

Figure 45: Site Planning Analysis

VIEW 05 SELECTION

The selected view is taken from the open space area associated with Emmaus Catholic College along the western (shared) boundary with the proposed Oakdale West development.

The view is from the high point on the boundary, and the space is used for passive recreation by students of the college.

A view point from the areas east of the existing college buildings was not selected as these areas were generally service zones, with the main usable open spaces being to the north of the college buildings.

The camera lens for the view was located at RL 76.9.

KEY FEATURES OF THE VIEW

The view from the open space area extends to the middle distance, with the natural topography, landscape features and existing buildings forming visual enclosures.

Key elements of the view include:

- A varied and rolling topography
- Clusters of mature vegetation
- Existing buildings and structures

The adjacent photographs (Figures 47 and 48) identify the key features of View 05 as both a composite panorama and single image.



Figure 46: View location key



Figure 47: Composite Panorama of View 05 - Emmaus Catholic College



Figure 48: Key features of View 05 - Emmaus Catholic College

SURVEYED VIEW ANALYSIS

The adjacent figures (Figures 49 to 54) show the following:

1. Proposed Development Envelopes (shown in Red) and extent of Bund (shown in Green)
2. Photo montage of proposal into existing landscape
3. Photo montages of the proposal into the existing landscape with proposed landscape buffers showing indicative vegetation growth 1, 5, 10 and 15 years (with the building eaves line denoted by a red-line) from the planting date



Figure 49: View 05 - Development envelopes



Figure 50: View 05 - Photo montage of proposal into existing landscape



Figure 51: View 05 - Photo montage of proposal into existing landscape with proposed landscape buffer at 1 years growth



Figure 52: View 05 - Photo montage of proposal into existing landscape with proposed landscape buffer at 5 years growth



Figure 53: View 05 - Photo montage of proposal into existing landscape with proposed landscape buffer at 10 years growth



Figure 54: View 05 - Photo montage of proposal into existing landscape with proposed landscape buffer at 15 years growth

IMPACT ON THE VIEW

Landscape Character and Visual Impact Grading Matrix

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

Sensitivity of the View: Moderate

Magnitude of the Impact: Moderate

Assessed Visual Impact: Moderate

Summary of Assessment Considerations

Proposed buildings 2E, 2F and 2G will be visible from the open space areas in the western grounds. These buildings are set back 40 metres from the shared boundary and within a proposed landscape buffer and bund.

Planting will provide screening to the proposed development and mitigate visual impacts.

Based on this visual assessment and production of surveyed views, in this instance while the magnitude of the change to the view can be considered high, the mitigation will reduce the visual impacts to produce an outcome that is acceptable.

VIEW 06 SELECTION

The second view point within the Emmaus College site is from the class rooms closest to the College's eastern boundary.

The view is from the access point to the classrooms on a route used daily by staff and students.

The camera lens for the view was located at RL 65.3.

KEY FEATURES OF THE VIEW

The view is from the external access-ways to two classrooms on the College's western boundary. The view is framed by the existing classrooms.

The area in the foreground is effectively 'out of bounds' to students, being a service area for the College.

Key elements of the view include:

- A varied and rolling topography
- Clusters of mature vegetation

The adjacent photographs (Figure 56) identify the key features of View 06.



Figure 55: View location key



Figure 56: Key features of View 06 - Emmaus Catholic College Western Classrooms

SURVEYED VIEW ANALYSIS

The adjacent figures (Figures 457 to 60) show the following:

1. Proposed Development Envelopes (shown in Red) and extent of Bund (shown in Green)
2. Photo montage of proposal into existing landscape
3. Photo montages of the proposal into the existing landscape with proposed landscape buffers showing indicative vegetation growth 1, 5, 10 and 15 years from the planting date



Figure 57: View 06 - Development envelopes and Proposed Bund



Figure 58: View 06 - Photo montage of proposal into existing landscape



Figure 59: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 1 years growth



Figure 60: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 5 years growth



Figure 61: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 10 years growth



Figure 62: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 15 years growth

IMPACT ON THE VIEW

Landscape Character and Visual Impact Grading Matrix

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

Sensitivity of the View: Moderate

Magnitude of the Impact: High

Assessed Visual Impact: High-Moderate

Summary of Assessment Considerations

The view point is close to the shared boundary and the framing of the view from existing buildings provides a degree of visual enclosure.

The photo-montages show that unless mitigated, due to the framed nature of the view the new development would be highly visible and be a dominant visual feature. Therefore key to mitigating this visual impact is the formation of the bunding which runs parallel to the shared boundary and almost completely obscures the new development through a mixture of planting and landforms.

While the magnitude of the visual impacts can be considered to be high, the screening will mitigate a significant change in character provided that the planting and landforms achieves a naturalistic outcome.

3.10 VIEW 07 - EMMAUS RESIDENTIAL AGED CARE

DESCRIPTION

The Emmaus Residential Aged Care facility is located to the north of Emmaus College and shares an access road.

Consisting of 64 beds the facility was built in 1993 and is generally clustered single storey development in a landscape setting.

The facility shares a western boundary with the proposed Oakdale West development.

Figure 63 below identifies the view position in the local context.

LOCAL CHARACTER

Similarly to Emmaus Catholic College the local character is rural with the land around the facility a mixture of cleared and wooded areas with a varied and undulating topography.

Figure 64 and 65 give an indication of the immediate context and character around the view location.



Figure 63: View location key



Figure 64: Local context and character, resident and visitor parking



Figure 65: Local context and character, retirement village cottages and gardens

SITE LAYOUT ANALYSIS

The adjacent diagram (Figure 66) shows an overlay of the proposed Oakdale West Master Plan, the existing Emmaus Catholic Residential Aged Care site and the location of the view point that has been assess for visual impacts.

The diagram clearly shows that the view point addresses the location in the site with the highest potential visibility to the Oakdale West site.

Generally the view to the east across the shared boundary from within the Residential Aged Care facility is limited due to the extensive mature trees and vegetation along the boundary.

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

Key considerations for understanding potential impacts include:

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

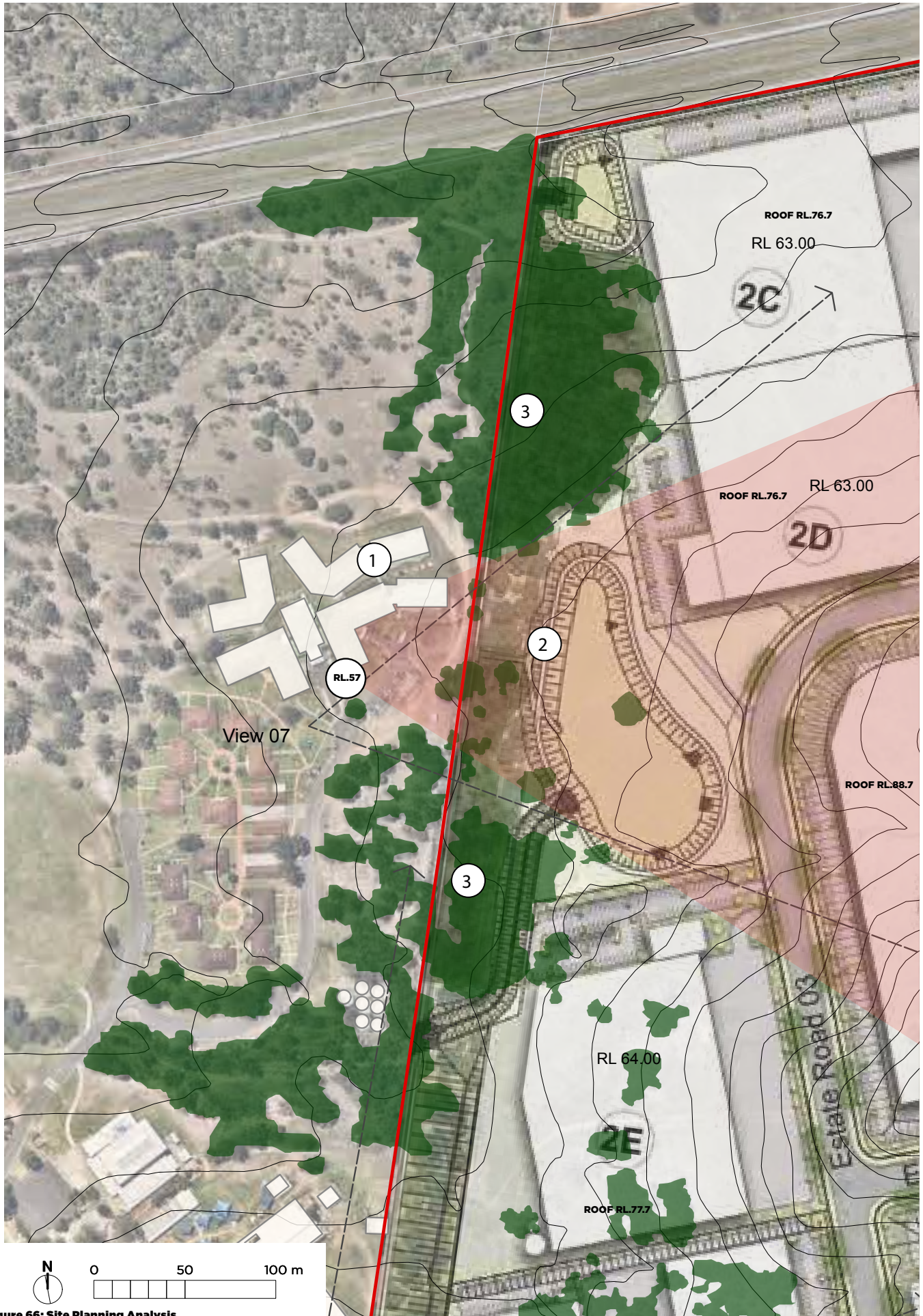


Figure 66: Site Planning Analysis

VIEW 07 SELECTION

The assessed view point is located close to the main reception of the facility looking west towards the shared boundary with the Oakdale West site.

This is also the location for a small communal garden used by the residents of the facility, and a number of the small independent living units also look out towards the west.

KEY FEATURES OF THE VIEW

The view from the open space area around the reception extends to the middle distance, with the existing mature vegetation creating a visual enclosure. The landscape is generally flat in this location.

Key elements of the view include:

- Clusters of mature vegetation

The adjacent photographs (Figures 67 and 68) identify the key features of View 07 as both a composite panorama and single image.



Figure 67: Composite Panorama of View 07 - Aldington Road



Figure 68: Key features of View 07 - Aldington Road

SURVEYED VIEW ANALYSIS

The adjacent figures (Figures 69 to 74) show the following:

1. Proposed Development Envelopes
2. Photo montage of proposal into existing landscape
3. Photo montages of the proposal into the existing landscape with proposed landscape buffers showing indicative vegetation growth 1, 5, 10 and 15 years (with the building eaves line denoted by a red-line) from the planting date

West development, and the proposed landscape treatment will assist in the screening of the new development.

From this view point the outcome is acceptable because it does not overly impact the character of the existing situation.



Figure 69: View 07 - Development envelopes



Figure 70: View 07 - Photo montage of proposal into existing landscape



Figure 71: View 07 - Photo montage of proposal into existing landscape with proposed landscape buffer at 1 years growth



Figure 72: View 07 - Photo montage of proposal into existing landscape with proposed landscape buffer at 5 years growth



Figure 73: View 07 - Photo montage of proposal into existing landscape with proposed landscape buffer at 10 years growth



Figure 74: View 07 - Photo montage of proposal into existing landscape with proposed landscape buffer at 15 years growth

IMPACT ON THE VIEW

Landscape Character and Visual Impact Grading Matrix

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

Sensitivity of the View: Low

Magnitude of the Impact: Moderate

Assessed Visual Impact: Moderate-Low

Summary of Assessment Considerations

Buildings 2C and 2D within the proposed Oakdale West development would be visible from the view location point, with the building set back a minimum of 60 metres from the shared boundary.

Analysis of the photo-montages shows that the existing vegetation on the sites boundary will provide significant screening to the proposed Oakdale West development, and the proposed landscape treatment will assist in the screening of the new development.

From this view point the outcome is acceptable because it does not overly impact the character of the existing situation.

3.11 ASSESSMENT OF VIEW VALUE

VIEW VALUE CRITERIA

In order to establish the value of the views being assessed, it is important to understand the context of the site and its location in a transitional landscape between a sub-urban and rural landscape, with a mixture of residential, small scale agricultural and industrial uses in the locality.

We used the following considerations to establish the value of the view:

- The presence and prominence of the following features in the fore-ground, middle-ground and far distance.
- Expanse and openness
- The nature and extent of the horizon
- The natural land-form
- The presence of natural environmental features such as trees, water features

View No.	View Location	Description of Location	Description/Key Features
01	Greenwood Place (Public Receiver)	<p>Greenway Place is situated to the east of the Oakdale South site, with the Jacfin Site separating the two areas.</p> <p>Greenway Place is a recent sub-division with large lots that are generally between 1,000 sqm and 2,000 sqm located off a cul-de-sac road that runs north to south.</p> <p>Greenwood Place runs to the west of a parallel running ridge line to the east.</p> <p>Most of the properties on the western side of Greenway Place are located along this ridge line, whereas the properties on the eastern side are generally below the ridge line.</p> <p>The rear gardens and rooms within the properties along the western side of Greenwood Place face west towards the Jacfin and Oakdale South sites.</p>	<ul style="list-style-type: none"> • The dominant feature of the view looking west from Greenway Place being the Blue mountains which form a consistent band on the horizon. • The land that falls away from the rear gardens of the properties on Greenwood Place is generally open agricultural and grazing land with small clusters of trees and dams. • Ropes Creek runs parallel to Greenwood Place in the middle distance and the wooded areas that define the riparian corridor on each side of the creek form a strong horizontal element.

- Degree to which the landscape has been modified by human interactions such as land clearance and construction
- The presence of buildings and structures and their relative architectural quality
- The relative uniqueness

The table on the following page summarizes the value of each view and the potential Visual Impacts that are a result of the proposed Oakdale West Estate development.

Considerations in the Assessment of Value			Impact on View	View No.
Sensitivity of the View	Magnitude of Impact	Assessed Visual Impact		
M	L	M-L	While the strong horizon and open nature of the view provide positive aspects the highly modified middle ground diminish the value of this view	01
			The visual impacts from the development are minor, and the majority of the development will be screened by the approved Oakdale South and Jacfin developments, which are located between the Oakdale West site and Greenwood Place.	

KEY

NNegligible

LLow

M-LModerate-Low

MModerate

H-MHigh-Moderate

HHigh Impact

View No.	View Location	Description of Location	Description/Key Features
02	Capitol Hill Drive (Public Receiver)	<p>Capitol Hill Drive has a rural character, with development currently located on the eastern side of the road. The land to the west of Capitol Hill Drive has an approval for a future sub division consisting large lot rural properties.</p> <p>Development consists of large homes on large lots that are well separated. The land to the west of Capitol Hill Drive is currently open grazing land.</p> <p>Capitol Hill Drive itself falls from the north with a gentle bend. The land to the east rises away from the road.</p>	<ul style="list-style-type: none"> Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor in the middle distance and the ridge of the Blue Mountains in the fast distance Open farm land with small water bodies, dams and clusters of trees
03	Aldington Road	<p>Aldington Road is a loop road located off Mamre Road and services a series of local dwellings and an education establishment.</p> <p>Residential properties are located either side of Aldington Road, with some of those to the west of the carriageway elevated above the road, and those to the south sited well below the road.</p> <p>The properties along Aldington Road consist of a mix residential homes and small scale agricultural developments.</p>	<ul style="list-style-type: none"> Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor framing the eastern portion of the view. Open farm land with small dams and clusters of trees. The electricity pylons and associated transmission lines that follow the Riparian Corridor.
04	Private Residence Bakers Lane	<p>The selected view is taken from the garden of a private property on Bakers Lane.</p> <p>The garden and associated granny flat property has the potential for a direct view to the north across the proposed Oakdale West development.</p> <p>The camera lens for the view was located at RL 89.5, just above the eaves line on the proposed development.</p>	<ul style="list-style-type: none"> The Blue Mountains on the horizon An elevated outlook across open farm land with small dams and clusters of trees Clusters of mature vegetation that form an enclosure on the boundary of the property

Sensitivity of the View	Magnitude of Impact	Assessed Visual Impact	Considerations in the Assessment of Value	Impact on View	View No.
M	N	N	The enclosure of the field of vision from the landscape and power lines in the middle ground diminish from the quality and value of this view	The development would not be visible from this location due to the existing landscape and topographical features.	02
L	N	N	The cluttered foreground and middle ground and the presence of existing large floor plate development diminish from the quality and value of this view.	None required	03
H	M	H-M	The panoramic outlook across the Blue Mountains and outlook over large areas of open agricultural land.	The proposed Oakdale West development is located well below the below view point which is on an elevated ridge-line and would not be clearly visible from much of the private residence of garden areas.	04

KEY

N Negligible

L Low

M-L Moderate-Low

M Moderate

H-M High-Moderate

H High Impact

View No.	View Location	Description of Location	Description/Key Features
05	Emmaus Catholic College	<p>Emmaus Catholic College is located on the western boundary of the proposed Oakdale West site. The college consists of a number of one and two storey buildings set in landscaped grounds. The buildings are generally located in the center of the grounds.</p> <p>This view point is from a open space in the south east of the College Grounds close to the shared boundary with the Oakdale West Estate.</p>	<ul style="list-style-type: none"> • A varied and rolling topography • Clusters of mature vegetation • Existing buildings and structures
06	Emmaus Catholic College	<p>The second view point is from the access way to two classrooms located close to the College's eastern site boundary.</p>	<ul style="list-style-type: none"> • A varied and rolling topography • Clusters of mature vegetation • Framing of the view by College buildings
07	Emmaus Residential Aged Care	<p>The Emmaus Residential Aged Care facility is located to the north of Emmaus College and shares an access road.</p> <p>The facility shares a western boundary with the proposed Oakdale West development.</p>	<ul style="list-style-type: none"> • Pockets of mature woodland and trees on a generally flat landscape

Sensitivity of the View	Magnitude of Impact	Assessed Visual Impact	Considerations in the Assessment of Value	Impact on View	View No.
M	M	M	The enclosure formed by the rising landscape mature trees on the site boundary	The natural site topography, proposed landscape treatment adjacent to the shared boundary and significant set-back (between 50m and 80m) of the development will reduce any potential visual impacts	05
M	H	H-M	The framing of the view by the existing College buildings	The proposed bund and planting generally screens the proposed buildings on the Oakdale West mitigating the potentially high visual impact	06
L	M	M-L	The enclosure formed by mature trees on the site boundary	The proposed landscape treatment adjacent to the shared boundary and significant set-back (between 50m and 100m) of the development will reduce any potential visual impacts	07

KEY

N Negligible
L Low
M-L Moderate-Low

M Moderate
H-M High-Moderate
H High Impact

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 RECOMMENDATIONS

CONCLUSIONS

Impacts of the Oakdale West development

The areas with greatest potential for visual impacts as a result of the Oakdale West development are to the south and west of the site. The analysis of Views 04, 05, 06 and 07 address these views.

Summary

The analysis of the Surveyed Views shows that there are low visual impacts to a majority of the private and public receivers around the site.

These areas include, Greenwood Place, Capitol Hill Drive and Aldington Road. In these locations the visual impact is mitigated by screening from existing landscape features and the approved Oakdale South and Jacfin developments.

View 01 - Greenwood Place

Although potential for visibility from this location, the view to much of the development is blocked by the approved Oakdale South and Jacfin proposals. The additional development in Oakdale West will not detract from the long range and therefore the outcome is satisfactory.

View 02 - Capitol Hill Drive

The existing landscape will block the proposed Oakdale West development from this location. Therefore the outcome from this location is considered satisfactory.

View 03 - Aldington Road

The outlook north along Aldington Road will make the proposed Oakdale West development visible, however the quality of the view and in particular the clustered middle distance reduces the quality of the existing view and potential impact.

In this situation, existing mature planting, the land-form and existing mixture of buildings and structures mean that the Oakdale West development will not adversely impact the quality of the existing view.

In this situation the outcome is considered satisfactory.

View 04 - Private Residence on Bakers Lane

The garden to this property has a shared northern boundary with the proposed Oakdale West development, however the elevated position of the property on a natural ridge-line mean that the roof-lines of the buildings are generally below the horizon and the visibility of the development is reduced.

Furthermore the siting of proposed buildings has created a landscape area on the shared boundary further reducing the potential for visual impacts.

Importantly the proposed development of Oakdale West does not impact the key panoramic features of the view from the garden and granny-flat of the private residence, so the outcome in this situation is considered acceptable.

View 05 - Emmaus Catholic College

The proposed Oakdale West development would be most visible from the open space areas along the western edge of the Emmaus Catholic College.

The potential for visual impacts is mitigated by the physical setback of the proposed development from the shared boundary (between 50m and 80m) and the provision of a landscape zone adjacent to the proposed buildings.

These design measures will provide an acceptable visual outcome for the development.

View 06 - Emmaus Catholic College

The proposed Oakdale West development would potentially have high visibility from the classrooms on the eastern edge of the College campus.

However, the photo-montages show that the proposed earthworks in the form of a landscape bund will generally mask the new development and a naturalistic planting pattern would ensure that the general visual character of the outlook is not overly impacted.

These design measures will provide an acceptable visual outcome for the development.

View 07 - Emmaus Residential Aged Care

Located directly north of the Emmaus Catholic College, the areas to the east of the main reception have the highest potential visibility of the proposed Oakdale West development.

Similarly to View 05, the setback distance of the proposed buildings and landscape treatment along the elevations parallel to the shared boundary will mitigate any adverse visual impacts and provide an acceptable outcome.

Impacts of approved developments

While assessing the potential impacts of the proposed Oakdale West development it is important to consider how existing approvals will change the visual character of the local area as well as modify existing views from local private and public receivers.

The approved Oakdale South and Jacfin developments will reduce the potential visibility of the of the Oakdale West development for Views 01, and 02.

RESPONSE TO STATUTORY PLANNING CONTROLS

State Environmental Planning Policy (Western Sydney Employment Area) 2009 - Part 5 Clause 23 - Development Adjoining Residential Land

The key consideration for new development is how it interfaces with the existing residential land in the vicinity. Because the site only has a residential interface, on it's southern boundary the potential for negative interfaces are low.

A single rural residential property has a shared boundary with the site and highest potential for visual impact. From the cleared areas around the main dwelling the site topography and existing natural vegetation, along with the siting of the proposed development reduces the

visibility of the proposal and provides an acceptable interface.

The Surveyed Views produced for this study demonstrate that the proposed development at Oakdale West can be well integrated into the existing context through the siting of the proposed buildings within the site and the landscape treatment to the edges of the site.

Penrith Local Environmental Plan 2010 Land Use Tables

The main issues to address within the Penrith LEP 2010 are potential conflict between land uses and the desire to retain a rural character within the surrounding areas.

The Surveyed Views demonstrate that the rural character will not be adversely affected and that the siting of development and boundary landscape treatment will minimise visual impacts.

RECOMMENDATION

Based on this visual assessment of the Surveyed Views and character analysis of the local context, the proposed development is not considered to be incompatible with the height, scale, siting and character of the immediate rural context. Nor would it detract from the character of the locality or unduly impact the quality of views from the existing private and public receivers that have been considered in this study.

In order to further soften any potential visual impacts it is recommended that a site specific colour pallet be prepared for the elevations of buildings that are visible from neighbouring land holding, in particular those with non-employment related land use.

The Colour Pallet in Appendices B demonstrates how sampling of colours from the existing context and landscape could be incorporated into the design of the new development on the Oakdale West Estate.

A APPENDICES



Figure 75: View 01 - Proposed development envelopes



Figure 76: View 01 - Photo montage of proposal into existing landscape with Oakdale South proposed landscape

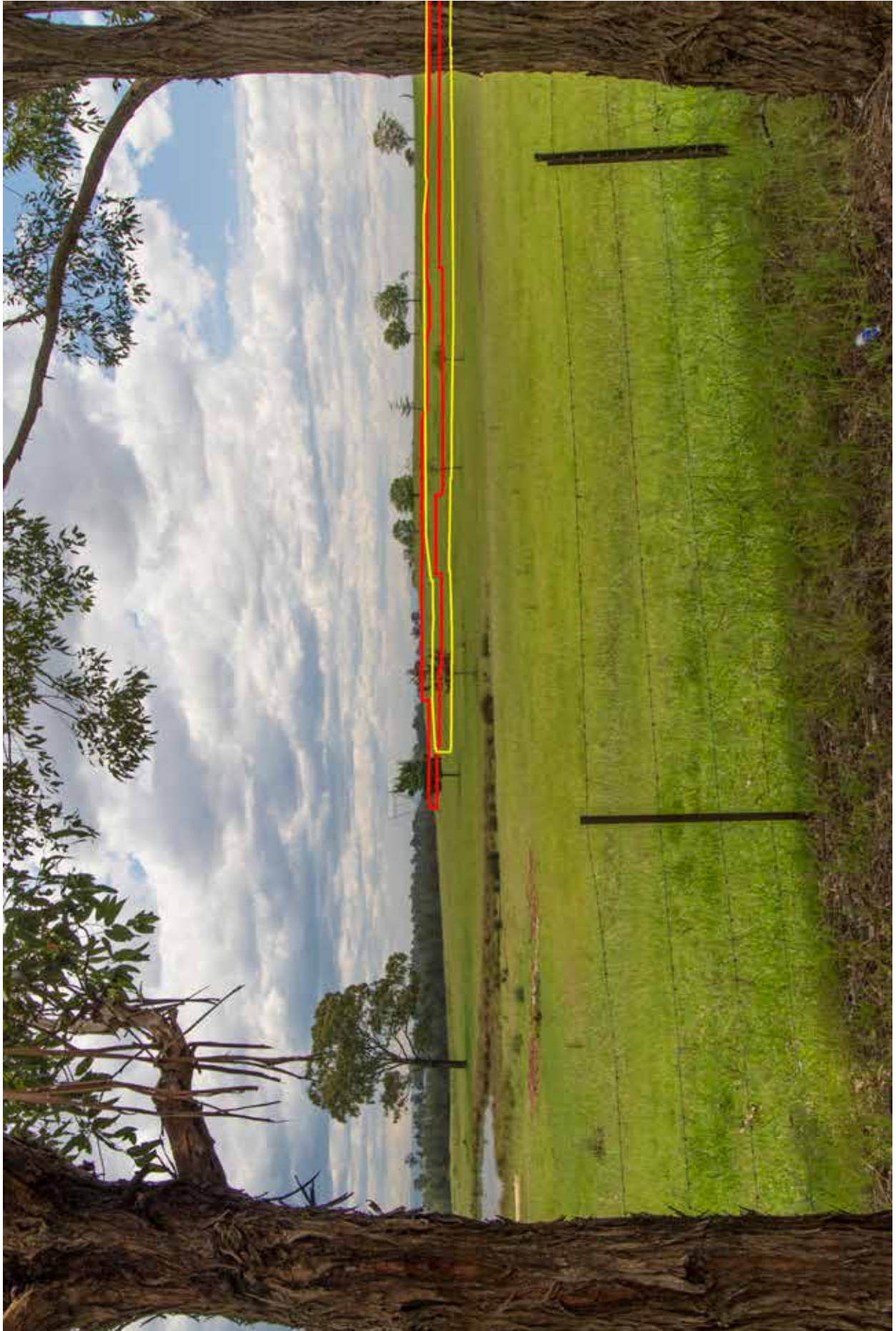


Figure 77: View 02 - Proposed development envelopes



Figure 78: View 03 - Proposed development envelopes



Figure 79: View 03 - Photo montage of proposal into existing landscape



Figure 80: View 04 - Proposed development envelopes

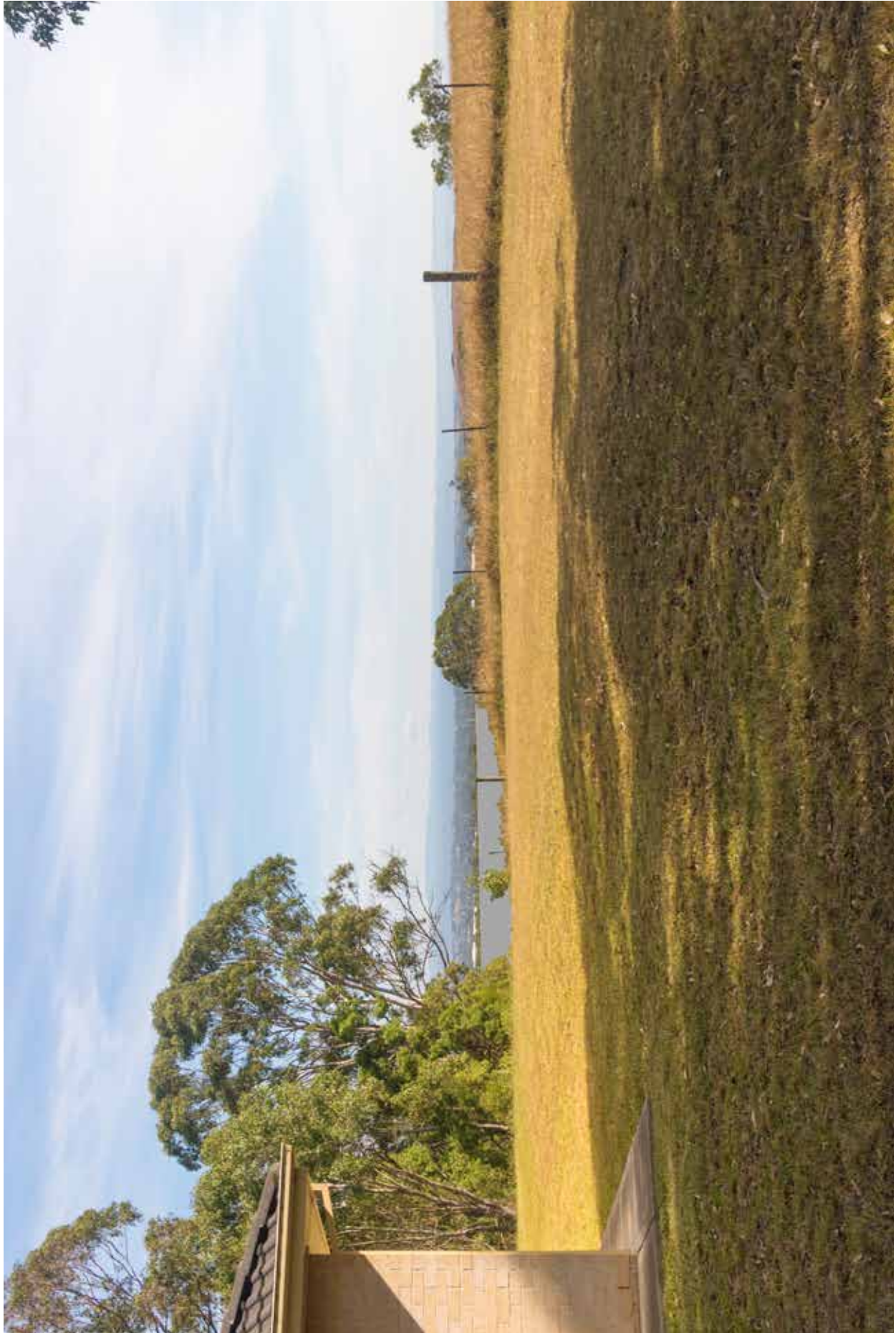


Figure 81: View 04 - Photo montage of proposal into existing landscape



Figure 82: View 05 - Proposed development envelopes



Figure 83: View 05 - Photo montage of proposal into existing landscape



Figure 84: View 05 - Photo montage of proposal into existing landscape with proposed landscape at 1 years growth



Figure 85: View 05 - Photo montage of proposal into existing landscape with proposed landscape at 5 years growth



Figure 86: View 05 - Photo montage of proposal into existing landscape with proposed landscape at 10 years growth



Figure 87: View 05 - Photo montage of proposal into existing landscape with proposed landscape at 15 years growth



Figure 88: View 06 - Development envelopes and Proposed Bund
 OAKDALE WEST STATE SIGNIFICANT SITE DEVELOPMENT APPLICATION VISUAL IMPACT ASSESSMENT

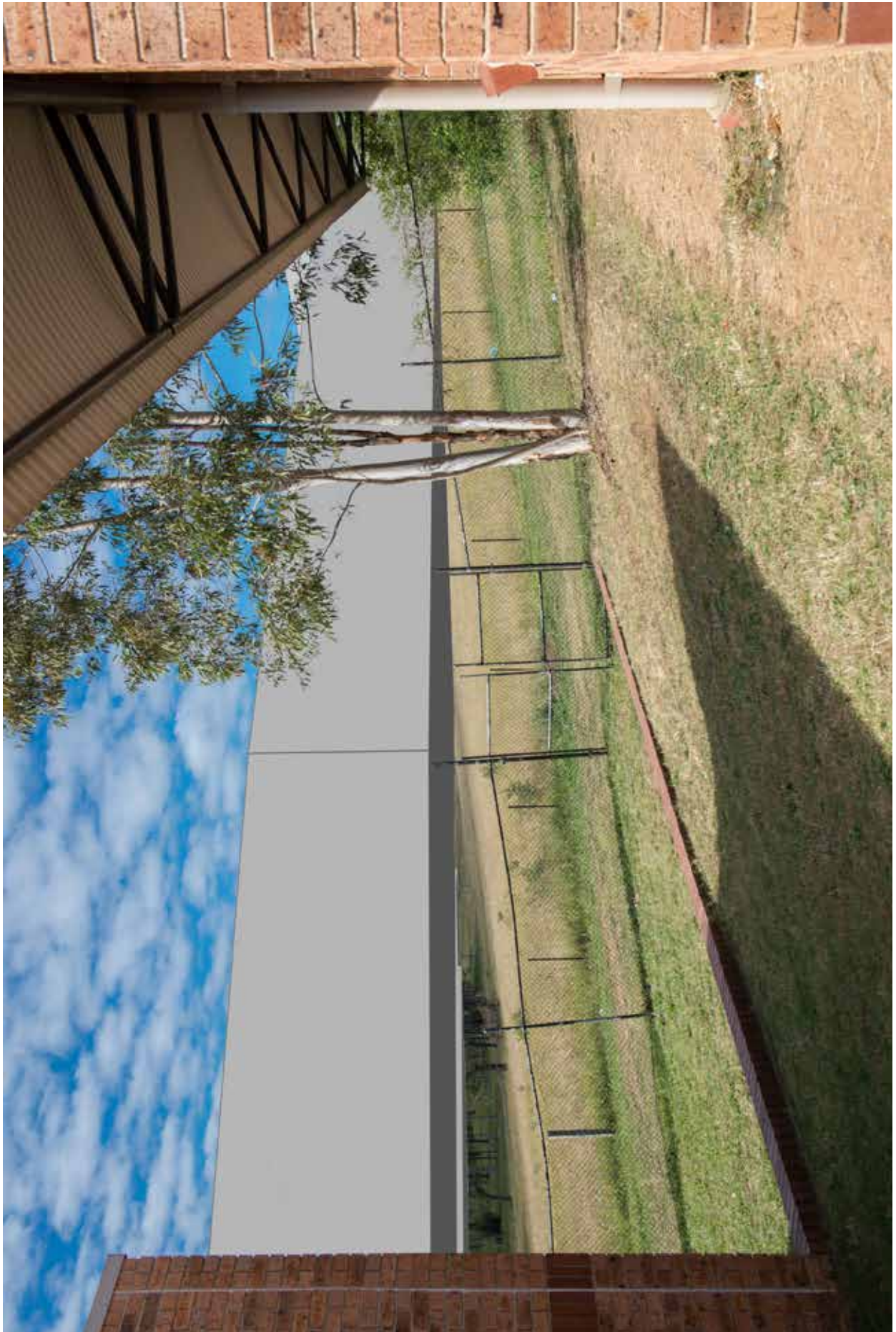


Figure 89: View 06 - Photo montage of proposal into existing landscape

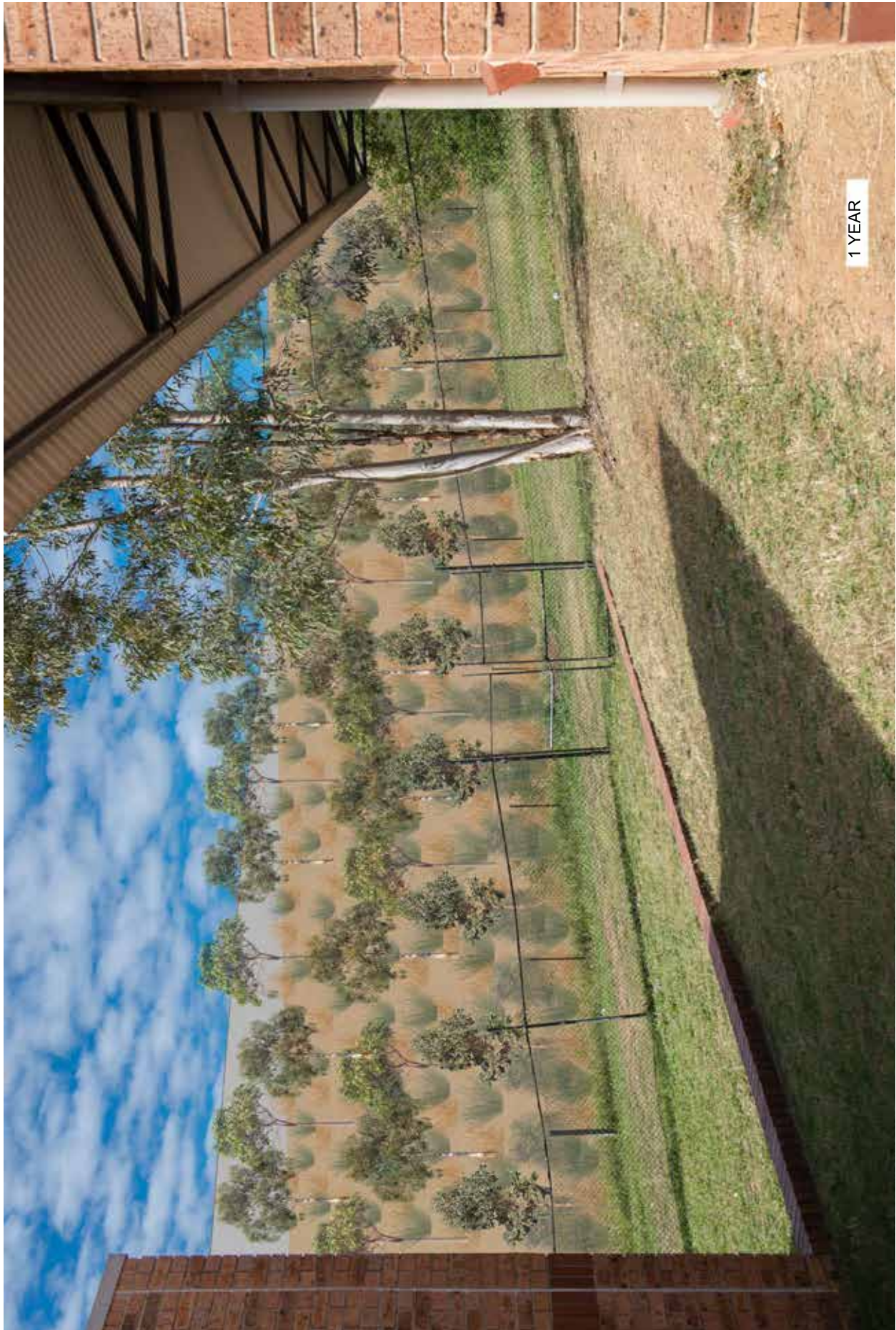


Figure 90: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 1 years growth

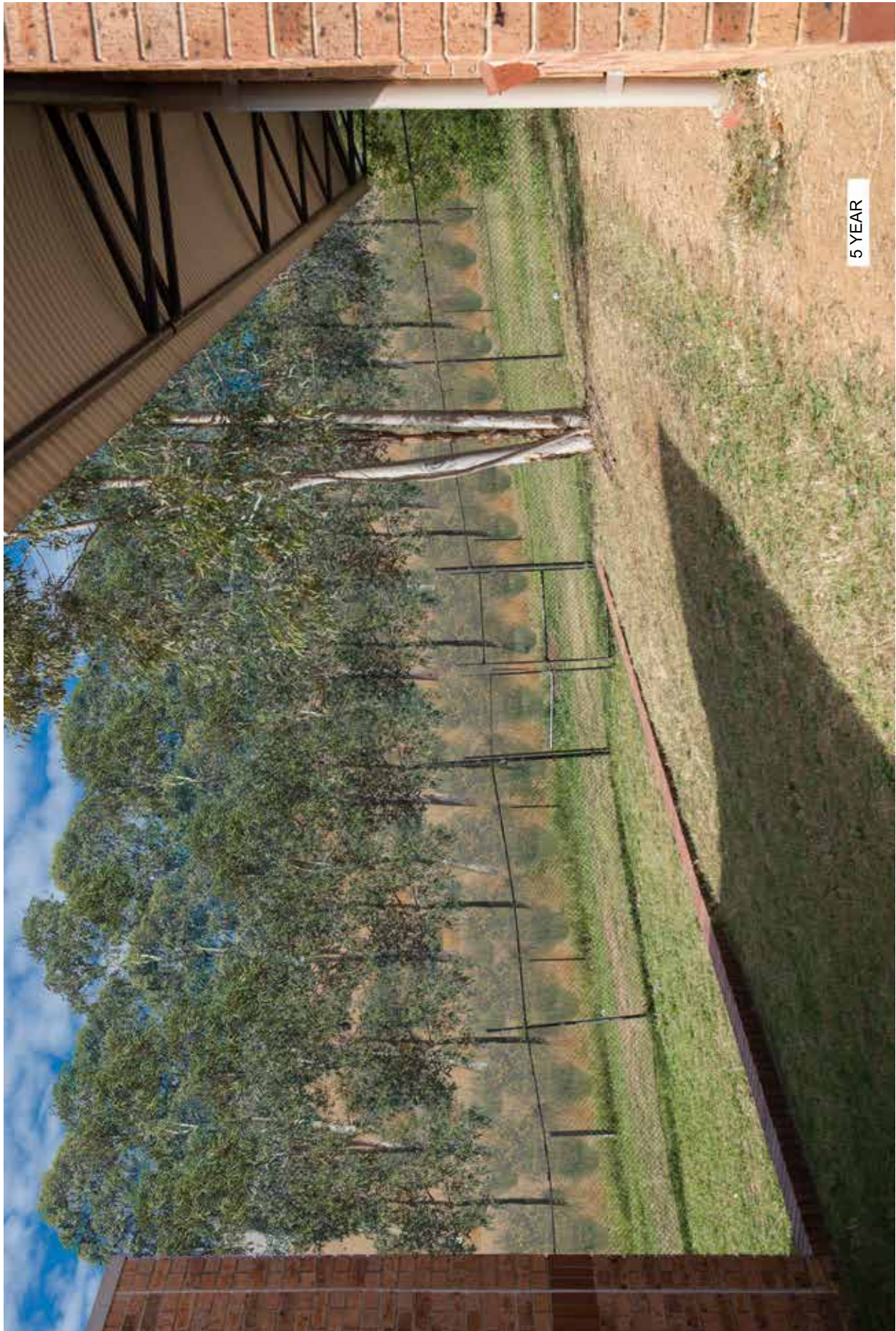


Figure 91: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 5 years growth

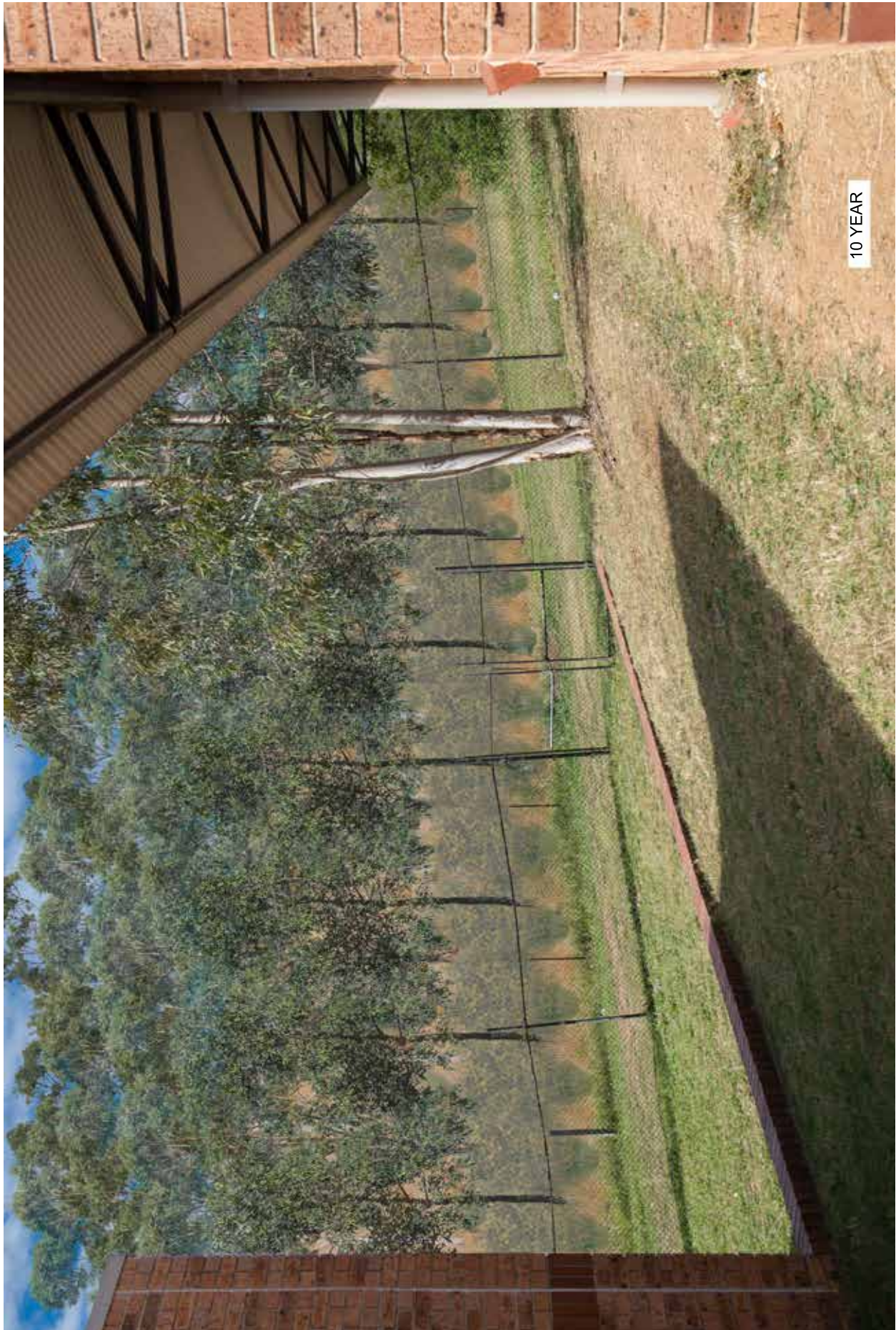


Figure 92: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 10 years growth

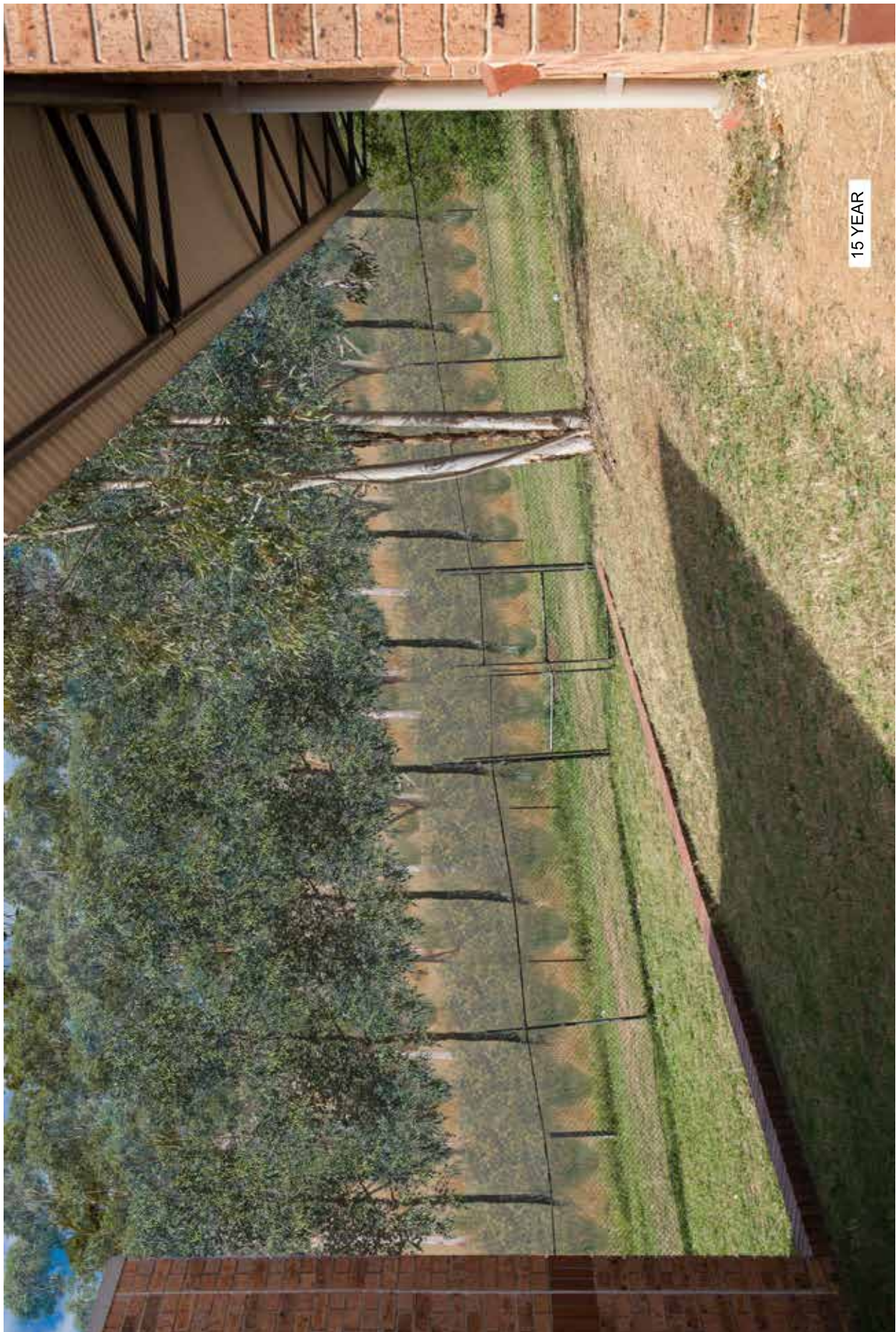


Figure 93: View 06 - Photo montage of proposal into existing landscape with proposed landscape buffer at 15 years growth



Figure 94: View 07 - Proposed development envelopes outline and bund outline



Figure 95: View 07 - Photo montage of proposal into existing landscape



Figure 96: View 07 - Photo montage of proposal into existing landscape with proposed landscape at 1 years growth



Figure 97: View 07 - Photo montage of proposal into existing landscape with proposed landscape at 5 years growth



Figure 98: View 07 - Photo montage of proposal into existing landscape with proposed landscape at 10 years growth



Figure 99: View 07 - Photo montage of proposal into existing landscape with proposed landscape at 15 years growth



- ① Grass meadow
- ② Earth
- ③ Vegetation
- ④ Vegetation



- ⑤ Grass meadow - dry
- ⑥ Grass meadow - dry
- ⑦ Vegetation
- ⑧ Blue Mountains - distant



- ⑨ Grass meadow - dry
- ⑩ Fence post
- ⑪ Vegetation
- ⑫ Vegetation



- ⑬ Grass meadow - dry
- ⑭ Wild flower
- ⑮ Vegetation - bark
- ⑯ Blue Mountains - distant

This example Colour Palette has been derived from the natural tones and shades found on the site. It reflects the seasonal colours and shade of the existing natural and man-made features of the site, as well as the changing seasons.

These colours can be recored and used as the basis for elevational treatments in order to further visually integrate new development with the surrounding landscape character.

e8urban