

**Figure 12: Topographic and vegetation analysis**

### 3.3 THE POTENTIAL VISUAL CATCHMENT

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The adjacent diagram (Figure 13) shows our analysis of the areas where the new development maybe visible.

The analysis is based on site inspections - generally undertaken within publicly accessible land and topography mapping. The analysis does not account for screening from vegetation and new and approved development.

The diagram provides also indicate the distance form the site as boundary offsets at 250 metre intervals, and also provides an overlay of the areas where there is a high potential for future character change due to existing planning approvals and strategies.

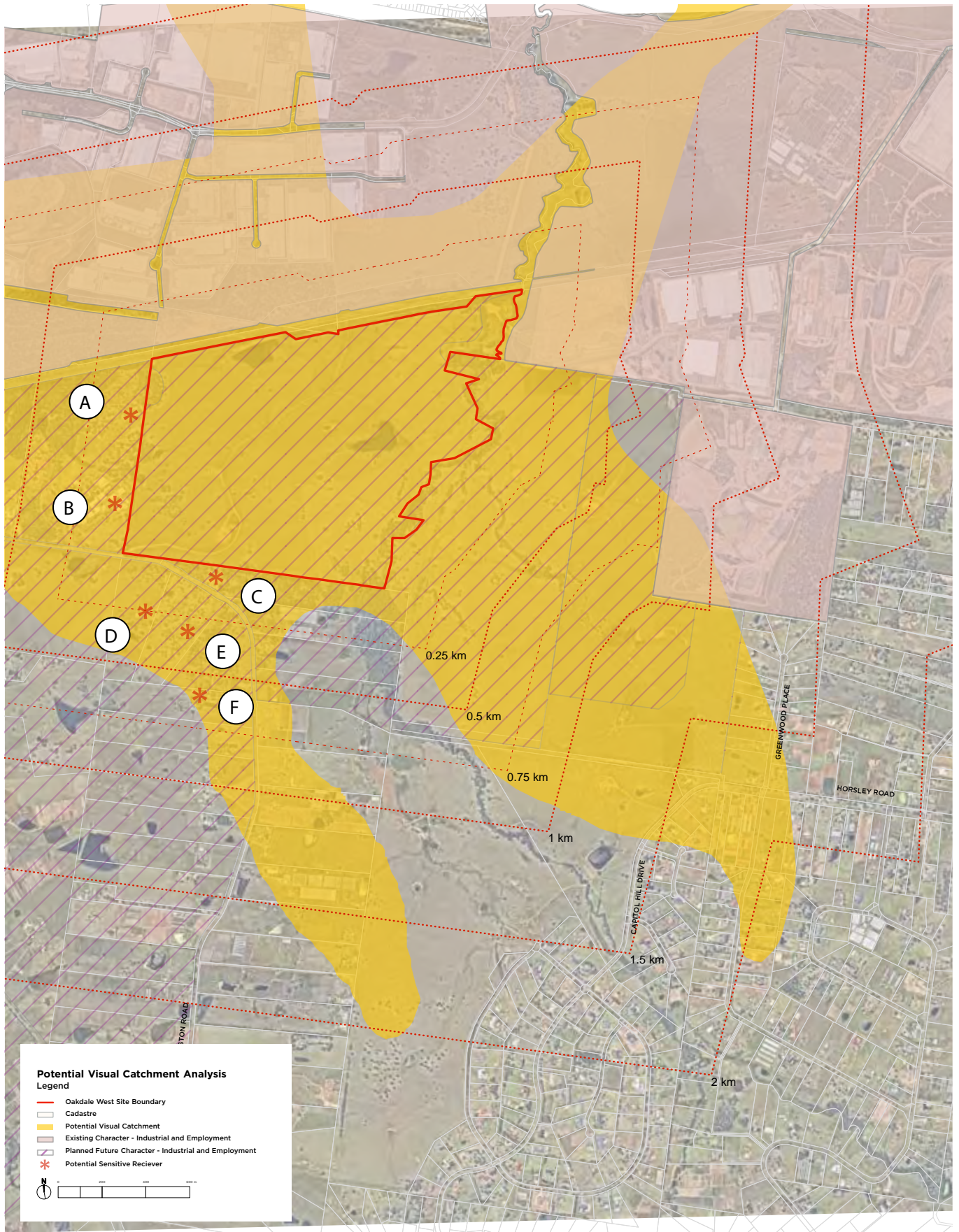
Base on this analysis we have identified six Potential Sensitive Receivers which are number on the diagram and described below.

- (A) Emmaus Aged Care
- (B) Emmaus Catholic College
- (C) Private Residence - Baker Lane
- (D) Private Residence - Baker Lane
- (E) Private Residence - Baker Lane
- (F) Private Residence - Baker Lane

#### **POTENTIAL FOR VISUAL IMPACTS**

In our opinion the greatest potential for impacts are on Receivers 1, 2 and 3. Due to their immediate proximity to the site.

While Receivers 4, 5 and 6 are in close proximity to the site, their elevated positions and outlook across a landscape that has an existing industrial and modified character mean that the development would have less visual impact.



**Figure 13: Potential Visual Catchment**

3.4 SELECTED VIEWS

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THE COMPOSITE PLAN

The adjacent diagram (Figure 14) combines the current approvals and development proposals and around the site. These are:

- The Oakdale West SSDA
- The Oakdale South SSDA
- The Jacfin SSDA (approved)
- The Pazit DA (approved)

The plan also identifies the Zone within the southern portion of the Jacfin site which is currently subject to a rezoning proposal to change the land from IN1 to RU4 to allow residential development .

VIEW LOCATION

Based on the topographical and landscape desktop analysis of the proposed master plan and an understanding of the predominate land uses around the site, a site visit was undertaken to finalise the Surveyed views.

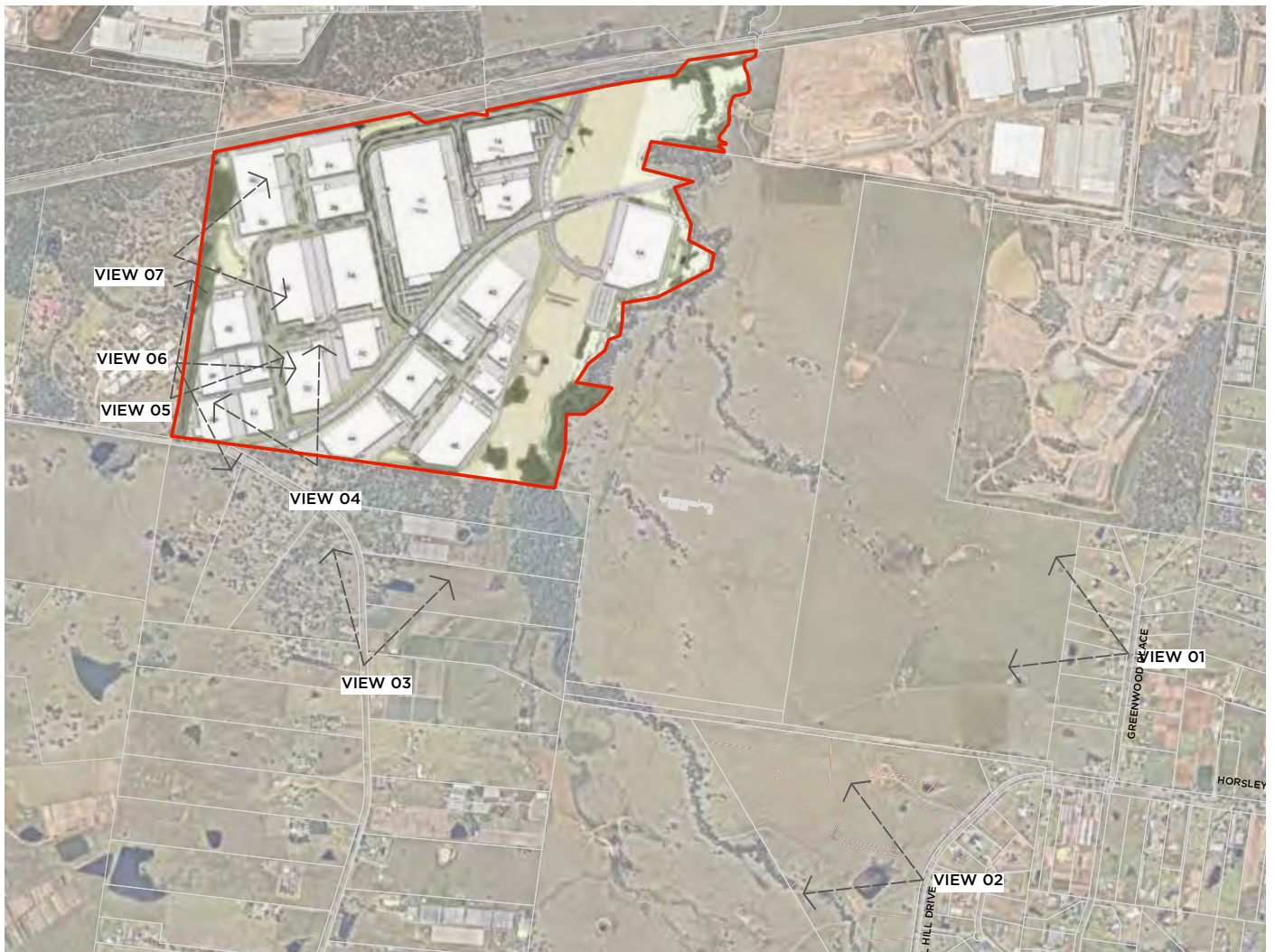
Based on the analysis view points to the west, south and east of the site have been selected. View points from the north were discounted due to the consistency of its character (industrial / warehouse uses) to that which is proposed for the Oakdale West Estate.

The view locations address the need to assess the potential visual impacts from established non-employment land uses with an established character.

The adjacent diagram (Figure 12) also identifies the location of the selected Surveyed Views:

View 01 - Greenway Place at RL 99
View 02 - Capitol Hill Drive at RL 74.5
View 03 - Aldington Road at RL 81.1
View 04 - Private Residence Bakers Lane at RL 89.5
View 05 - Emmaus Catholic College at RL 76.9
View 06 - Emmaus College at RL 65.3
View 07 - Emmaus Residential Aged Care at RL 56.6





**Figure 14: Composite plan showing proposed developments and selected locations for surveyed view analysis**

## 3.5 VIEW 01 - GREENWAY PLACE

### DESCRIPTION

Greenway Place is situated to the east of the Oakdale South site, with the Jacfin Site separating the two areas.

Greenway Place is a recent sub-division with large lots that are generally between 1,000 sqm and 2,000 sqm located off a cul-de-sac road that runs north to south.

Greenwood Place runs to the west of a parallel running ridge line to the east. Most of the properties on the western side of Greenway Place are located along this ridge line, where as the properties on the eastern side are generally below the ridge line.

The rear gardens and rooms within the properties along the western side Greenwood Place face west towards the Jacfin and Oakdale South sites.

Figure 13 below identifies the view position in the local context.

### LOCAL CHARACTER

The local immediate character within Greenwood Place is defined by the following features:

- A gently undulating topography.
- Recent single and two storey residential development with large houses on large plots.
- Building with traditional roof forms consisting of pitched roofs and over-hanging eaves.
- Sparse tree planting within private gardens and limited vegetation within the public domain.
- A semi rural landscape setting with some crop planting and other small scale agriculture.
- Outlooks from the street onto areas of open agricultural land with pockets of wooded areas.

The adjacent photos show typical built form and a view along Greenwood Place.

Figures 16 and 17 give an indication of the local character.



**Figure 15: View location key**



**Figure 16: Local context and character**



**Figure 17: Local context and character**



## **VIEW 01 SELECTION**

The camera position for View 01 is located at the high point along Greenwood Place.

The height of the lens at this point is RL 99. This is approximately 15 metres above the proposed roofs on the Oakdale South development.

The view is towards the west and is representative of the outlook from the street, private gardens and rear rooms and terraces to private properties.

A further consideration in the selection of this view is that it looks onto the portion of the proposed Oakdale South development that would not be masked by the Jacfin site. Therefore, this is the view where the site is exposed most to the private residential receivers on Greenwood Place.

## **KEY FEATURES OF THE VIEW**

The view from Greenwood Place is panoramic and expansive.

The following elements contribute the view:

- The dominant feature of the view looking west from Greenwood Place being the Blue mountains which form a consistent band on the horizon.
- The land that falls away from the rear gardens of the properties on Greenwood Place is generally open agricultural and grazing land with small clusters of trees and dams.
- Ropes Creek runs parallel to Greenwood Place in the middle distance and the wooded areas that define the riparian corridor on each side of the creek form a strong horizontal element.

The adjacent photographs (Figure 18 and 19) identify the key features of this view as both a composite panorama and single image.





**Figure 18: Composite Panorama of View 01 - Greenwood Place**



**Figure 19: Key Features of View 01 - Greenwood Place**



## SURVEYED VIEW ANALYSIS

The adjacent figures (Figures 20 and 21) show the following:

1. Proposed Development Envelopes for the proposed Oakdale West development (Shown in red), and the approved Oakdale South (shown in yellow) and Jacfin (shown in blue) developments
2. A photo montage of all the proposed and approved developments into existing landscape with proposed landscape treatments



**Figure 20: View 01 - Proposed development envelopes**



**Figure 21: View 01 - Photo montage of proposal into existing landscape**

## IMPACT ON THE VIEW

### Landscape Character and Visual Impact Grading Matrix

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Low

Assessed Visual Impact: Moderate-Low

### Summary of Assessment Considerations

The key feature of the View west from the properties on Greenway Place is the panoramic expanse of the Blue mountains set against a foreground of open country and the horizontal band of trees that form the Ropes Creek corridor.

The location of the proposed development will potentially be visible for many of the properties along Greenway Drive, but its siting on land that is below the elevated position of the properties and private open spaces means that the development will not impact on the panoramic western outlook.

Furthermore, the location of the approved Oakdale South and Jacfin developments will have the impact of screening large portions of the Oakdale West site, particularly the northern areas (refer to figure 18).

On this basis the visual impacts are considered acceptable.

## 3.6 VIEW 02 - CAPITOL HILL DRIVE

### DESCRIPTION

Capitol Hill Drive has a rural character, with development currently located on the eastern side of the road. The land to the west of Capitol Hill Drive has an approval for a future sub division consisting large lot rural properties.

Development consists of large homes on large lots that are well separated. The land to the west of Capitol Hill Drive is currently open grazing land.

Capitol Hill Drive itself falls from the north with a gentle bend. The land to the east rises away from the road.

Figure 20 below identifies the view position in the local context.

### LOCAL CHARACTER

The local immediate character within the area View 02 was taken is defined by the following features:

- A gently sloping and undulating landscape
- An open aspect with obscured views to the west due to the undulating landscape
- Large lot development with large single and two storey properties to the east of Capitol Hill Drive
- Little mature or borrowed landscape within private properties making the housing highly prominent
- Rural landscape to the west of Capitol Hill Drive

Figures 23 and 24 give an indication of the local character.



**Figure 22: View location key**





**Figure 23: Local context and character**



**Figure 24: Local context and character**

## **VIEW 02 SELECTION**

For much of the northern portion of Capitol Hill Drive the Oakdale West Site is not visible, being obscured by landscape features such as modulations in the landscape and groups of trees.

From the central section of Capitol Hill Drive the Oakdale West site would be visible and the view point was selected as being the point where the development would be most prominent.

The height of the lens at this point is RL 74.5. This is approximately 4 metres above the proposed ground level on the Oakdale West development.

## **KEY FEATURES OF THE VIEW**

While the view to the west from Capitol Hill Drive is panoramic and expansive, the landscape features, in particular the undulating landscape often limits the depth of the view to the middle distance.

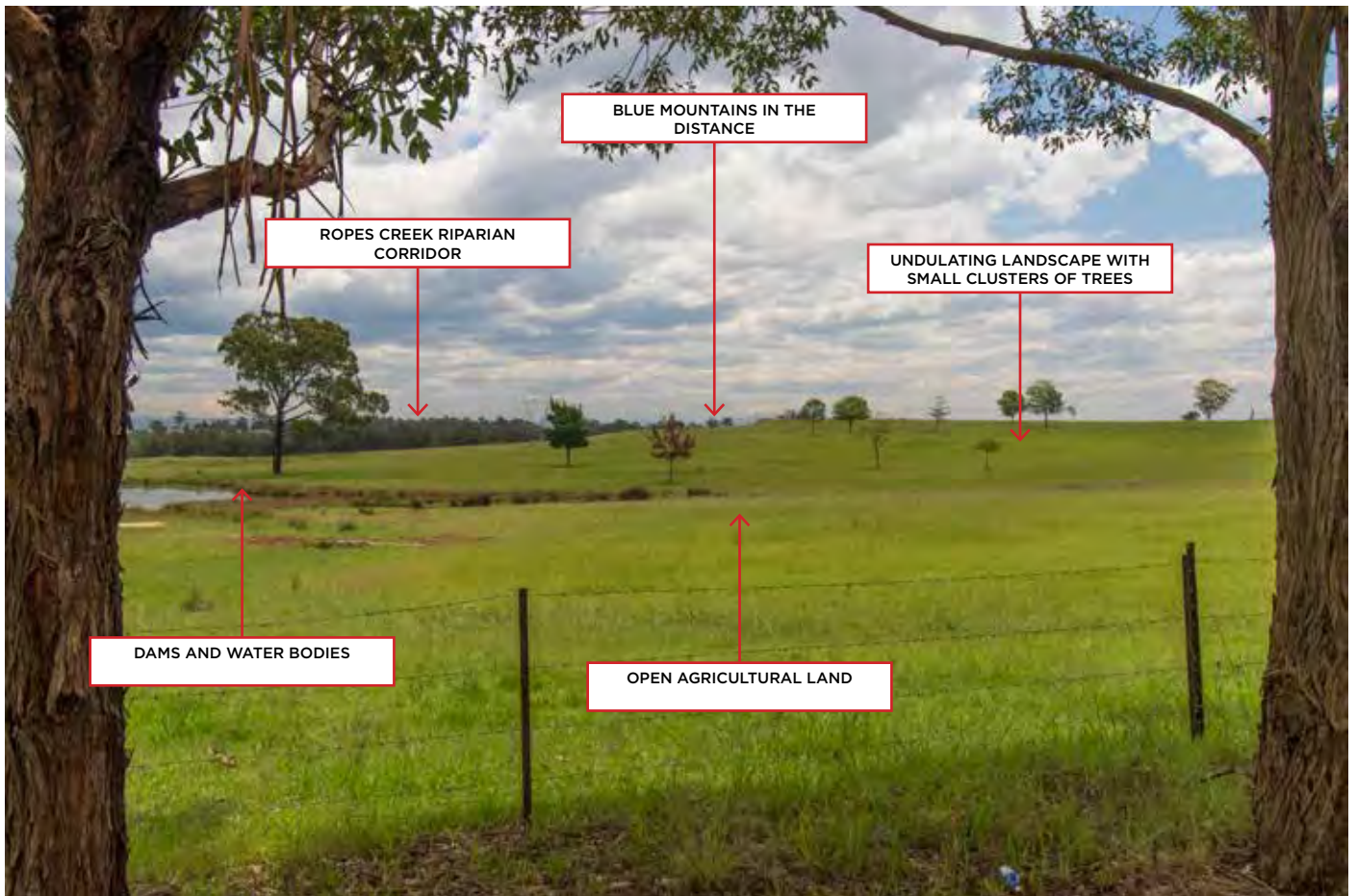
Key elements of the view include:

- Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor in the middle distance and the ridge of the Blue Mountains in the fast distance
- Open farm land with small water bodies, dams and clusters of trees

The adjacent photographs (Figures 25 and 26) identify the key features of view 02 as both a composite panorama and single image.



**Figure 25: Composite Panorama of View 02 - Capitol Hill Drive**



**Figure 26: Key Features of View 02 - Capitol Hill Drive**



## **SURVEYED VIEW ANALYSIS**

The adjacent figure (Figure 27) shows the following:

1. The approved development envelopes for Oakdale South (shown in red) and the proposed development envelopes for Oakdale West (shown in yellow)



**Figure 27: View 02 - Proposed development envelopes**



## IMPACT ON THE VIEW

### Landscape Character and Visual Impact Grading Matrix

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Negligible

Assessed Visual Impact: Negligible

### Summary of Assessment Considerations

The Surveyed View analysis shows that the visibility of the proposed development is minimal for much of the land between Capitol Hill Drive and the Oakdale West site.

Therefore there is no visual impact on the view from this location and the majority vantage points along Capitol Hill Drive.

## 3.7 VIEW 03 - ALDINGTON ROAD

### DESCRIPTION

Aldington Road and Bakers Lane form a loop road located off Mamre Road and services a series of local dwellings and a education establishment.

Residential properties are located either side of Aldington Road, with some of those to the west of the carriageway elevated above the road, and those to the south sited well below the road.

The properties along Aldington Road consist of a mix residential homes and small scale agricultural developments.

Figure 26 below identifies the view position in the local context.

### LOCAL CHARACTER

Aldington Road has a rural character, the road crosses the varied local landscape and it both open and enclosed at different points due to its relationship to a north south running ridge line.

The residential properties along Aldington Road are generally large single and two storey properties set on large lots. There are pockets of mature landscape within private lots, and areas of crop planting.

Figures 29 and 30 give an indication of the local character.



**Figure 28: View location key**



**Figure 29: Local context and character**



**Figure 30: Local context and character**

### **VIEW 03 SELECTION**

The residential properties along Aldington Road generally have an outlook to the east and north east.

During the site visit the location of the view was considered to be the point along Aldington Road where the site would be most prominent.

The camera lens for the view was located at RL 81.1 with the camera oriented towards the north

### **KEY FEATURES OF THE VIEW**

Because of the orientation of Aldington Road the properties do not have the same potential outlook to the Blue Mountains as View 01 or View 02.

Without this dominant feature framing the far distance, the middle ground of the view becomes the main visual feature.

Key elements of the view include:

- Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor framing the eastern portion of the view
- Open farm land with small dams and clusters of trees
- The electricity pylons and associated transmission lines that follow the Riparian Corridor

The adjacent photographs (Figures 31 and 32) identify the key features of view 03 as both a composite panorama and single image.





**Figure 31: Composite Panorama of View 04 - Aldington Road**



**Figure 32: Key features of View 04 - Aldington Road**

## **SURVEYED VIEW ANALYSIS**

The adjacent figures (Figures 33 and 34) show the following:

1. Proposed Development Envelopes
2. Photo montage of proposal into existing landscape



**Figure 33: View 04 - Development envelopes**



**Figure 34: View 04 - Photo montage of proposal into existing landscape**

## IMPACT ON THE VIEW

### Landscape Character and Visual Impact Grading Matrix

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Low

Magnitude of the Impact: Negligible

Assessed Visual Impact: Negligible

### Summary of Assessment Considerations

While the eaves and roof line of the proposed development is visible from this location, the layering of the middle distance landscape means that much of the development is screened behind trees and existing buildings.

Based on this analysis the visual impact from this location is minimal.

## 3.8 VIEW 04 - PRIVATE RESIDENCE ON BAKERS LANE

### DESCRIPTION

Bakers Lane is an extension loop road located off Mamre Road and services a series of local dwellings and a education establishment.

The residential property from where this view is located is sited at a local high point, and while enclosed on the west and east by mature vegetation.

The property has a shared northern boundary with Oakdale West site and it's garden looks north across the site.

The property is located on a ridge-line and falls to the east. The majority of the property is heavily wooded with the exception of a clearing close to Bakers Lane where a dwelling house and associated granny-flat are located.

Figure 33 below identifies the view position in the local context.

### LOCAL CHARACTER

Bakers Lane has a rural character.

The residential properties along Bakers Lane are generally large single and two storey properties set on large lots. There are pockets of mature landscape within private lots, and areas of crop planting.

Figures 36 and 37 give an indication of the local character.



**Figure 35: View location key**





**Figure 36: Local context and character along Aldington Road**



**Figure 37: Local context and character along Aldington Road**

## **SITE LAYOUT ANALYSIS**

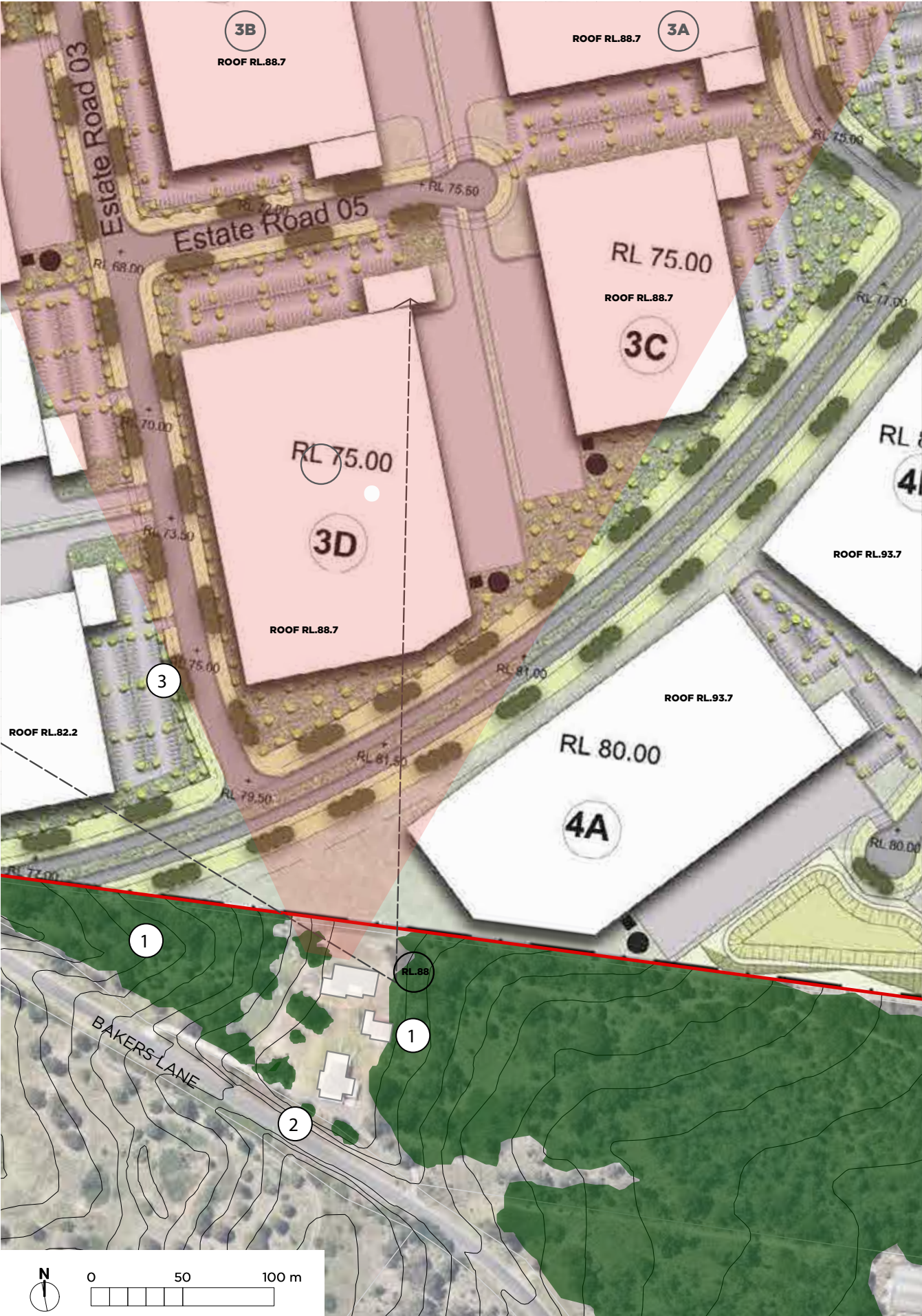
The adjacent diagram shows an overlay of the proposed Oakdale West Master Plan, the private property on Bakers Lane, and the location of the view point that has been assessed for visual impacts.

The view point is taken from a position that is generally above the heights of the proposed building ridge lines on the site.

While the outlook from the private residence and garden to the north is across the Oakdale West site, the presence of mature vegetation to the east and west of the main residential buildings and private garden has the effect of focusing the view northwards.

Key considerations for understanding potential impacts include:

- ① The mature vegetation to the east and west of the house site that encloses the house site and serves to focus the outlook to the north
- ② The ridge-line high-point upon which the residential buildings are located
- ③ The proposed regrading to the west of the Oakdale Estate that will result in building roof RL's that are generally below the horizon when viewed from the private residence on Bakers Lane



## **VIEW 04 SELECTION**

The selected view is taken from the garden of a private property on Bakers Lane.

The garden and associated granny flat property has the potential for a direct view to the north across the proposed Oakdale West development.

The camera lens for the view was located at RL 89.5, just above the eaves line on the proposed development.

The view is oriented towards the north west away from vegetation to the east that screens the outlook to the north and east.

The view point is approximately 16 metres from the shared property boundary, which is similar to the boundary setback to the granny flat on the property.

## **KEY FEATURES OF THE VIEW**

The view from the garden and associated granny flat is open and expansive due to the elevated position of the property. The Blue Mountains form a consistent band along the horizon.

Key elements of the view include:

- The Blue Mountains on the horizon
- An elevated outlook across open farm land with small dams and clusters of trees
- Clusters of mature vegetation that form an enclosure on the boundary of the property

The adjacent photographs(Figures 38 and 39) identify the key features of view 04 as both a composite panorama and single image.





**Figure 38: Composite Panorama of View 04 - Aldington Road**



**Figure 39: Key features of View 04 - Aldington Road**

## SURVEYED VIEW ANALYSIS

The adjacent figures (Figures 40 and 41) show the following:

1. Proposed Development Envelopes
2. Photo montage of proposal into existing landscape



**Figure 40: View 04 - Development envelopes**



**Figure 41: View 04 - Photo montage of proposal into existing landscape**

## IMPACT ON THE VIEW

### Landscape Character and Visual Impact Grading Matrix

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: High

Magnitude of the Impact: Moderate

Assessed Visual Impact: High-Moderate

### Summary of Assessment Considerations

The analysis shows that due to the elevated position of the property, the outlook from the garden is above the roof-lines of the proposed Oakdale West development.

Generally the visibility of the proposed development will increase closer to the shared property boundary, however the proposed development will not impact the key features of the view - the expansive nature and Blue Mountains on the horizon.

On this basis the visual impacts can be considered acceptable given the proximity of the development to the shared boundary.



### 3.9 VIEW 05 AND VIEW 06 - EMMAUS CATHOLIC COLLEGE

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#### DESCRIPTION

Emmaus Catholic College is located on the western boundary of the proposed Oakdale West site.

The college consists of a number of one and two storey buildings set in landscaped grounds. The buildings are generally located in the center of the grounds.

The natural topography of the site rises up to the shared boundary.

Figure 40 below identifies the two view position in the local context.

#### LOCAL CHARACTER

Emmaus College is located off Bakers Lane which has a rural character largely consisting of large agricultural properties and homes on large lots.

Figure 43 and 44 give an indication of the immediate context and character around the view location.



**Figure 42: View location key**





**Figure 43: Local context and character**



**Figure 44: Local context and character**

## **SITE LAYOUT ANALYSIS**

The adjacent diagram (Figure 45) shows an overlay of the proposed Oakdale West Master Plan, the existing Emmaus Catholic College site and the location of the two view points that has been assess for visual impacts.

The view points selected are from an open space area on the boundary and from the classroom block closes to the shared boundary with the proposed Oakdale West development. The classroom are at a finished floor level of approximately RL. 66 which is around two metres below the proposed finished floor levels of the Oakdale West development.

The diagram highlights in red the zone where the new development could potentially be viewed from the existing buildings.

Key considerations for understanding potential impacts include:

- ① The orientation of the existing College buildings resulting in limited potential view lines to the Oakdale West site
- ② The site topography and siting of existing development at a lower level that the proposed buildings within the Oakdale West site
- ③ The proposed landscape buffer within the Oakdale West site that provides physical separation and a zone for new mature tree planting between existing development within the college site and new buildings on Oakdale West
- ④ Existing mature trees and vegetation that will screen the new development from locations within the Emmaus College site
- ⑤ Service areas associated with the college