area. With regard to the proposed development, compatibility relates primarily to the bulk and scale of the buildings, the overall visibility of them from external viewing locations and their compatibility with the setting in those views.

We consider that there is a High compatibility for what is proposed with the existing visual context. The proposed buildings are moderate to large in scale. However the largest are smaller than most industrial scale buildings within the Sydney Water site and the majority of those within the broader context of the site itself. The buildings would be located within the existing Sydney Water lands which have a long association with, and as a setting for, industrial scale buildings. There would be a reasonable anticipation that buildings of this size and character would be a part of the visual setting in the future.

Some areas of the site are adjacent to or in the immediate vicinity of residential areas. These areas are generally to the south and east of the site. There would be some contrast between the proposed scale of development and that of the existing residential development in these areas. However, the residential development adjacent to the site has always been associated with the semi industrial or industrial character of the Sydney Water lands. The redevelopment of the site for the Police Facility would not alter this relationship between the two sites.

4.1.2 Visual Compatibility of the Proposed Development with the Future Character of the Area

It is considered that the proposed development would be visually appropriate when viewed in the existing context of the site. This context of the site is however to undergo change as the eastern part of the Sydney Water lands is to be developed as a business park, among which this site is only one of several. In this regard the land immediately to the north of the site is to become the new administrative centre for Sydney Water. Land adjacent to that site, both to the south and west, will be developed as an Employment zone and can be expected to feature buildings of a compatible character. The character of Brunker Road to the south of the subject site will also be transformed to a more industrial character, increasing the compatibility of the development of the land in the only view either on grade or from above, which occurs in a small window there.

The increase in industrial and business centres within the immediate vicinity of the Police Facility site

will further increase the visual compatibility of the proposed development within this visual context, when seen from virtually all viewing places.

Overall it is considered that the visual catchment of the subject site is dominated by industrial scaled buildings and that this is an expected component of the character of the area. The future development of the eastern and south western portion of the Sydney Water lands will also be of a semi industrial or business park to industrial character. As such the development of the Sydney Water lands generally will increase the compatibility of the proposal and reduce any potential impacts of the Police Facility.

4.2 Impacts on View Sensitivity Zones

There are three visual sensitivity zones which are based on the view place sensitivity or viewer sensitivity as explained above in Section 3.5. The three sensitivity zones are locations that are considered to be either of High, Moderate, or Low visual sensitivity and are determined by the distance zones from the subject site and whether the views are from the public or private domain.

The impacts of the proposed development on the view sensitivity zones can be summarised thus:

- There are no locations within the visual catchment, either within the public or private domains, which are assessed as being of High sensitivity.
- Moderate sensitivity zones are typically at close to medium distances from the site and are located within both the private and public realms. There would be Low to Moderate visual impact on views from the Moderate sensitivity zone for some public domain locations, such as from locations in the immediate vicinity of the Greyhound Social Club. There would be Low impacts on private domain locations.
- Places within Low sensitivity zones are located at medium to long distances from the site and are primarily in the public domain. These locations include most locations where there are views to the site such as from the Hume Highway or Brunker Road. This sensitivity zone would not be significantly affected by the proposed development.

4.3 Summary of Potential Visual Impacts

Table 3 below summarises the potential visual impact of the proposal when seen from the assessed viewing locations as identified in Figure 4. The residual visual impact of the proposed development when seen from each of these locations is provided as a ranking from Low to High. The proposed development was not assessed as having a High level of impact on any viewing location. This is the outcome of the summation of assessment factors such as visual character, scenic quality, visual sensitivity and the compatibility of the proposed development with the character of the visual context of the site.

Table 3 : Summary of Potential Visual Impact from Representative Viewing Locations

Visual Catchment Areas (refer to Figure 4)	Summary of Potential Visual Impact	Level of Visual Impact
A: Area in the vicinity of the Greyhound Social Club	Proposal changes the character and composition of the existing view which has buildings as the horizon. Compatibility of the development increases as other Employment sites are taken up. Buildings are equal or higher visual quality compared to surrounding developments. Medium impact is a reflection of the higher sensitivity of the viewing place.	Medium
B: Residential area in the vicinity of Graf Avenue and Boardman Street	Proposal is of generally low visibility to residences and streets. Effects on character, composition and compatibility are similar to Area A. Lower sensitivity leads to lower impact rating.	Low-medium
C: Residential area in the vicinity of Sutherland, Anthony and Lambert Streets	Proposal is of low visibility to most of the area other than the intersections of streets with Brunker Road. There would be low level effects on character and composition of the view.	Low
D: Brunker Road in the vicinity of Sutherland, Anthony and Lambert Streets	Proposal makes a low change to character and moderate change to the composition of the view. Low existing scenic quality increased by landscape and retention of heritage items on adjacent land. Compatibility increases as other employment sites are taken up.	Low-medium
E: Industrial Area in the vicinity of Anzac Street	Proposal is of low visual exposure, with no views containing all or most of the development. Buildings complement and are compatible with the industrial/commercial setting.	Low
F: Vicinity of Stacey Street to the south east of the site	Proposal is of low visual exposure, with view containing only part of the development. Buildings complement and are compatible with the existing and future industrial/commercial setting.	Low
G: Brunker Road in the vicinity of Hume Highway	Proposal is of low visual exposure, with view containing only part of the development. Buildings complement and are compatible with the existing and future industrial/commercial setting.	Low

Visual Catchment Areas (refer to Figure 4)	Summary of Potential Visual Impact	Level of Visual Impact
H: Public Reserve near intersection of Brunker Road and the Hume Highway	Distant, elevated view which contains most of the subject site. Proposal has a low level effect on the character and scenic quality of the site. Buildings are compatible with the existing and future industrial/commercial setting.	Low-medium

5.0 Conclusion

It is concluded that the proposed development will increase the overall visibility of the built component of the subject site. It will also alter the current derelict quality of the lands to a more semi industrial or business park character. However, it is considered that the change in visual character of the site would be in keeping with the industrial character of the area generally and be compatible with it.

There is a higher quality of buildings proposed compared to the existing buildings that generally dominate the setting. Their character is within the range of precedents shown in the Concept Plan and they respond to it appropriately. The buildings have an attractive and distinctive character which should be appreciated as complementing and enhancing the built form of the locality.

It is not considered that the development would be unacceptably prominent when viewed from external locations or that it would be considered incompatible by the viewing public and local residents.

Our assessment concludes that the subject site can successfully support the proposed development without resulting in any unacceptable visual impacts. We also conclude that the proposed development, as outlined in the pre development masterplan, would be acceptable with regard to compatibility and potential visual impacts.

Appendix A: Photographic plates

(Refer Figure 4 for viewing locations)

Plate 1*: Looking west from the car park of the Greyhound Social Club. The embankment is visible but the details of the site on top of the embankment are not discernable. The proposed Building 1 and parts of 3 will be visible in this view but their visibility will be filtered by proposed landscaping.*

Plate 2: *Looking north-northwest from near the intersection of Graf Avenue and Brunker Road. Parts of the site are visible on top of the embankment. The roof form of one of the buildings to the south of the site is also visible. Parts of proposed Building 1 and 3 will be visible in this view. The future landscaping of the eastern boundary of the site will assist in partial screening and softening of the proposed buildings, especially Building 3.*

Plate 3: *Looking west from in front of No. 3A Boardman Street, towards the proposed location of Building 3. There would not be any substantial visibility of the building due to future vegetation proposed for the toe of the embankment and further landscaping inside the site.*

Plate 4: *Looking west from the car park of the industrial park at 101 Rookwood Road. The heritage palm trees adjacent to the site are visible in the view. There will be visibility of the proposed Buildings 1 and 3, which would screen most of the views of the palm trees.*

Plate 5: *Looking west from the car park of Greyhound Social Club. There would be visibility of approximately half of the eastern elevation of proposed Building 1.*

Plate 6*: Looking west from along the footpath on the west side of Rookwood Road. Proposed Buildings 1 and 3 would form part of the horizon of the view.*

Plate 7: *Looking southwest from in front of No. 137 Rookwood Road, opposite the location of the proposed road entrance. (The proposed road entrance is not part of the subject proposal). There will be visibility of the proposed Buildings 1 and 3. Building 2 would not be visible.*

Plate 8: *Looking west from opposite No. 1 Brunker Road. One can see a small part of the Sydney Water land. Some palm trees are also visible. There will not be any significant visibility of the proposed buildings from this location.*

Plate 9: *From in front of No. 1 Brunker Road, slightly west of the intersection of Brunker Road and the Hume Highway, looking west. The Sydney Water sheds are visible in the view. The palm trees are not significantly visible. This is the most elevated viewing location within the visual catchment. Parts of proposed Buildings 1 and 3 would be distantly visible in the view.*

Plate 10: *View west towards the site from Anzac Street in front of the Veolia Environmental Services site. The industrial developments within the street and in the foreground block almost all views of the site.*

Plate 11: *View west towards the site from Anzac Street in front of the Bluescope Lysaght Site. This is one of the few locations in Anzac Street from where there is any view towards parts of the site. The proposed buildings will not be significantly visible in this view.*

Plate 12: *Looking north from in front of No. 18 Powell Street. View to the site is blocked by existing buildings and vegetation within the Sydney Water premises.*

Plate 13: *Looking north from in front of No. 14 Lambert Street. There is no view of the site from this location.*

Plate 14: *Oblique view to the northeast from the intersection of Lambert Street and Brunker Road. There are no views of the site due to existing buildings in the Sydney Water premises and the embankment. There would be minimal visibility of the proposed buildings.*

Plate 15: *Looking northeast from near the intersection of Anthony Street and Brunker Road. The site is visible across Reservoir 2 in the foreground. The palm trees and the Sydney Water sheds are visible. The proposed Buildings 2 and 3 will be visible in this view. Parts of proposed Building 1 may also be visible.*

Plate 16: *Looking northwest from in front of No. 22 Reservoir Avenue. Only a small part of the site is visible at present. There is a possibility that small sections of all three proposed buildings may be visible from this location.*

Plate 17: *Looking northwest from Stacey Street near its intersection with Rookwood Road. A very small part of the site is visible. It is not considered that there will be any significant visibility of the proposed buildings.*

Plate 18*: View from the southwest corner of a public reserve located on the Hume Highway, near its intersection with Brunker Road. The Sydney Water sheds are visible from here. There would be visibility of parts of the upper sections of all the three proposed buildings from this location.*

Appendix B: Curriculum Vitae

Dr Richard Lamb

Relevant Experience and Expertise

I am a professional consultant specialising in visual impacts assessment and the principal of Richard Lamb and Associates (RLA). Prior to my retirement in December 2007, I was a senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture at the University of Sydney. I taught and specialised in resource management, environmental impact assessment and visual perception studies for 28 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 had 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 taught both undergraduate and postgraduate students in these areas, giving specialised elective courses in visual and aesthetic assessment. I have supervised postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). 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

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

Breen Holdings

Heritage assessment and report to the Federal Minister for the Environment regarding the emergency listing of Kurnell Peninsula pursuant to the provisions of the Environment Planning and Biodiversity Conservation Act

Camden Council

Cultural and scenic landscape study of Camden Municipality.

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

Centennial and Moore Parks Trusts

Heritage Assessment and Statement of Cultural Significance, Anzac Parade

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 Steyne Manly.
- Council of the City of Sydney ats Anglican Church, St John's Church, Darlinghurst.
- 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).

- RAID and Blue Mountains City Council ats Chase Property Investments Pty Ltd, proposed resort development, Parklands, Blackheath.
- Royal Botanic Gardens & Domain Trust and Minister for the Environment ats City of Sydney Council, proposed replacement of trees in The Outer Domain.

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

Ashfield Municipal Council,

Building heights study, Ashfield Town Centre

Kingston Piazza Pty Limited

Visual impacts of proposed Landmark development, Charlestown.

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.

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.
- 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.
- Moit v Hornsby Shire Council, Old Northern Road, Dural
- Sherringhams v Baulkham Hills Council, Old Northern Road, Dural.
- 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

Author of Development Control Plan No 53 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.

Mirvac

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

Winten Property Group

Proposed land sale village signage, Haywards Bay, Illawarra.

Land and Environment Court Proceedings

- Bunnings Pty Ltd v Auburn Council, Parramatta Road, Auburn.
- Cody Outdoor Advertising Pty Ltd v South Sydney Council, Oxford Street, Darlinghurst.
- Forma Holdings Pty Ltd v the Minister for Urban Affairs and Planning, Underwood Road, Homebush.
- Nettlefold Advertising and Cody Outdoor Advertising Pty Ltd v South Sydney Council, Oxford Street, Darlinghurst.
- 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.

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.

Westport Marina Pty Ltd

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

Land and Environment Court Proceedings

- 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.
- Drummoyne Foreshore Committee v Drummoyne Council, Gladesville Marina.

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

Concrete Recyclers

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

Hutchison Telecoms

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

Rocla Quarry Products

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

Land and Environment Court Proceedings

- Concrete Recyclers v Parramatta Council, Garside Road, Camellia.
- Concrite 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.
- Hutchison Telecoms v Baulkham Hills Shire Council, Glen Road, West Pennant Hills.
- Hutchison Telecoms v Ku ring Gai Council, Kissing Point Road, East Turramurra.
- L D Fowler Pty Ltd and anor v Lithgow City Council, Rydal Quarry, Rydal.
- Telstra Corporation and Optus Telecommunications v Hornsby Shire Council, Hannah Street, Beecroft.