

Major Projects Application - Employment Park **Greystanes Estate, Southern Employment Land, Greystanes**



Visual Impact Assessment Amended Building Height Controls

June 2009

Report prepared for Dexu Funds Management

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Table of Contents

1.0	Introduction	3
1.1	Purpose of this Report	3
1.2	The background	3
1.3	Documents consulted	4
1.4	Methodology	5
1.5	The proposed development	6
2.0	Visual effects analysis	8
2.1	The visual character of the site and the surroundings	8
2.2	Visual resources of the site and its context	14
2.3	Visual exposure of the site and the proposal	16
2.4	Potential change in the intrinsic character of the site due to the proposal	21
2.5	Potential change in the existing and future intrinsic character of the surrounding context	21
2.6	Visual sensitivity	22
2.7	Overall extent of visual effects	24
3.0	Visual impact assessment	25
3.1	Physical absorption capacity	25
3.2	Compatibility with the character of the site	25
3.3	Compatibility with the character of the surroundings	25
3.4	Response of the proposal against the visual opportunities and constraints of the site	25
3.5	Overall extent of visual impacts	29
4.0	Management principles	30
5.0	Conclusion	31
Appendix A: Photographic Plates		32
Appendix B: Address to relevant parts of the Prospect Hill CMP		40
Appendix C: Curriculum Vitae		46



1.0 Introduction

1.1 Purpose of this Report

I have been appointed by Gallagher Jeffs Consulting on behalf of the Applicant, Dexus Funds Management to undertake an independent assessment of the potential visual impacts of a Major Projects Application for a Master Plan for a potential Industrial Estate comprising a number of warehouse and distribution centres and ancillary offices across a 47 hectare site owned by Dexus in the Southern Employment Lands (SEL). The site is located at the existing southern terminus of Reconciliation Drive, Greystanes.

This Report is based on research on the existing documentation relevant to the application and a detailed field assessment that was undertaken on 24 February 2009.

1.2 The background

A Concept Plan was approved by the Minister in 2007 for the Greystanes SEL as a whole. The concept plan proposed buildings heights up to 15m which has been reflected in the approval conditions for it. The proposal was by Boral.

The Applicant is now proposing a new Master Plan which proposes building heights of a small number of buildings of up to 40m and some buildings of up to 25m height. There would be some buildings of 15m height also proposed in the Master Plan.

The site for the proposal is a large portion of the former Boral Prospect Quarry which is in the form of an excavated pit and is confined by up to 60m high residual quarry walls along its periphery.

The Prospect Hill Area is directly adjacent to the subject site to the north east. It is classified as a State Heritage Register item and has the statutory protection of NSW Heritage Council under the provisions of the NSW Heritage Act. The southern part of the Prospect Hill SHR area forms the northern part of the eastern rim of the former Boral quarry site, adjacent to the developing suburb of Nelsons Ridge. This is proposed to be incorporated into more extensive open space land and landscaped consistent with its natural and both indigenous and non-indigenous heritage values.

The Prospect Hill area was placed on the SHR Register in October 2003. A Conservation Management Plan (CMP) that was a requirement of the SHR listing, which further expands on the significance of the area and provides appropriate conservation policies for its protection has been prepared by Conybeare Morrison, completed in November, 2005. A Heritage Landscape Study arising from the recommendations of the CMP was carried out in November, 2007 and a Draft Interpretation Plan, prepared by MUSEscape and others was completed in March, 2009. A specific analysis of the visual exposure to and visual effects of the proposed development in relation to the Prospect Hill SHR area and policies in the CMP and Heritage Landscape Study is integral to the structure of the assessment in this report.

The subject site is located within the immediate context of industrial developments along Reconciliation Drive, Butu Wargun Drive, Foundation Place and Picrite Close, to the north of the site. To the west of the site is elevated Sydney Water land, which forms part of the adjacent periphery of the Prospect Reservoir reserve. To the east of the site is a ridge which follows the boundary of the existing excavated pit (the site). To the east of this ridge and its foothill is the Nelsons Ridge residential development.



1.3 Documents consulted

I had the opportunity to peruse the following documents and drawings for the preparation of this report;

1. Drawing DX_G_MP08.02, Revision E, Overall Elevations and Proposed Building Heights, prepared by TDESIGN Pty Ltd, dated 29 May 2009.
2. Drawing DX_G_MP08.04, Revision D, Elevations Lot A, Large Warehouse and Distribution Centres, prepared by TDESIGN Pty Ltd, dated 6 April 2009.
3. Drawing DX_G_MP08.12, Revision B, Aerial Views, prepared by TDESIGN, dated 6 April 2009.
4. Drawing MP-15, Building Heights, prepared by Mackenzie Pronk Architects, dated 7 April 2009.
5. Drawing No. MP-28, Development Options Totals, prepared by Mackenzie Pronk Architects, dated 25 February 2009.
6. Drawing DX_G_MP08.01, Revision E Master Plan, prepared by TDESIGN, dated 10 March 2009.
7. Drawing MP-01, Master Plan, prepared by Mackenzie Pronk Architects, dated 10 February 2009.
8. Drawing SK-01, Section through Masterplan Proposal, prepared by Mackenzie Pronk Architects, dated 10 March 2009.
9. Drawing SK-10, Building Height Limit, prepared by Mackenzie Pronk Architects, dated 10 February 2009.
10. Drawing SK-11, Development Zones, prepared by Mackenzie Pronk Architects, dated 10 February 2009.
11. Sketches showing elevations of warehouses within the context of quarry walls, prepared by Mackenzie Pronk Architects.
12. Drawing SK-12, Possible lot subdivision plan, prepared by Mackenzie Pronk Architects, dated 10 February 2009.
13. Plan showing design contours, cadastral boundaries & As-Built Contours over Dexu Lands, prepared by Hard and Forester, dated 4 February 2009.
14. Prospect Hill State Heritage Register Listing, 01662, dated 16 October 2003.
15. Prospect Hill Conservation Management Plan, prepared by Conybeare Morrison, dated 18 October 2005.
16. Prospect Hill Heritage Landscape Study and Plan, prepared by the Government Architect's Office, NSW Department of Commerce, adopted by Holroyd Council on 1 April 2008.
17. Draft Heritage Interpretation Plan for Prospect Hill and the accompanying Concepts, prepared by MUSEcape Pty Ltd in association with X-Squared Design and David Beaver Landscape Architect, dated 29 March 2009.
18. Approval, Major Projects 06-0181, Greystanes Southern Employment Lands, dated 20 July, 2007.
19. Nelsons Ridge Master Plan, (Source: [http://www.nelsonsridge.com.au/llweb/nelsonsridge/main.nsf/images/pdf_masterplan_w_num.pdf/\\$file/pdf_masterplan_w_num.pdf](http://www.nelsonsridge.com.au/llweb/nelsonsridge/main.nsf/images/pdf_masterplan_w_num.pdf/$file/pdf_masterplan_w_num.pdf)).



1.4 Methodology

The methodology for this assessment consists of five main steps as briefly described below.

The first part of the method consists of an objective analysis of the visual effects of the proposal. The analytical section of the report is intended to identify and document the objective visual effects which will occur as a result of construction of the proposed development and also the relative size or magnitude of those effects (what effects and how much).

The analytical part of the report begins with a documentation of the existing visual context of the subject site and the characteristics of the proposed development. This is followed by an analysis of the area in which the proposal would be visible (its visual catchment) and the factors which condition its visibility. An analysis is then made of the extent of visual change that would occur in the catchment as a result of the construction of the development. Change is considered in relation first to the site itself and secondly to the surrounding context. Finally, an analysis of the factors which either increase or decrease a viewer's sensitivity to the potential change to the site and locality is made. A relevant consideration in regard to sensitivity is the proximity of the Southern Employment Lands to the Prospect Hill SHR area, some views from which were identified as being of exceptional national significance in the CMP and subject to specific policies for their conservation.

The second main component of the method comprises the visual impact assessment. It considers the appropriateness and impacts on scenic quality and landscape character and on specific views and items of significance by assessing the factors such as the physical absorption capacity and compatibility of the proposal with the character of the site and the surroundings and the overall response of the proposal to the visual opportunities and constraints of the site. The assessment component is also based on the objective analysis section of the report which provides the facts.

The assessment proceeds to identifying principles for the management of the visual resources of the site and its wider setting in the context of the opportunities and constraints presented by both the existing and future character of the site. It then analyses the range of proposed height control options for the subject land and recommends overall controls on the spatial arrangement of building form.

The report has the following components:

1. Explanation of the proposed development, its components and the background. (Section 1.5 of this report)
2. Visual effects analysis (Chapter 2 of this report)
 - a. Identification and description of the visual context of the site and the surroundings, and the visual resources (Section 2.1 and 2.2 of this report). This section also identifies the presence of heritage items in the visual context of the site in terms of their visibility and contribution to the relevant views and settings.
 - b. Analysis of specific visual exposure of the site and the proposal, including the identification and indication of the viewing places and direction of existing views into and out of the site. This section also considers the potential view loss effects of the proposal and the effect on views to and from the heritage items in the visual context of the site. (Sections 2.3 of this Report)
 - c. Analysis of the change in the intrinsic character of the site and relevant locality due to the proposed development (Section 2.4 and 2.5 of this Report).
 - d. Analysis of visual sensitivity, including general visual impacts and urban design issues and assessment with regard to the Prospect Hill SHR and CMP (Section 2.6 of this Report)



3. Visual impacts assessment (Chapter 3 of this Report)
 - a. Physical absorption capacity (Section 3.1 of this Report)
 - b. Compatibility with the character of the site (Section 3.2 of this Report)
 - c. Compatibility with the character of the surroundings including heritage items. (Section 3.3 of this Report)
 - d. Response of the proposal to the visual opportunities and constraints of the site, including the heritage issues identified in Section 2.7 above. (Section 3.4 of this Report)
4. Identification of the principles for the management of the visual resources related to the site and surroundings, including the constraints provided by heritage items and setting. (Chapter 4 of this Report)
5. Recommendations for the overall spatial arrangement and overall design guidelines (Chapter 5 of this Report)
6. Conclusion (Chapter 6 of this Report)

1.5 The proposed development

The Master Plan for the site proposes a number of warehouse and distribution centres, with ancillary offices, across the entire 47 hectare DEXUS estate which comprises part of the Greystanes Southern Employment Lands. The proposal is a major project to be determined by the Minister for Planning under Part 3A of the Environmental Planning and Assessment Act 1979. The Application is to amend the building height controls approved for the previous Concept Plan Application.

The proposed layout The proposed development is a totally new layout with different internal road network, landscaping and distribution of buildings in comparison with the approved Concept Plan Application by Boral. The preferred Option for the layout is the Master Plan Option, however, three alternative Options are also considered.

The Master Plan divides the site into three zones for large, medium and small warehouse developments with height of the buildings within the zones proposed to range from 10m to up to 40m depending on their function as office component, warehouse component and high bay warehouses respectively. The northernmost zone is called Zone A. The central zone is called Zone B and the southern zone is called Zone C.

The main roads layout within the Master Plan and other three Options is proposed to be the same. It consists of a main north-south road (future Reconciliation Drive) running along the western periphery of all the three zones. Bellevue Circuit is a main cross road to the future Reconciliation Drive and runs to the south of Zone A and then wraps around the eastern periphery of Zones B and C and again meets with future Reconciliation Drive at its southern end. Basalt Road is another main cross Road off the future Reconciliation Drive and runs between Zones B and C and meets Bellevue Circuit at the eastern end.

The internal private access ways and driveways vary in the Master Plan and in the three Options in relation to the spatial arrangement and the orientation of the individual buildings within each zone. The main and secondary roads would be landscaped with avenue plantings and the median strips would be landscaped as well. There would be external car parking spaces parallel to the internal roads.

The underlying concept of the distribution of the height and bulk is such that larger and taller buildings are proposed to be located in Zone A, moderate size and moderate height buildings are proposed in Zone B and smaller size and smaller height buildings in Zone C.



Car parking spaces for individual buildings are located off the internal roads in the Master Plan and the three alternative Options.

The potential heights The heights shown on the Building Heights Drawing (Drawing MP-15) for the Proposed Master Plan indicate that up to 40 metres high buildings are proposed in the northern and north eastern sector of the site. The building located in the north western sector of the site is proposed to be of a maximum height of only 25 m due to its very close location to the entrance to the site from Reconciliation Drive and its proximity to the adjacent industrial buildings on Butu Wargun Drive which back onto the site. The buildings within Zone B in the Master Plan are proposed to be of 25m height. The buildings within Zone C in the Master Plan are all proposed to be up to 15m.

The finished heights of the proposed up to 40m high buildings in the north eastern and northern sector of Zone A in the Master Plan Option are RL 100.00 and RL 102.34. The Applicants have gathered information on the finished heights of the existing industrial buildings located on Butu Wargun Drive which back onto the site. The three existing industrial buildings have a finished RL of 92.50, 98.34 and 100.00 in the order of their location from west to east respectively. Hence, it is noted that the finished heights of the proposed up to 40 m high buildings would not be significantly higher than the industrial buildings already located adjacent to the site.

The three Alternative Options have slight variations in the footprint, orientation and height distributions.



2.0 Visual effects analysis

2.1 The visual character of the site and the surroundings

The site for the proposal is a large portion of the former Boral Prospect Quarry which is in the form of an excavated pit and is confined by up to 60m high residual quarry walls along its periphery. The excavated nature of the site is largely due to the quarrying activities that have taken place in the past. A small part of the site, to the west of the future Reconciliation Drive is still under Boral ownership and would be developed in accordance with the approved Concept Plan.

The existing site is accessed via Reconciliation Drive which currently only extends up a small distance within the site. The site is 47 hectares in area and there are stabilising and levelling activities taking place at the present time. The current Major Projects approval for the site means, irrespective of the overall built form and details of specific buildings or groups of buildings, that the entire quarry will be transformed in character from the remnants of an excavated quarry pit into an industrial landscape.

The site surroundings include part of the Cumberland Plain shale landscape, however the site which is formerly part of Mt Prospect is an isolated igneous feature, composed of a formerly approximately circular dolerite outcrop, remnants of which rise in the vicinity to approximately 117m ASL.

The Prospect Hill area that is classified as a State Heritage Register item has the statutory protection of NSW Heritage Council under the provisions of the NSW Heritage Act. The southern part of the Prospect Hill SHR area forms the northern part of the eastern rim of the former Boral quarry site, adjacent to the developing suburb of Nelsons Ridge. This is proposed to be incorporated into more extensive open space land and landscaped consistent with its natural and both indigenous and non-indigenous heritage values.

The subject site is located within the immediate context of industrial development along Reconciliation Drive, Butu Wargun Drive, Foundation Place and Picrite Close, to the north of the site. Some of the industrial developments on Butu Wargun Drive are located within a former extraction site, similar to the characteristics of the subject site. The industrial buildings in the vicinity of the site have large footprints and bulk and appear to be up to approximately 12-20m in height above ground. Part of Butu Wargun Drive is under construction and closed to public access. It would in future connect to Greystanes Road to the west and run along the periphery of the northern sector of the Nelsons Ridge residential development.

To the west of the site is elevated Sydney Water Land, which forms part of the adjacent periphery of the Prospect Reservoir reserve. There are two elevated water tanks and a roofed reservoir located at the edge of the Sydney Water land. These tanks are visible from within the site and from some external viewing locations within the wider visual catchment, including some locations within the Nelsons Ridge residential development. This land is densely vegetated with native and introduced vegetation. There is an access off Reservoir Road to the Prospect Reservoir recreation areas. This Prospect Reservoir access road has an historic avenue planting of Hoop Pines along the road that is locally prominent. There are views of the industrial buildings in the vicinity of the proposed entry to the site and of the upper quarry walls along the eastern periphery of the site from some locations along this road, including the curtilages of a number of individual heritage buildings in the Prospect Reservoir site.



To the east of the site is a ridge which follows the boundary of the existing excavated pit (the site) and appears to be partly composed of overburden from previous extractions. On the low side of the ridge is an area that is partly vegetated, with remnants of earlier cultural vegetation and grassland. Revegetation work on parts of the ridge was evident during our field assessment.

The ridge land is continuous with the Prospect Hill SHR land that extends further to the north and is part of a linear reserve system that links it to Mt Prospect proper near the site of St Bartholomew's church. To the east of this ridge and its foothill is the Nelsons Ridge residential development which is mostly constructed, however it appears that parts of it especially those closer to the ridge foot and on the side slopes are under construction/to be constructed. It includes a range of building types such as medium density, detached, attached and small lot residential developments.

The Nelsons Ridge Master Plan shows that the open space to the east of the development area is named Mar-rong Reserve which is an Aboriginal name for Prospect Hill. Mar-rong Reserve follows the remnant ridgeline and is continuous with the Prospect Hill SHR land which links to Prospect Hill further to the north. A future ridgeline walkway and lookouts are proposed along the ridge/Mar-rong Reserve. (I could not access this part of the ridge as part of my assessment as it was closed to public access).

The Nelsons Ridge development is confined by Greystanes Road to the east and the reserve that includes the ridge land referred to above to the west. The road pattern is partly grid like with limited roads running in a North-South direction and a number of cross streets running east-west. There are linear parks/open spaces off the streets and parallel with the main streets within the residential developments.

Parallel to the ridge and significantly lower than it runs Daruga Avenue which is only partly constructed at this stage. It separates the residential development from the open space associated with the foothill of the ridge, which is partly being revegetated at present. The typical building orientation within this residential development is towards the street and open spaces. The ridge is the horizon of the view in the westerly direction for views from the entire suburb. The land within this residential development keeps on gently falling in both north and south directions for some distance from the ridge reserve. The taller building forms are located in the northern sector of the residential area and the ridge relative to these taller developments and between the development area and the subject site it at its tallest in this area.

The ridge mentioned above runs continuously to the south of the site as well. The elevated land associated with the Sydney Water Prospect Reservoir Reserve extends along the total periphery of the site from northwest to south-southwest. There is a very narrow opening between the eastern ridge and the Sydney Water land which is to the south of the site, through which are views of the large industrial developments within the Fairfield/Wetherill Park locality. This view is identified in the CMP for the Prospect Hill SHR site. The gap is crossed by part of the former water canal and bicycle path. There is no visibility into the site from this location.



Photographic Plate 1: Looking northeast from the intersection of Daruga Avenue and Bunnai Road. The residential development of Nelson Ridge is seen in the foreground. This development is located to the east of the site and is physically and visually separated by an open space reserve and vegetated ridge.



Photographic Plate 2: Looking southeast from the intersection of Daruga Avenue and Bunnai Road, Nelsons Ridge.



Photographic Plate 3: Looking south along Daruga Avenue, from the intersection of Daruga Avenue and Bunnai Road. The access to the open space and the ridge to the west of Daruga Avenue is presently closed to public access.



Photographic Plate 4: 107 Daruga Avenue, located at the intersection of Daruga Avenue and Bobbina Avenue. The view in the west direction toward the site from the properties on Daruga Avenue and the locality is blocked by the open space and the ridge.



Photographic Plate 5: Example of an industrial building facade located along Reconciliation Drive, looking south



Photographic Plate 6: Example of other industrial buildings located along Reconciliation Drive.



Photographic Plate 7: Example of industrial building located on Butu Wargun Drive



Photographic Plate 8: Photograph showing a former cut and the industrial buildings on Butu Wargun Drive located within the cut. This cut is in part of the remnant ridge from the Prospect Hill area that is of State Heritage Significance.

No visibility of the site and the proposed development M4, Great Western Highway and Reservoir Road

Axial view of the site down Reconciliation Drive

Negligible visibility from Greystanes Road

High visibility from upper level George Moulder Picnic Area near Sydney Water Tanks (currently closed to public access)

Negligible visibility from Nelsons Ridge residential development

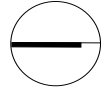
Moderate to high visibility from future ridgeline walkway and lookouts

No visibility from Gipps Road, Munro Street and Hyland Road

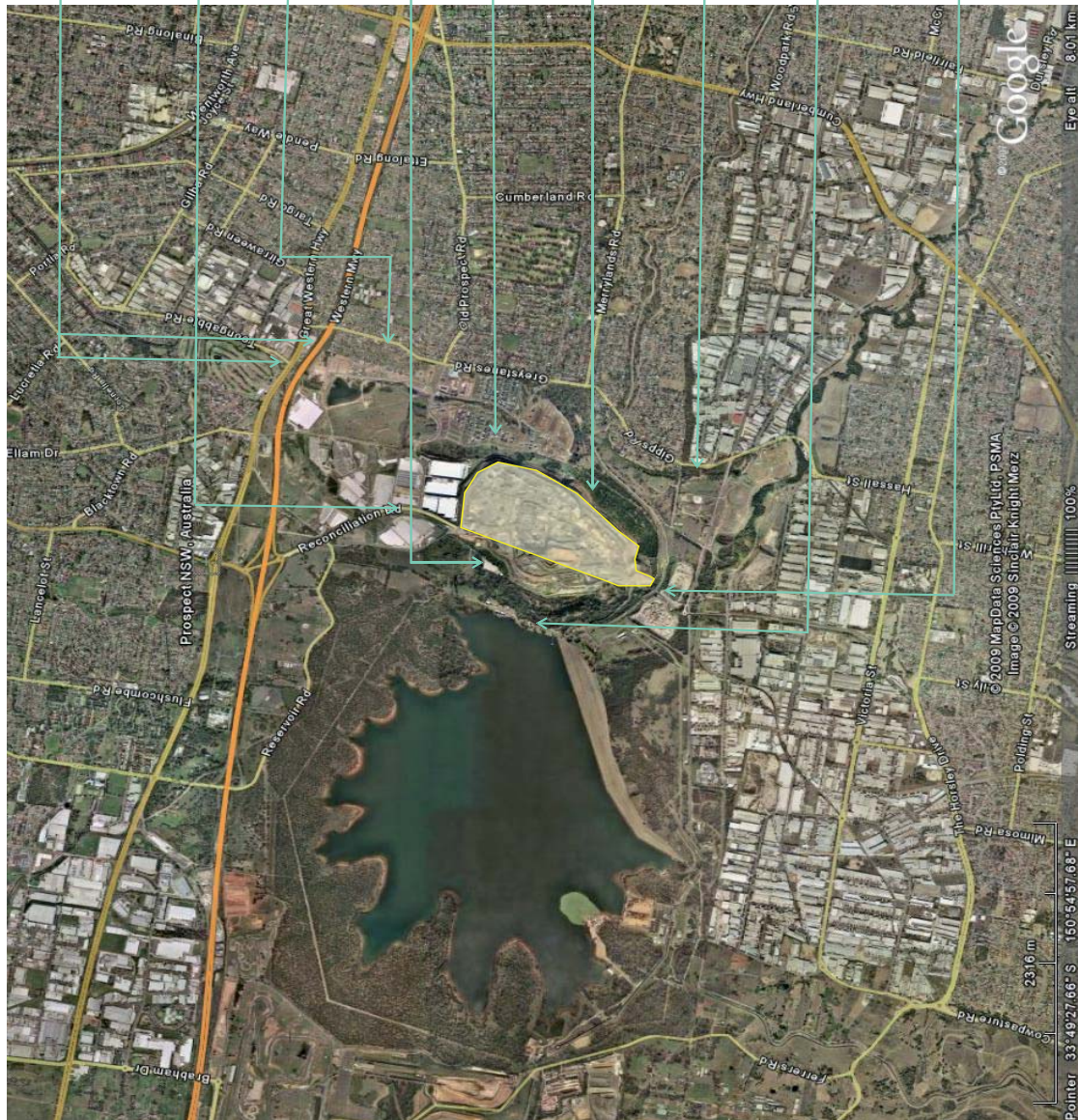
No visibility from Prospect Reservoir and lower level George Moulder Picnic Area. Moderate visibility from some locations on the road to Prospect Reservoir recreation areas

No visibility from canal and bicycle path

Map 1: Regional context and potential visibility of the site



Not to Scale





2.2 Visual resources of the site and its context

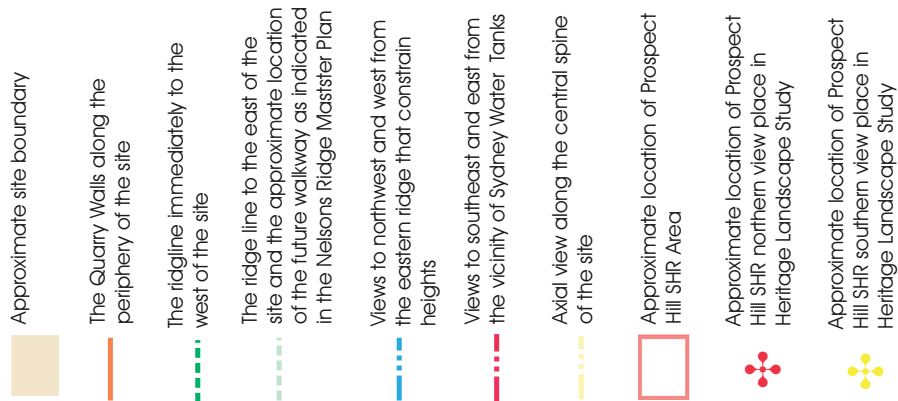
The primary visual resources of the site when seen from the surrounding landscapes are the bounding ridges and the remnant native and cultural vegetation. In most views toward the site, there is no evidence either of any change to the landform or the removal of vegetation on the subject land prior to hard rock extraction. Likewise, there is no visibility of the effects of the extraction of this part of Mt Prospect.

The internal visual resources are considered to be the remnant quarry walls which run along the periphery of the site and provide a physically and visually confined nature to the site. The western wall is more varied and complex in final form, with some large stepped batters toward the top. The eastern wall is of lesser complexity and interest and the interface with the ridge above is more abrupt. The floor of the quarry is to be converted into a flat plane of no scenic significance other than as a foil to the near vertical cliff-like quarry walls.

The visual resources of the immediate surroundings include the ridge and Reserve that separates the site from the Nelsons Ridge residential development to the east. This Reserve runs all along the eastern periphery of the site and is considered to be a significant visual resource. The part of the Reserve which runs along the eastern periphery of the site is presently closed to public access. A future walkway and lookouts along this walkway in the Reserve will complement and make use of the existing and future visual resources of the surrounding context of the site. Existing resources include the far walls and vegetated ridge of the Sydney Water land and limited oblique distant views available across the former quarry, particularly to the south western suburbs such as Fairfield and Wetherill Park and of part of the cultural and natural landscapes of the Prospect Reservoir to the northwest.

The western face of the former side slopes of Mt Prospect above and behind the Prospect Reservoir is a significant visual resource to a very wide sub-regional catchment to the west and south west, where in some cases it can be seen across the backed up waters of the Reservoir or as a horizon feature. It also forms the most significant landform feature in closer views from the south eastern direction.

The Prospect Reservoir Reserve immediately to the west of the quarry, including the George Maunder upper level recreation areas where the water tanks are located, is also considered to be a significant visual resource of the surroundings of the site. This recreation area is presently closed to public access. Views back from the Prospect Reservoir Reserve equally make use of the resources represented by the quarry walls, however because of the topography of the eastern wall, the ridge top reserve and vegetation and the battered top of the quarry adjacent is of lower scenic significance as a visual resource than the western wall when it is seen from the east.



Map 2: Visual resources and views that constrain building heights



Not to Scale





2.3 Visual exposure of the site and the proposal

The eastern and western bounding ridges that contain the former quarry and the remnant indigenous and cultural vegetation block views toward the site from virtually all directions. Despite the local and regional prominence of Mt Prospect, which is both a current and a historical landmark, as emphasised in the SHR listing and CMP, the subject site is virtually invisible.

There is a very narrow potential corridor of view that faces southeast toward the very extensive Fairfield/Wetherill Park industrial area from which a narrow axial view of a small part of the site could be possible. The view of the proposed envelopes of future buildings on the site looking back from this area would be minimal. It is considered that the potential visibility and visual impacts relative to this view direction are essentially unconstrained by the building heights of the proposal.

The nearby context for views of the site is confined to short range views from the adjacent industrial area, Reconciliation Drive in the immediate vicinity and existing or future open space on the margins of the site to the east and west.

Visual exposure to the east and northeast

Views from the Nelson Ridge residential area

The eastern ridge of the former quarry pit forms the horizon of the view in the west direction for most of the views from the public and private domain within Nelsons Ridge residential development. Because the viewing angles are all upward from the Nelsons Ridge residential area and immediately adjacent earlier suburb to the west, there are no views of the site itself. This is true for all of the private domain viewing locations within Nelsons Ridge residential area and all of the public domain that is within the residential precinct, comprised of roads and linear parks and open spaces. There is no visibility of the site from Daruga Avenue and the unmade section of Butu Wargun Drive. There is potential for views of the site only from the future reserve on the western edge of the precinct.

There are some viewing locations such as from Watkin Tench Parade, about 150m west of its intersection with Greystanes Road, in which the water tanks within the Sydney Water land/Prospect Reservoir and the crowns of some vegetation associated with the ridges near the reservoirs were visible. There are similar views from the corner of Lawson Avenue and Silverthorne Drive. There are small windows of viewing opportunities from Greystanes Road looking approximately along the alignment of Watkin Tench Parade and the nearby parkland parallel to it, from which some similar views in the direction of the site are possible. These views are across a view corridor through a "saddle" in the ridge which has no existing tree vegetation. The nearest cross street to it is Silverthorne Drive. The saddle is immediately to the north of the feature known as One Tree Hill in the future ridge top reserve.

There are no views of the site itself however, even from these locations, and it is considered that the buildings of up to 40m high proposed in the Master Plan and alternative Options 1 and 3 would not be likely to be visible from here. There is a possibility that a part of the 40m high building in Zone B proposed in the alternative Option 2 may be visible from these locations, however, it would not block views of the horizon beyond.

Viewed from the Sydney Water land in the vicinity of the upper George Maunder Picnic Area (presently closed to the public), part of Greystanes Road can be seen over the saddle identified above and down the same view corridor. This appears to be the only location which could provide views of buildings on the site from the residential area or in which they could be seen above the horizon formed by the eastern ridge, but this depends both on their height and the future landscape treatment of the ridge and the saddle land.



To answer the question objectively we asked the architects for the scheme to prepare sections through the site along the relevant view line, showing the height and locations of the proposed building envelopes in Option 2. The section prepared by the Architects indicated that a 40m high building located near the eastern edge in Zone B in Option 2 will not be visible from the residential area of Nelsons Ridge. The view lines from the Nelsons Ridge residential area are from places significantly lower than the lip of the quarry at the ridge and are therefore at an upward angle. It is evident from the sections that the buildings would not be visible in those views. The building will be about 4m higher than the relative level of the ridge on the nominated view line, however. Hence, this building could rise above the eye level of a viewer in the future ridge reserve land in the vicinity of the section line and has the potential to block some views to the west and northwest from the future walkway, depending on its precise location and RL.

In summary, I consider that there are no constraints in terms of visibility as regards proposed changed building height that exist with regard to the residential context of Nelsons Ridge. There is potential for significantly greater building heights as shown in the proposed Master Plan and alternative Options than as agreed to by Boral and as shown in the existing plans.

Future walkway within Mar-rong Reserve

Parts of the site and the proposal would be visible from the future ridgeline walkway and lookouts along the Mar-rong Reserve. The 40m high buildings would form part of the foreground of some of the views based on the proposed distribution of the height limits for the site in the Master Plan and three alternative Options. Given that the view toward these buildings is predominantly north westward from most of the potential future reserve lookout locations, the background is predominantly of existing industrial buildings which spring from significantly higher ground levels. The finished height of the taller buildings in Zone A would be similar in RL to the existing industrial buildings in the background and therefore the height of the roofscape visible from the reserve would be somewhat continuous.

The proposed building height limits would not cause the loss of any views toward the western ridge and the hillsides above and to the south of the Prospect Reservoir, the water or views further toward the Blue Mountains.

A different issue applies to the building envelope proposed in the north west of Zone A adjacent to Reconciliation Drive. The proximity, height and massing of buildings of up to 40m in height on this site would not have any amenity impact on the future open space area but may cause loss of views to part of the scenic backdrop of the view, in particular of the upper western wall of the quarry batters, the ridge behind and the Sydney Water Prospect Reservoir land both immediately to the north west and more distantly. This potential effect has been considered and an up to 25m high building is proposed on the northwest Lot in the Master Plan and alternative Options 1 and 2 so as to remove this possibility.

Visibility from the Prospect Hill SHR area

The southern part of the Prospect Hill SHR area forms the northern part of the eastern rim of the former Boral quarry site, adjacent to the developing suburb of Nelsons Ridge. There are views of parts of the entire site from here, but only close views to the northern and western sectors of the site. The potential buildings located in Zone A would be visible from here in particular. Buildings within Zones B and C would be partly screened by the presence of the buildings in Zone A.



We asked the architects for the project to prepare sections in the northwest view direction from the potential future ridge top reserve that is part of the Prospect Hill SHR area, through this envelope, which indicated that a 40m high building could have a significant view impact. On the basis of this potential impact among others, we recommended the best option to be a building of 25m maximum on the north western lot in Zone A. The building envelopes up to 25m high proposed in the north west corner of the site would not block the scenic views across the Sydney Water land in the direction of the western quarry walls, Prospect Reservoir, its access road, heritage items and the landscape beyond, in views toward the north west from the ridge top reserve and lookouts.

This recommendation is in line with the CMP policies in regard to views, has now been incorporated within the Master Plan Option and Alternative Options 1 and 2 and a 25m high building is proposed on the north western Lot in each case, which would retain the existing views to and from Prospect Hill, including all of those that are shown on Figures 3.6 and 6.2 of the CMP.

The Prospect Hill Heritage Landscape Study and Plan identifies a view line from Prospect Hill in the westerly direction that is to be protected by any future developments that occur in its surrounding context. The view is represented by a Map and Photograph 2 on Page 32 of that Study Document. The significance of the view was identified in the CMP in regard to the area designated Zone 2 along with specific elements of the view. The view contains other heritage items within the Sydney Water Prospect Reservoir land, such as the Bunya Pine avenue on the entrance road, former "Veteran Hall" and Lawson's house. The effect on this view has been specifically considered in framing the strategies for building heights in this report. The proposed development will not affect this view line or the visibility or specific items that are identified on the views from Prospect Hill.

The proposed development will not have any adverse effects on the views to and from the entry points, lookouts and observation points indicated in the Draft Heritage Interpretation Plan for Prospect Hill.

Visual exposure to the south-southeast

There is no visibility of the site from roads to the southeast such as from Munro Street and Hyland Road or from the canal and bicycle path running along the southern and part of the eastern periphery of the vegetated ridge. However, there is potential visibility of the western edge of the Dexu site from the narrow opening between the ridge at the extreme south western tip of the site. This western spine would be visible from a very small section of the bicycle pathway and at a very considerable distance from the industrial context in the Fairfield/Wetherill Park Industrial Estate. The former appears likely to be significantly altered in future infrastructure and access works and will be likely to be obscured by future landscape works, while the latter is not considered to be a significant constraint.

Visual exposure to the west, southwest and northwest

The site is visible from the upper level George Maunder Picnic Area within the Prospect Reservoir site. This upper level recreation area is presently closed to public access. The full extent of the site is visible from the vicinity of the two elevated water tanks and a roofed reservoir tank on the ridge that is on the northwest side of the site. It is not visible from Reservoir Road.

Parts of the quarry walls are visible from some locations along the road to the Prospect Reservoir Recreation Areas. The quarry walls and the ridge beyond are seen forming the background of the view and there are industrial buildings on Reconciliation Drive, Butu Wargun Drive and Foundation Place visible in the middle ground of the view, but subordinate in height to the ridge behind. The upper parts of 40m high proposed buildings on the site in the north west part of Zone A have the



potential to be visible from these locations and may rise up to the level of the ridge line horizon along which future walking tracks and lookouts are proposed by the Council. This potential effect has been taken into consideration and The Master Plan and alternative Options 1 and 2 propose an upto 25m high building in the northwest Lot.

Part of the ridge that is visible in these views is the Prospect Hill SHR land. It is also continuous with other existing and potential future reserve land on the margins of the quarry pit that is visually indistinguishable from it. The CMP for Prospect Hill refers to policies to retain and enhance the visual significance of the ridge and this is therefore a significant constraint on proposed building height limits where there is potential for buildings to conflict with this policy.

I consider that the Master Plan and the alternative Options 1 and 2 address this issue and that the views of the ridgeline from locations to the southwest to northwest would be retained due to the proposed limited numbers of tall buildings and their considered distribution within the site, which has now also been informed by the closer consideration of visual impacts in this assessment.

With the exception of these locations, there is no visibility of the site from the remainder of the Sydney Water Prospect Reservoir land.

Visibility from the north

There is visibility of the site from a small section of Reconciliation Drive in the vicinity of its intersections with Butu Wargun Drive and Foundation Place.

I consider that there would be an acceptable transition to the subject land provided that the building envelope in the northwest corner of Zone A is constrained by a maximum height of 25m, subject to future modelling to reduce its bulk to the street and variation in height.

There will be visibility of the site from the industrial buildings backing the site on Butu Wargun Drive and down some of the access ways between and among them that are orientated generally to the south. The latter is not considered to be a significant constraint on future building heights on the site.





2.4 Potential change in the intrinsic character of the site due to the proposal

The predominant views available to the public from the visual catchment including the presence of Prospect Hill as a landmark feature of heritage significance would be unchanged by the proposal. The highest quality visual, scenic and cultural resources of the locality and the sub-region would not be affected.

The existing character of the site itself is industrial in nature and is in the form of an excavated pit due to the former quarrying activities. Other than the quarry walls there are no visual features on the site worthy of retention or protection for their own sake. However, there is cultural and associative heritage value in the remnant upper walls and vegetated ridges as acknowledged in the SHR listing and CMP. None of these would be significantly changed in any physical sense, or visually obscured by the proposal.

The proposal would substantially change the existing character of the site; however that outcome is the reasonable expectation of the approved Concept Plan and is closely compatible with the surrounding industrial setting. In the sense that it would still appear to be an appropriate adaptive reuse of an existing and historically significant industrial site, the overall conversion of the site to a different character from that which is envisaged by the approved plans is considered to be acceptable. I consider that the presence of a number of large to very large buildings on the site in an appropriate setting with adequate circulation space, landscaping and high quality design would make at the least a neutral and at best a positive contribution to the existing character of the site.

The proposal is also responsive to the retention of the dominance of the margins of the site by the quarry walls and vegetated ridges and it retains and maintains the significant visual features and resources of the site appropriately.

2.5 Potential change in the existing and future intrinsic character of the surrounding context

The only relevant surrounding context of the site is the limited area from which there is visibility of parts of the site. There would not be any negative change in relation to the character of the industrial development to the north, northeast and northwest of the site along Reconciliation Drive, Butu Wargun Drive, Foundation Place, Picrite Place and Reservoir Road. The proposal would positively respond to the industrial character of this surrounding context due to its potential high quality design.

It is not considered that the proposal would have any negative effect on the character of the Prospect Reservoir area to the west of the site due to the highly restricted visibility of the site from here generally. The potential visibility of the proposal from the upper level George Maunders recreation area would not result in any negative effect on the prime visual resources available to this viewing place. The taller buildings would have a compatible backdrop of other industrial buildings with rising to similar RLs, while the dominant ridge would remain the significant feature above and behind buildings of decreasing overall height. The potential building envelopes would not cause any potential view blocking effects of the background to the views, nor change the ability of a viewer to understand or interpret the heritage values.

It is considered that there would be no detectable effect on the intrinsic character of the Nelsons Ridge residential development beyond due to the nil to negligible visibility of the proposal from here.



It is not considered that the potential visibility of the proposal from the future walkway within Mar-rong Reserve would result in any significant negative change in its intrinsic visual character in the context of what is intended and approved in the Concept Plan. This is because the site may appear to be visually more attractive after the construction of the proposal compared to the existing appearance of the site and the potential buildings would not cause any potential view blocking effects on the views of the horizon and scenic features beyond.

It is also not considered that the proposed development would have any negative effect on the proposed expanded heritage curtilage of Prospect Hill mentioned in the CMP, albeit this has not been acted on. The proposal is responsive to the setting of this heritage item and views to and from it.

Overall, it is considered that the proposal would not cause any negative change to the intrinsic character of the surrounding visual context.

2.6 Visual sensitivity

Two related but somewhat separate aspects of visual sensitivity are addressed in this section of the assessment, ie. the overall visual effects and increased sensitivity on some grounds that arises from the heritage values of the Prospect Hill SHR Area.

The subject site is of overall low to moderate visual sensitivity but its sensitivity is increased by some aspects of the heritage significance of the adjacent SHR area.

The CMP for the Prospect Hill area contains an analysis of the application of the heritage criteria at Section 4.6, the place is accorded significance on Criterion A, B, C, D and F for non-indigenous heritage values both natural and cultural. It is important for the story it tells of cultural and natural history, association with the life and work of people or groups and for demonstrating the rare, aesthetic characteristics of a natural heritage item. This is also of landmark significance to present and past communities and can yield further information on our cultural and natural history.

The Statement of Cultural Significance follows in Section 4.7 at Pages 164-165. It summarises the aesthetic issue as:

Prospect Hill is of aesthetic significance as a significant topographic feature rising to a height of 117m above sea level providing expansive views across the Cumberland Plain. It is a key open space element in the landscape and provides important views of the Cumberland Plain, from Sydney City in the east to the Blue Mountains in the west.

Specific elements that are of significance, each given a grading and level of significance are shown in a table in Section 4.5 of the CMP. It is included with an analysis of the effects of the proposal at Appendix B of this report.

The proposal is confined to be seen by the following kinds of viewers from the external viewing locations;

1. Short-term views of parts of the site and the proposal from constantly moving positions for the large numbers of road users of Reconciliation Drive and the lesser numbers on the road to the Prospect Reservoir recreation areas (George Maunder recreation areas).
2. Long term views of the proposal primarily from small numbers of viewers in service areas of the commercial component of the industrial development located on the south side of Butu Wargun Drive, from fixed locations.



3. Long term future views for small numbers of viewers from fixed locations in the commercial component of the potential industrial development on the part of the quarry site under the ownership of Boral.
4. Medium to long term views from the future walkway within Mar-rong Reserve immediately to the east of the site for small numbers of viewers. These views could be both from constantly moving positions as well as fixed positions.
5. Medium to long term views of the site and parts of the proposed development from the Prospect Hill SHR area.
6. Medium to long term views from only the upper level George Maunders Recreation Area in the vicinity of Sydney Water reticulation tanks for small numbers of viewers. This recreation area is closed to public access at present. It may return to public use in the future. These views could be both from constantly moving positions as well as fixed positions.

Sensitivity relates to the number of viewers who would be likely to see the site and their likely expectations for visual quality and the interpretation of heritage items of aesthetic significance. It is usually considered that a visual impact on a sensitive 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 overall visual sensitivity of the site was judged in summary to be low on a scale of negligible, minor, low, moderate and high. The reasons for the assessment, matters that both increase and decrease sensitivity, are summarised below:

1. The proposal would be seen in the context of the industrial developments to the north and north east of the site from all of the viewing locations referred to in Points 1-5 above.
2. The proposal is not visible from any high use roads, tourist routes or existing open spaces that have public use, decreasing its sensitivity.
3. The proposal has nil to negligible visibility from the existing public domain of the Nelsons Ridge residential development as well as the residences within this development, decreasing sensitivity.
4. The proposal would be seen from part of the surrounding industrial context of the site but this is not considered to be a visually sensitivity viewing location.
5. The upper level George Maunders recreation area from which there are views of the site is presently closed to public access. It appears to have had significant use in the past, increasing its sensitivity if use is re-established. The lower level recreation area provides greater scenic amenity views of the Prospect Reservoir and its associated vegetation.
6. The proposal would be visible from the future walkway and lookouts within Mar-rong Reserve to the east of the site. It will be seen within the context of the other industrial developments in the vicinity of the site and may appear to be visually more attractive to some compared to the existing appearance of the site.
7. The highly restricted visibility from the south is not considered to increase sensitivity. The visibility would be further diminished by the potential future access ways, road patterns and landscaping.
8. There is moderate visibility of parts of the site, particularly the north and north western sector of the site from part of the Prospect Hill SHR area which is a proposed future reserve, which



increases the intrinsic sensitivity of that area; however viewer numbers are likely to be small. The proposal would not affect the access to views from Prospect Hill in the west-northwest directions or views from the west to the northeast toward Prospect Hill.

9. A view from part of the southern part of the Prospect Hill SHR area to the quarry in the CMP (Zone 4, Figure 3.77, Section 4.5 at Page 158-159) is rated as of exceptional national aesthetic significance, emphasising the high sensitivity of this location and the view.
10. This significance was not considered to be an impediment to the Concept Plan approval for the change of use of the quarry to employment land. The approved Concept Plan provides certainty that the overall built form and character of the views is intended to be transformed from that of the residual quarry pit to that of an industrial landscape. Given this expectation, viewers would be expected to be less sensitive to variations in the heights and distributions of buildings than to the approved change in the character of the setting.
11. The critical factors of significance in regard to the quarry that are identified as of significance in the views from the SHR land are therefore reasonably interpreted in the context of the Concept Plan approval and intended future of the quarry to be the residual evidence of the quarry and the activity of creating it, ie. the walls, benches and batters, views of which would not be significantly affected by the distribution of building heights that is proposed.
12. The sensitivity emphasised by the CMP for the SHR Area has been recognised in the strategies for future building heights, which ensure that there is no diminution in views of the views, vistas and views to specific heritage items that are identified in the document.

2.7 Overall extent of visual effects

On the basis of the visual effects analysis presented above at sections 2.1 to 2.6, it is considered that there would be low to moderate visual effects of the proposal both on the existing and future surrounding context.



3.0 Visual impact assessment

3.1 Physical absorption capacity

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed development. PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

The site and the surrounding context generally offer a high physical absorption capacity for the proposal. This is due to the excavated character of the site and its confinement by the quarry walls, presence of ridges both along the eastern and western periphery of the site and the presence of existing and proposed future vegetation and the nature and the topography of the surrounding land uses.

3.2 Compatibility with the character of the site

The proposal has high compatibility with the existing and future character of the site. The existing character of the site is industrial and the proposal would result in industrial and employment use of the site as is intended by the approved Concept Plan. The change in character is anticipated by the existing consents. The amended building heights would also be compatible with the intended future character of the site.

3.3 Compatibility with the character of the surroundings

The proposal will have moderate to high compatibility with the existing and future character of the local and the sub-regional context. It will be present within the context of large scale industrial developments to the north, northeast, northwest, south and southwest. The proposed changes in building heights are considered to be compatible with the existing and future context of the locality and the surroundings.

Considered in relation to the specific policies in the CMP for the Prospect Hill SHR Area (see the policies and an assessment of the proposal against those policies in Appendix B to this report), the proposed building heights are also considered to be compatible with those policies.

3.4 Response of the proposal against the visual opportunities and constraints of the site

Visual opportunities and constraints

As is the case in regard to sensitivity, there are general opportunities and constraints to consider, as well as those presented by the adjacent SHR area. Opportunities, constraints and issues arising from the significance of the SHR area are found in Section 5.2 at Page 167 of the CMP.



In summary, in relation to views, the constraints identified are the need to maintain views toward the Blue Mountains, The City of Sydney, Bella Vista Homestead, Prospect Reservoir, St Bartholemew's Church and former Veteran Hall (site). Of these, only views of the Reservoir and possibly the Veteran Hall site are relevant.

A second constraint is the general need not to compromise the outstanding aesthetic significance of Prospect Hill, its setting, vistas and elements as analysed in Appendix B of this report, including the need to protect or enhance links with green corridors and potential open space lands.

Below I summarise the visual opportunities and constraints of the site for the proposed amended building heights against both. In my opinion, there are overall low constraints to the proposal, other than in Zone A and the eastern side of Zone B.

The area closest to existing industrial development in the north west sector of the site has the potential for taller buildings but is considered to be constrained to a potential building height of a maximum of 25m. This is because it is adjacent to and forming an important entry feature at the site entrance, is directly adjacent to Reconciliation Drive and needs to establish an appropriate transitional height relative to adjacent industrial buildings, particularly those on Butu Wargun Drive.

A 40m high building in this location also has the potential to cause view blocking in the views from the Prospect Reservoir access road and the curtilages of some heritage buildings on that road, looking south east toward the quarry walls and ridge top reserve, part of which is the Prospect Hill SHR land. This also constrains building height.

It is possible that the taller building in that general location may also cause blocking of views to the north west from parts of the Prospect Hill SHR land and the future ridgeline reserve, tracks and lookouts on the east side of the site. This view line contains one of the only views of an extensive part of the setting of and the water of the Prospect Reservoir and its naturalistic setting. That view also contains identified heritage items and their curtilages which should be protected.

Positioning of 40m high buildings in the north and northeast sector of the site in Zone A is not a constraint in this regard.

Opportunities

1. There is high compatibility for the proposed use for the site and within the surrounding context.
2. The confined and excavated nature of the site and the topography of the site and the surroundings restrict the potential visual catchment and visual exposure of the proposal.
3. The deep cut and minimal external visual exposure of the site is an opportunity to create taller industrial buildings.
4. Taller buildings will have minimal visibility and impact on the local landscapes. Other industrial areas such as the Fairfield/Wetherill Park area, can be seen to have low capacity for taller structures.
5. There is no visibility of the site from main or local roads and it is not exposed to high numbers of viewers.
6. There are no views of the site from the residential area of Nelsons Ridge.
7. There is moderate scenic quality associated with views toward the site from the local and regional context. Development of the site as proposed will have no significant effects on this quality.



8. There is low scenic quality associated with the extracted part of the site itself, notwithstanding the heritage values attributed to the site. Development of the site as proposed will either be neutral or positive in outcome in scenic quality terms.
9. There is higher, but only moderate scenic quality of the residual landscape, upper batters and vegetated ridges of the site that is only visible from the margins of the site itself.
10. Development of the site as proposed will not detract from the higher scenic quality of these features provided that buildings do not dominate, or block or inappropriately contrast with the residual natural features.
11. There is an overall low visual sensitivity for both the public and private domain for the proposed use of the site.
12. There is high physical absorption capacity for the proposal.
13. The large area of the site provides a larger number of options for the proposed use in terms of internal road networks, distribution of buildings and their bulk and scale and landscaping.
14. Other than the adjacent industrial area, the visibility of the site and the proposal is limited to the upper level recreation area within the future reserves and those in the Prospect Reservoir land.

Constraints

1. Overall the level of constraints for the proposal is low.
2. There is moderate scenic quality associated with the reserves of Prospect Reservoir to the west and the future ridgeline walkway to the east. Retaining the scenic quality is a moderate constraint but one increased by the heritage significance of views from the SHR area and this location.
3. Views from the reserves around the edges and the expectation of retaining the view lines for both scenic and heritage reasons, both in the east and west directions are a constraint on building height.
4. The topography formed by the proposed buildings is a constraint on retaining significant views and high quality urban form.
5. The relevant urban design constraints such as architectural qualities, distribution of bulk, articulation, setbacks, landscaping, edge treatment and circulation are constraints of equal weight to that of building height.
6. The northwest sector of the site is more constrained due to:
 - a. the proximity to Reconciliation Drive;
 - b. the presence of lower industrial buildings behind it;
 - c. the impact on the axial views down Reconciliation Drive and from the adjacent Sydney Water land and the access road, heritage items (including Prospect Hill SHR area);
 - d. the potential impact on views from the eastern rim reserve in the Prospect Hill SHR land toward the scenic background of Prospect Reservoir when looking to the north west and toward the general vicinity of the Veterans Hall site;
 - e. the low intrinsic compatibility of a 40m high building with these factors of the context.



7. The site constrains building heights to 15m and up to 25m buildings in the north west sector (Zone A) and adjacent to the eastern ridge in Zone B due to the need to retain view lines from the future walkways to the northwest and west directions. The heritage significance of the viewing place and of some of the features of what is viewed increases the sensitivity issue and this increases the level of constraint.
8. There is a constraint to positioning a 40m high industrial building adjacent to the eastern quarry wall in Zone B as shown in alternative Option 2 and confirmed in the sections drawn on our request by Mackenzie Pronk Architects. It can form a significant foreground impact to the view when seen from the future ridgeline walkway and lookouts, is adjacent to a SHR item (Prospect Hill) and may block views across the existing quarry to the ridges and landscape beyond to the south west, west and northwest.

Assessment of the proposal against the potential visual opportunities and constraints

Based on the above analysis of the potential visual opportunities and constraints of the site, I now assess the response of the proposal to these. I find that the Master Plan and all the three alternative Options are generally responsive to the constraints identified above and at the same time utilize the opportunities that the site offer for its potential development.

Zone A The Master Plan and the three alternative Options are responsive to the constraint identified above for the northwest sector of the site. The Master Plan and Options 1 and 2 propose a building of height up to 25m in this sector of the site. Hence, this building would have a compatible relationship with Reconciliation Drive and the adjacent industrial buildings and at the same time would not cause view blocking effect on views from the future walkway to the northwest and west directions and from Sydney Water grounds to the northeast. In Option 3, the taller component of the building in the northwest sector is proposed to be located at a significant set back from Reconciliation Drive and Bellevue Circuit, as a result of which it would have substantially less negative effects.

The other buildings in the northern sector of the site (within potential Zone A) are also considered to be responsive to the constraints identified above.

Zone B The Master Plan and alternative Options 1 and 3 are considered to be positively responsive to the constraints identified above for the potential height distribution in Zone B. The proposed 15 and 25m high buildings are considered to be appropriate in Zone B in all these Options and do not result in any significant visual impacts. A component of a building 40m in height located adjacent to the eastern edge of the site in Zone B in alternative Option 2 is considered to have only moderate compatibility with the identified constraints above. This is because the 40m high building has the potential to block parts of the views to the west and northwest from a section of the future walkway along the eastern ridgeline. Hence Alternative Option 2 in Zone B is considered to result in low visual impacts on all of the visual catchment, with the exception only of part of the future ridge reserve land.

Zone C The building height distribution in Zone C in the Master Plan and all the three alternative Options is considered to be responsive to the constraints identified above and to be acceptable. The proposed building heights are 15m in the Master Plan Option, a mix of 15 and 25m in Alternative Options 1 and 2 and 25m in Alternative Option 3 in Zone C.

Considering the proposed distribution of heights in all the Zones generally and specifically in relation to the Prospect Hill SHR area, I consider that the Master Plan and alternative Option 1 are the most



compatible layouts. These options positively respond to the heritage significance of the Prospect Hill SHR and the requirement for the retention of views to and from this heritage item. A 40m high building close to the eastern edge of site in Zone B in alternative Option 2 and a 40m high building in the northwest sector of the site at a greater setback in Zone A in alternative Option 3 are slightly less compatible.

3.5 Overall extent of visual impacts

On the basis of the visual impacts assessment presented above at sections 3.1 to 3.4, it is considered that there would be low visual and heritage impacts of the proposed amended building height controls both on the existing and future surrounding context. The proposed amended height limits are considered to be acceptable.



4.0 Management principles

Strategy 1

Retain visual access to existing visual resources of the site

The perception of the full horizontal extent of the quarry walls should be retained and protected as part of the proposal for urban design and heritage reasons. Further stabilization of the quarry walls should be undertaken if necessary. I consider the Master Plan and the three alternative Options to be in line with this strategy.

Strategy 2

Retain views and view lines to the horizon beyond the development site in all directions

The spatial arrangement and building height distribution of the potential buildings should be such that the view lines from the surrounding context including the dominance of the ridges are maintained. The ridge lines are to remain the horizon of views where this is presently the case. Dominance of the ridges is to be maintained in views from reserves on the boundaries of the site in line with identified heritage constraints. Careful consideration should be given in placing individual 40m high buildings.

The 15m and 25m height buildings are not considered to have any potential effect on such view lines. 40m high building envelopes in the north east sector of the site are in line with this strategy also. A 40m high building in Zone B on the eastern margin of the site, such as in Option 2 is more constrained. I consider the Master Plan and the three alternative Options to be generally in line with this strategy, but Option 2 to be of lesser compatibility, due to the proposed 40m high building near the eastern edge in Zone B.

Strategy 3

Retain views to and from scenic and heritage sites beyond the development site in all directions.

The existing views to high scenic quality features are to be protected. Views subject to other strategies include retaining views of the quarry walls and ridge top features. Other views to the wider landscape that should be acknowledged and protected including oblique views to the southeast and northwest, looking from the future ridge top reserves adjacent to Nelsons Ridge. Views from Prospect Hill SHR area in the westerly direction and views from the west to Prospect Hill should be protected. The Master Plan is compatible with the strategy.

Strategy 4

Enhancement

The existing low intrinsic scenic quality of the site should be improved and enhanced by modulating building heights across the site to increase variety and interest and the amenity of internal spaces. The Master Plan is responsive to this strategy.

High quality design should be a feature of the infrastructure, public domain, individual industrial buildings, internal road layout and landscaping. While this is only a Project Application, the future Applications for the detailed designs of the development should incorporate this strategy within the design.



5.0 Conclusion

On the basis of the above assessment, I consider that the potential visual impacts of the proposed amended building height controls are low and that they are compatible with the intrinsic character of the site and the surroundings. The proposal responds positively to the visual resources of the site and the surroundings. The quarry walls along the periphery of the site provide high physical absorption capacity to the proposal. The visual exposure of the site is highly restricted. The view lines across the site from the future walkway along the ridge to northwest and west and from the west to northeast and east would be retained due to the general distribution of heights of the buildings in different layout options.

The proposed development is responsive to the requirement for protection of both general and specific views to and from the Prospect Hill SHR area. The number of and distribution of 40m high buildings in the Master Plan and alternative Option 1 have been proposed taking into consideration this requirement. The proposal does not have any negative effect on the heritage significance, curtilage and visual setting of the Prospect Hill SHR Area.

I consider that the proposed amendment to the height controls is worthy of approval on visual impacts grounds.



Appendix A: Photographic Plates

(Refer Map 3)



Photographic Plate 1: Looking west from in front of No. 107 Daruga Avenue toward the site. This is the typical view available to the residences along Daruga Avenue. The feature on the left is known as One Tree Hill.



Photographic Plate 2: Looking west from Watkin Tench Parade, about 150m west of its intersection with Greystanes Road. The Sydney Water Tanks and the canopies of the vegetation associated with the eastern edge of Prospect Reservoir are visible to the west and across the site. The site itself is not visible. The proposed 15m and 25m buildings would not be visible in this view. The proposed 40m high buildings in Zone A would not be visible. There is a possibility that the 40m high building proposed in Zone B in alternative Option 2 may be visible in this view.



Photographic Plate 3: Looking west from near the intersection of Lawson Road and Silverthorne Drive. The observation is similar to that for Photographic Plate 2. The view is through a saddle across a section of the ridge to the north of One Tree Hill, on which there is no significant vegetation.



Photographic Plate 4: Looking west from along Edward Drive in the vicinity of a community park. This is the typical view available from the open spaces within the Nelsons Ridge development, looking west. There is no visibility of the site and of the proposed amended buildings heights.



Photographic Plate 5: Looking west from in front of Nelsons Grove Retirement Village on Newport Street, Nelsons Ridge. There are no views of the site or future buildings as proposed.



Photographic Plate 6A: Looking southeast from near the Sydney Water Tanks within the upper level George Mounder Recreation Area in Prospect Reservoir grounds. The full extent of the site is visible. The proposed development would be highly visible. The recreation area is presently closed to public access and there are no views of the site from the lower level George Mounder Recreation Area which is used by public. Building heights as proposed would not obscure views to the upper quarry walls or ridge top reserve land.



Photographic Plate 6B: Looking northeast from near the Sydney Water Tanks within the upper level George Moulder Recreation Area in Prospect Reservoir grounds. The observation is similar to that for Plate 6A. The proposed development would be seen in the context of the adjacent industrial developments on Reconciliation Drive, Butu Wargun Drive and Foundation Place.



Photographic Plate 7A: Looking northeast from near the roofed reservoir within the upper level George Moulder Recreation Area in the Prospect Reservoir reserve. The observation is similar to that for Plate 6B. The proposed development would be seen in the context of the adjacent industrial developments on Reconciliation Drive, Butu Wargun Drive and Foundation Place. The proposed 40m high industrial building in Zone A have the potential to screen part of the views of the quarry walls below the ridge that is presently available from here.



Photographic Plate 7B: More detailed view looking southeast from near the roof top reservoir within the upper level George Mounder Recreation Area in Prospect Reservoir reserve. The observation is similar to that for Plate 6B. The “saddle” through which there is a view toward part of Greystanes Road, beyond Nelsons Ridge, is in the approximate centre of the photograph. A 40m high building adjacent to this in Zone B may rise above the ridge line in this view and be visible from the residential land beyond.



Photographic Plate 8: Looking south-southeast from in front of History Cottage on the road to the Prospect Reservoir Recreation Areas. There may be some visibility of the upper parts of the proposed 40m high buildings in Zone A. There would be highly filtered views of the remainder of the proposed development through the vegetation along Reconciliation Drive. The dominance of the ridge line and vegetation visible on the left of the photograph on the horizon would not be changed.



Photographic Plate 9: Looking south from Reconciliation Drive in the vicinity of its intersection with Butu Wargun Drive. There is an axial view down the site. There would not be any significant visibility of the proposed development from this location provided that the height of buildings in the north west part of Zone A are constrained to below 25m.



Photographic Plate 10: A focal view of the eastern/northeastern sector of the site from Butu Wargun Drive through the driveway of the industrial buildings. Parts of the industrial buildings proposed to be located in the northeast and eastern sectors of the site would be visible in this view.



Photographic Plate 11: A focal view of the northeastern sector of the site from Butu Wargun Drive through the driveway of the industrial buildings (Autonexus Drive). Parts of a 40m high industrial building proposed in the northeast sector of Zone A would be visible in this view.



Photographic Plate 12: Looking south-southeast from Butu Wargun Drive, near the closed part of the street, to the east of the industrial development. There are no views of the site from here.

Appendix B: Address to relevant parts of the Prospect Hill CMP

Significance Analysis of Elements of Prospect Hill from the CMP with Assessment of the Effects of the Proposal on Significance of the Elements

Zone	Grid Ref : (Fig 3.77)	Elements of significance	GRADING	LEVEL	EFFECT of the PROPOSAL
Zone 1	Stockland Corporation D8, E8 D9, D10 E9, E10	<p>Upper slope is covered by pasture improved grass, furrowed ground is indicative of past ploughing.</p> <p>North western corner are two large concrete tanks</p> <p>Large cutting (former quarry) filled with dumped material and weeds.</p> <p>Below this is very uneven disturbed ground.</p> <p>Looking east down the hill some of the original Prospect land grants of 1791 can be clearly made out. Significantly the whole of Lisk's 30 acres lies directly down the eastern slope under pasture</p> <p>Part of Parish's grant can be seen as the far south-eastern paddock. To the north-east Butler's 50 acres includes pasture land, the retention dam and the laboratory site of CSIRO. North of the laboratories, the motorway and highway encumber Nichols' 30 acres. On the western side of the creek the former driftway and the western edge of D'Arcy Wentworth's grant of 1819 can be partially seen.</p> <p>The view to the north beyond the highway is predominantly of suburbia, enhanced by a canopy of eucalypts. A little further to the north-east the fairways and vegetation of the Fox Hills Golf Course extends the natural quality of the middle ground view.</p> <p>View to the east is of Sydney CBD, Parramatta and Chatswood.</p>	<p>1. High</p> <p>2. Moderate</p> <p>3. High and intrusive</p> <p>4. Little</p> <p>5. High</p> <p>6. High</p> <p>7. Exceptional</p>	<p>1. National</p> <p>5. National</p> <p>6. Local</p> <p>7. State</p>	<p>No effect</p> <p>No effect</p> <p>No effect</p> <p>No effect. The proposal is not in the visual catchment described</p> <p>No effect</p> <p>No effect. The proposal is not within the view shed</p>

Zone 2	National Australia Bank Super Fund / Macquarie Goodman 9C 8C 8D	Remnant Pinus radiata; other introduced species and weeds. Few native species. Ground surface on the western slope is very disturbed. Road corridor south of Clunies Ross Street has been quarried. To the west there are views to the Blue Mountains across the neighbouring and partially screened Boral site. In the middle distance there are views of the remnant Bunya Pine avenue of William Lawson's former home, "Veteran Hall" now demolished, and Prospect Reservoir. To the north east there are views to Bella Vista homestead.	1. High 2. Moderate 3. Little 4. Intrusive 5. Exceptional 6. Exceptional 7. Exceptional	1. State 5. State 6. State 7. State	No effect No effect No effect No effect No effect. The building heights proposed will not cause view loss No effect. The building heights proposed will not cause any change to view availability in this direction. No effect on these views.
Zone 3	Boral C-D 8,7,6,5	1. The highest point of the eastern section of the Prospect landmass, known as Prospect landmark, later the Greystanes Trig, at 122 metres ASL, was about 40 metres to the west of the western zone boundary. It has been quarried and the crest no longer exists. 2. The north eastern section of this zone has also been quarried. 3. There are a few mature remnants of the Cumberland Plain woodland, notably Eucalyptus tereticornis and Angophora floribunda. 4. Plantation of Pinus radiata. 5. The view to the east includes Parramatta, and on clear days the Sydney CBD.	1. High 2. Moderate 3. Exceptional 4. Intrusive 5. Exceptional	1. National 3. National 5. State	No effect. No effect. No effect. No effect. The proposed buildings are not in this view direction.
Zone 4	Boral C-D 4,3,2	1. Grass 2. Several immature grey gums 3. Scatter of Pinus radiata in poor condition. 4. Contains plantings of the native (but not locally	1. Little 2. Moderate 3. Intrusive		No effect. No effect. No effect.

		indigenous) Moreton Bay Fig (<i>Ficus macrophylla</i>). These are plantings associated with former paddock boundary lines in the original Greystanes House property. They roughly line up with the plantings evident as part of the back garden of the homestead, an avenue planting along the original access road and some paddock plantings. 5. At the southern end of the SHR Area clear views are obtained of the Quarry to the west.	4. Exceptional 5. Exceptional	4. National 5. National	<p>No effect. The heights and locations of the proposed buildings will not have any effect on the existing views of these remnant elements.</p> <p>The quarry has been approved under the Concept Plan to be converted to an industrial development site. The floor and walls will therefore be significantly decreased in visibility. The upper ridges will remain as visible evidence of the character and fabric of the quarry. The strategies employed for determining the proposed building heights will preserve the ability to perceive and interpret all of these features of the heritage element. The significance of the item will not be compromised.</p>
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Policies Relevant to Setting and Curtilage derived from the CMP, with Assessment against the Proposed Building Heights Application.

The CMP notes in section 6.3.10 that historic and scenic views and vistas are intimately connected with Prospect Hill. These vistas were been assessed in the Physical Assessment and illustrated in Figure 6.1 and 6.2.

The CMP states that development within the Prospect Hill SHR Area (built or landscaped) should be sympathetic and visually sensitive to the significance of the Prospect Hill SHR Area (Figure 6.3 of the CMP).

Policies that are relevant to the issues of Setting and Curtilage in the CMP are reproduced below, with assessment against each of the effects of the proposed building heights on the SHR area.

Policy 75

Vigorously oppose any developments that might jeopardize the cultural and visual significance of the place or setting and seek to minimise any adverse impacts of such developments.

Assessment:

The strategies for future building heights proposed in this application have been specifically directed at minimizing any adverse impacts on the visual environment of the SHR area, the ability to view and interpret items identified as significant fabric and views to other heritage items identified in the CMP.

The building heights proposed will not result in diminution of the cultural and visual significance of the item.

Policy 76

Ensure that the various structures or fabric introduced within the SHR Area minimise visual intrusions, conform to a high standard of design and are based on a well considered system and design – this includes interpretation, signs, furniture, bins, light standards.

Assessment:

The proposal is not for any structures or fabric within the SHR area.

Policy 77

Explore opportunities to restore the historical, physical and visual link between the SHR Area and the entire remaining remnants of Prospect Hill.

Assessment:

The proposal is based on a close assessment of the need to maintain existing visual links between the SHR area and its setting and curtilage, as well as retaining existing views of other heritage items. The proposal for changed building heights will not have any significant negative effect on these linkages.

Policy 78

Protect the physical and visual curtilage to and from Prospect Hill SHR Area including the skyline.

Assessment:

The program of assessment of the application includes an assessment of the visual curtilage of the SHR area and proposes strategies to ensure that the building heights do not result in any diminution of the existing character of the curtilage or the skyline.

Policy 79

Streets and urban elements in proximity to the site should endeavour to enhance views and vistas to and from the Prospect Hill SHR Area.

Assessment:

The building heights have been proposed so that they are not visible from any of the streets in the adjacent residential area and do not conflict with the landmark significance of the Prospect Hill SHR area. They would therefore not be in conflict with any future desire to enhance views of the SHR area from streets and urban elements in the surrounding area.

Policy 80

Preserve views of remnant native species around the extent of Prospect Hill including the SHR Area.



Note from the CMP: The area of remnant native species connects with the eastern edge of Prospect Reservoir, part of Western Sydney Regional Parklands.

Assessment:

The proposal is derived from a strategy to preserve the views of the remnant native species when seen from any direction.

Policy 81

Retain views and vistas of key visual elements including Sydney CBD skyline, Bella Vista Homestead, Homebush Bay Olympic Park, Chatswood CBD, Parramatta CBD and Hurstville CBD from the north and east of the SHR Area (Figure 6.1).

Assessment:

The proposed building heights do not have any effect on the views of the key visual elements described.

Policy 82

Retain a natural landscape canopy on the western slopes of Prospect Hill SHR Area to retain views of broad expanses of Blue Mountains and Prospect Reservoir. Areas within a distant visual catchment create a background setting. Unsympathetic development in these areas will detract from the significance of Prospect Hill (Figure 6.1).

Assessment:

Not relevant to this application.

Policy 83

Retain a visual connection between historic and former historic properties such as Veteran Hall, Greystanes House and Bella Vista Homestead to reinforce previous historic relationships (Figure 6.1).

Assessment:

Strategies have been put in place to ensure that the existing visual linkages between heritage properties are not affected by the proposed building heights.

Policy 84

Development is to be sited so that the views of the ridgeline to and from vantage points

within Prospect and Greystanes are maintained.

Note from the CMP: This includes Darling Street Park, Bathurst Park, Old Prospect Road, west of Ettalong Road, Cumberland County Golf Club, Roberta Street Park, Lower Prospect Canal Corridor and Bicycle Path, Merrylands Road, west of Cumberland Road, Greystanes Sports Ground, Gipps Road Oval, Hyland Road, Gipps Road Sporting Complex, Great Western Highway, Girraween, Fox Hills Golf Course, Clunies Ross Road, Great Western, Picrite Close, Prospect Reservoir, and Toongabbie Road (Figure 6.2).

Assessment:

These locations describe the extent of the local visual catchment of the Prospect Hill SHR area. The strategies for the heights of the proposed buildings ensure that they are not visible at all from the majority of these locations. For the few locations from which there is any visibility (eg. Picrite Close, Prospect Reservoir), the heights are controlled so that at the maximum they do not exceed that of the adjacent constructed industrial buildings to the north of the site and do not cause any additional view loss.

Policy 85

Retain remnant species of Moist Shale Woodland of the Cumberland Plain within the SHR Area to maintain the sense of the rural landscape and continuity of its setting.

Assessment:

Not relevant to this application.

Policy 86

Examine opportunities to extend the Prospect Hill nomination on the State Heritage Register to include other significant portions of Prospect Hill, which are identified as existing or future open space, or fall within the public domain.

Note from the CMP: In considering any extension of the Prospect Hill nomination, landowners, the NSW Heritage Office, affected Councils, Aboriginal Groups and any other interested or affected groups shall be consulted throughout the process.

Assessment:

Not relevant to this application.

**Policy 87****Consideration should be given to interpreting the original carriageway and land associated with Greystanes House.**

Note from the CMP: The original footprint of Greystanes House should be interpreted as part of investigating opportunities to extend the Prospect Hill nomination on the State Heritage Register to include other significant portions associated with Prospect Hill (Figure 6.3). This could be done in conjunction with the retention of the Greystanes gates that should feature as the main entrance to the residential lands off Greystanes Road close to their original position.

Assessment:

Not relevant to this application.



Appendix C: 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 v 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.
- Concrete Quarries P/L v Wingecarribee Council - Commission of Inquiry into proposed quarry extension and Exeter Village bypass route, Exeter Quarry, Rockleigh and Exeter Roads, Exeter, Southern Highlands.
- Application for extension, Exeter Quarry, Rockleigh Road, Exeter, Southern Highlands.
- 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.