



# Turner Road Precinct Landscape Visual Assessment

For:

Growth Centres Commission

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## **EXECUTIVE SUMMARY**

This report addresses the visual impact of a change in land use, relating to the proposed development assessed within this report, the 'Turner Road Precinct Landscape Visual Impact Assessment.'

The report divides the precinct into landscape character units and identifies possible land uses of each unit, taking into account the topography, ecological sensitivity, and the ability of each unit to absorb different levels of development without adversely affecting the visual character of the unit, or surrounding units.

Internal and external view sheds are used to establish the potential impact these developments would have on views both on to and off the site at a local and regional level.

These findings are applied to the Indicative Layout Plan to assess if the plan will take into account visually sensitive views to and from site, and provides recommendations and amelioration measures to minimise the effects the development will have upon those sensitive views.

The report also identifies general recommendations for the entire precinct that will reduce visual impacts of the developments throughout the precinct.

Analysis of the Indicative Layout Plan shows that the majority of the plan will conform easily with the landscape visual assessment of the precinct, while a few areas will require amelioration measures and possible redesign to minimise their visual impact.

These areas include; the interaction between the Camden Valley Way and the employment zones between Cobbitty Rd and Turner Road; the Turner Road ridge line as viewed from Smeaton Grange industrial estate; and the prominent hill to the south-eastern end of Turner Rd.

Recommendations and amelioration measures for these areas include building covenants controlling size and shapes of buildings and appropriate landscaped street frontage to reflect the size and nature of the buildings.

Measures indicated in the report also create diversity across the entire site. Visual amenity is provided in street scaping and parkland areas to proposed commercial and residential development areas.

General recommendations throughout the precinct include; the retention of significant tree groupings and strengthening plantings along waterways with native endemic species, thus improving the water quality and providing established public open spaces. These areas also provide important flora/ fauna stepping stones throughout the precinct and significant visual buffers to different sections within the precinct.

A hierarchy of street scapes, building offsets, and landscape treatments to reflect the scale of the road is important to provide sufficient screening/ incorporation of buildings within the landscape.

Covenants are recommended to govern the amount and scale of landscaping to the different types of residential developments, which will increase the character of the neighbour hoods, and minimise the visual impact of the buildings.

The report concludes that the development proposed will result in a minimal visual impact on significant view lines, and will enhance the quantity and quality of vegetation throughout the precinct.

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## **1.0 INTRODUCTION**

### **1.1 INTRODUCTION**

This Landscape Visual Assessment (LVA) has been prepared by Distinctive Landscape Planning (DLP). The objectives of this study are:

- to identify, assess and document the visual and landscape qualities of the land within the study area;
- to ensure that potential development of the land adequately takes into account localised and sub-regional visual impacts;
- to provide the framework for subsequent detailed landscape management plans which are to be prepared at the development application stage.

Indicative Layout Plan.

The LVA will be applied to the indicative layout plan for the Turner Road Precinct, providing feedback to the Growth Centre Commission, ensuring that a precinct master plan has been developed that is visually sensitive to the surrounding district and is visually sensitive to the different zones within the Turner Road Precinct.

The study will give clear statements and assessments of the visual resource quality of various landscape types. The aim is to assess the potential visual impacts of an integrated residential development within these zones.

The study will then provide amelioration policy proposals to maintain the attractiveness of the site through appropriate management whilst assessing and determining the nature and character of any appropriate access and change.

The LVA is to provide visual assessments that will clearly identify the opportunities and constraints by identifying the visual impacts of the proposed development and define viewing locations. The outcome is to achieve a balance between urban expansion and preservation of important view sheds to the Scenic Hills.

The report will:

- Describe and assess the visual quality of the land and its context
- Identify prominent viewpoints and corridors both within and outside of the land.
- Identify areas across the landscape proposed for restoration that will contribute to the visual character of the precinct.
- Provide clear guidelines and recommendations for urban development of the area.
- Identify areas requiring special treatment for scenic quality or viewpoints to be incorporated into the urban design for the sites;
- Provide management proposals of areas of interface between urban development and visually important areas.
- Identify areas which are considered suitable for housing and other development from a scenic and landscape point of view;
- Document the rationale for each area of development;
- Demonstrate that the visual and landscape impact of future proposed development is adequately addressed;
- Identify future development controls in relation to landscape and visual issues;

## 1.2 SITE LOCATION

The Turner Road Precinct is a 536 hectare parcel of land consisting of two major land holders and 28 smaller land holders. The precinct is bordered by the St Gregory's college grounds and the Sydney Water Supply Channel to the east, Camden Valley Way and the South Creek Development Area to the west; the Elcabalo Blanco lands to the north; and; Tuner Road in Smeaton Grange, Currans Hill and the proposed Manooka Estate to the south. Refer to Image 1.21.

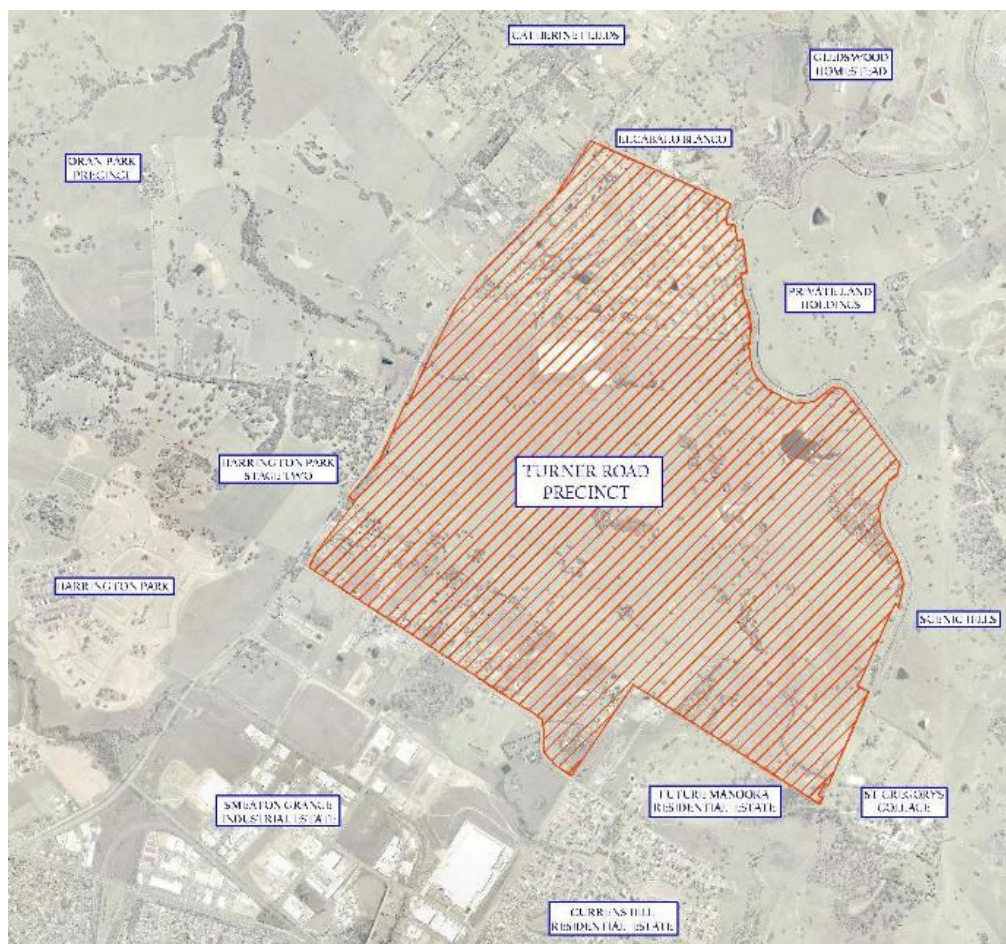


Image 1.2.1 Aerial photo with the study site highlighted and surrounding areas identified

### **1.3 BACKGROUND TO THE SITE**

The Turner Road Precinct consists of three distinct areas; the Camden Valley Golf Course and surrounding lands to the north of the precinct; the Marist Brother's land which extends from Camden Valley Way to the Sydney Water Channel and runs either side of the existing Badgally Road; and the small land holdings along Turner Road.

This LVA is apart of a series of studies commissioned by the Growth Centres Commission to assist in the development of an Indicative Layout Plan for the Turner Road Precinct, as apart of the South West Growth Centre.

The precinct currently contains a diverse range of uses including the commercial/ recreation use of the golf course; rural farming and education with the Marist Brother's land; and residential dwellings found along Turner Road.

The land form is gently undulating, with some pockets of steeper terrain. Remnant pockets of Cumberland Plain Woodland are present through out the site, with no under-storey vegetation due to grazing practices. The site also includes a series of dams and forms the start of the South Creek and Kenny Creek catchments. The lower contours of the land around the South Creek are considered flood affected.

The site is also part of the foreground to the Scenic Hills, though not part of the designated Scenic Hills range. Significant view lines to the Scenic Hills Range can be viewed from Camden Valley Way, over the flood plain of South Creek.

The site adjoins the South Creek Development Study Area for Harrington Park, Oran Park, Bringelly and the South Creek Tributary to the west; and is bounded by Smeaton Grange industrial estate in the south.



## 1.4 DISTRICT ANALYSIS OF VIEWS TO TURNER ROAD & THE SCENIC HILLS

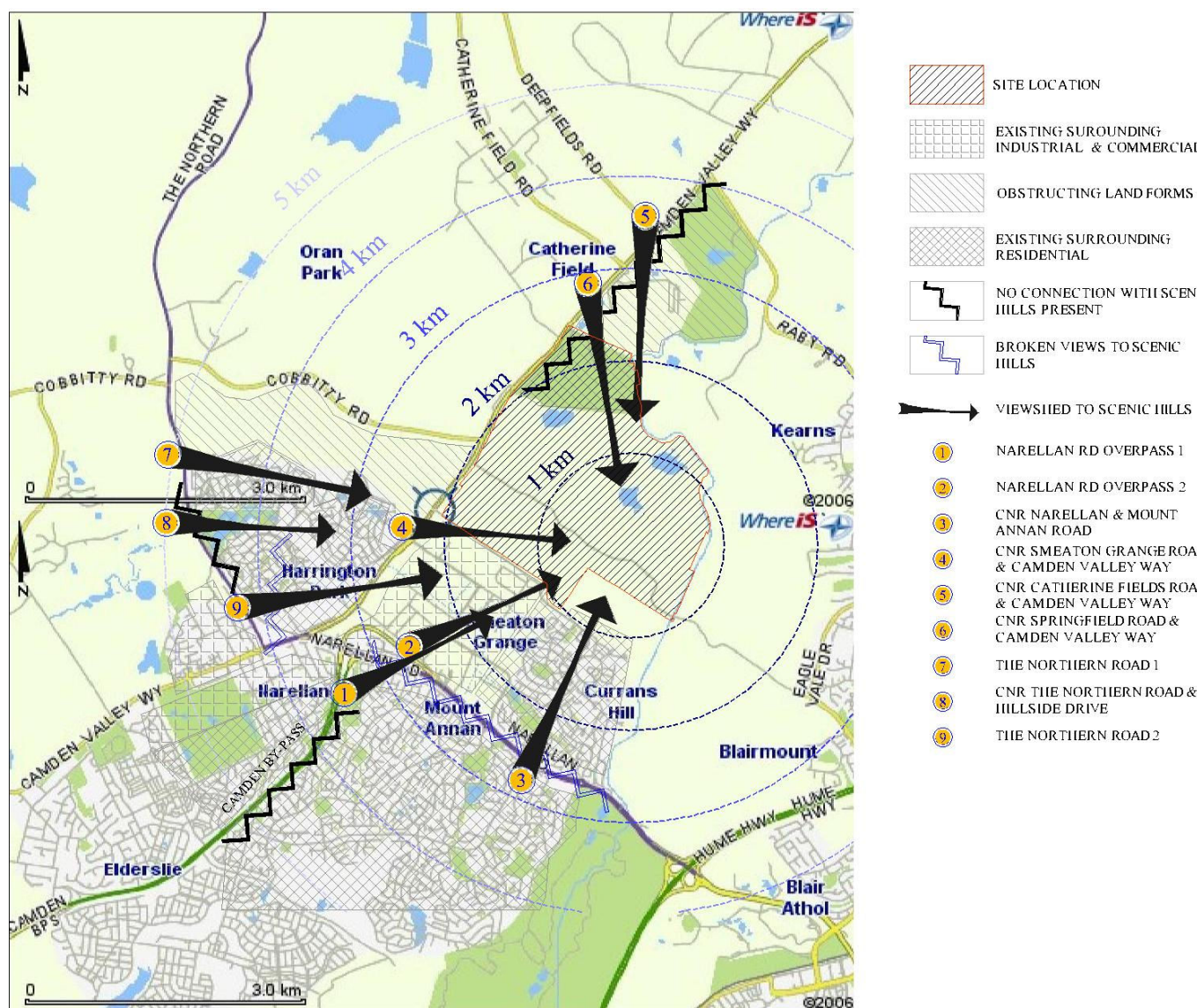


Image 1.4.1 District analysis of views to the Scenic Hills. (Base Plan from the South West Growth Centre Structure Plan, NSW Government Metropolitan Strategy)

A photo analysis was taken to establish the effects existing residential and commercial development has had on view sheds to the Turner Road Precinct and Scenic Hills.

Nine view points were examined. The area directly adjacent to the study site, along Camden Valley Way, was not included in the analysis as it has no existing development and will be studied more extensively later within this report.

Locations were chosen predominantly at intersections, that were within 5 kilometres proximity to the study site. These locations give a typical view to the Turner Road Precinct and the Scenic Hills. Image 1.4.1 shows the location of where each of the photos were taken, as well as their direction they are looking.

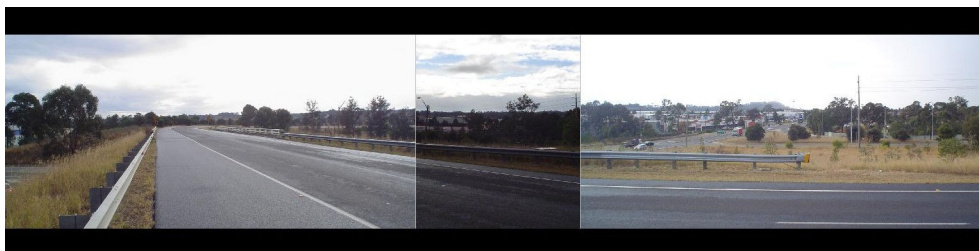


Image 1.4.2 View 1: Narellan Road overpass on Camden Bypass (1) to the Scenic Hills & the Turner Road Precinct.

The Narellan Road overpass provides the first views to the Scenic Hills and the Turner Road Precinct from the Camden Bypass. It is an elevated location that easily depicts the interaction of the commercial section of Narellan Business Centre, with the Turner Road Precinct and Scenic Hills in the background as seen in image 1.4.2.

Only the small land holdings along Turner Road can be easier seen within the study site.

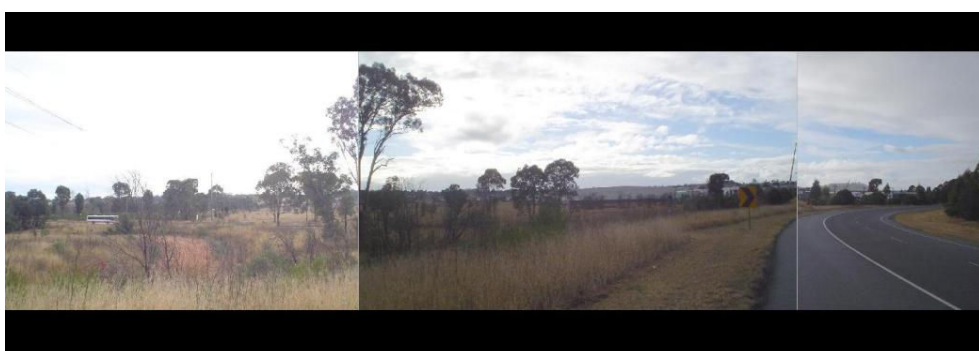


Image 1.4.3 View 2: Narellan Road overpass on Camden Bypass(2) to the Scenic Hills & the Turner Road Precinct.

This location provides views to the Turner Road Precinct and Scenic Hills over the Smeaton Grange industrial site. The factory structures provide contrast and partly block the view to the Precinct and the Scenic Hills. The major ridgeline can still be defined as seen in image 1.4.3.

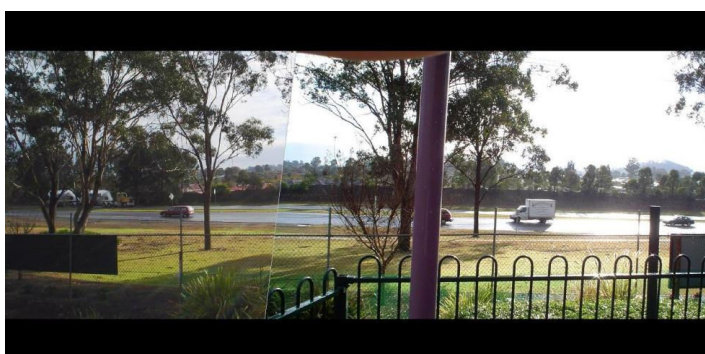


Image 1.4.4 View 3: Cnr of Narellan Road & Mount Annan Road ( Garden Centre) to the Scenic Hills & the Turner Road Precinct.

This location provides an example of close residential development to the Turner Road Precinct and the Scenic Hills. The prominent sections of the ridge line can be seen. The minor sections of the hills have been hidden by the noise attenuation barriers and associated plantings to the Currans Hill residential development, refer image 1.4.4.



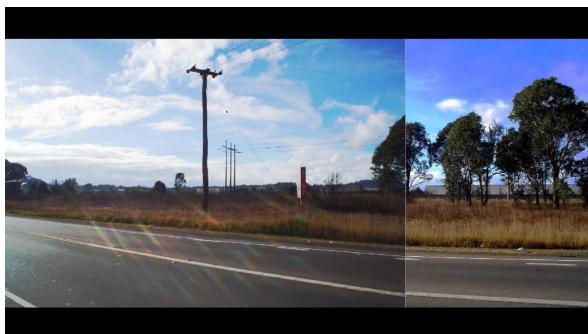


Image 1.4.5 View 4: Cnr Smeaton Grange Road & Camden Valley Way to the Scenic Hills & the Turner Road Precinct.

This Location looks across the future Smeaton Grange land releases. Only the major hill to the Scenic Hills remains dominate, while the ridgeline along Turner road can be easily viewed, as seen in image 1.4.5.

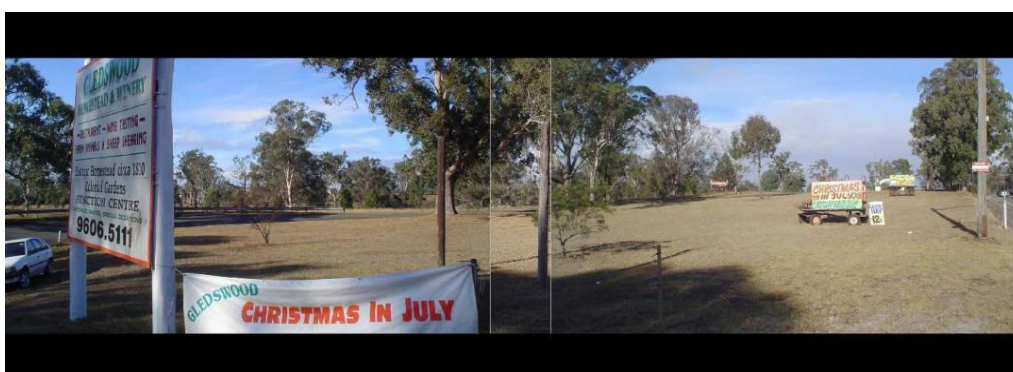


Image 1.4.6 View 5: Cnr Catherine Fields Road & Camden Valley Way to the Scenic Hills & the Turner Road Precinct.

This location has been reviewed to display the lack of views to the Turner Road Precinct and Scenic Hills along Camden Valley Way. The topography and existing trees successfully screen all visual connections to the Turner Road Precinct Scenic Hills, refer image 1.4.6.

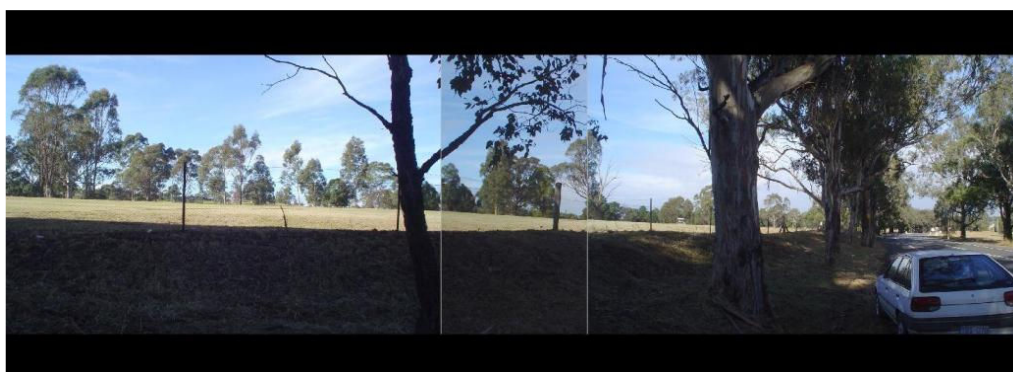


Image 1.4.7 View 6: Cnr Springfield Road & Camden Valley Way to the Scenic Hills & the Turner Road Precinct.

This location is viewing onto the NSW Rugby Leagues Golf Course property. Sections of the Turner Road Precinct within the golf course can be easily seen, however the topography and existing trees screen all visual connections with the Scenic Hills as seen in image 1.4.5.



Image 1.4.8 View 7: The Northern Road (1) to the Scenic Hills & the Turner Road Precinct.

This location provides the direct views to the Turner Road Precinct and the Scenic Hills from the Northern Road. The hills appear quite dominate along the horizon despite the houses to the foreground as seen in image 1.4.8.



Image 1.4.9 View 8: Cnr of the Northern Road & Hillside Drive to the Scenic Hills & the Turner Road Precinct.

There is no visual connection to the Turner Road Precinct and the Scenic Hills from this section of The Northern Road due to topography and the residential structures screening the view. Refer image 1.4.9.



Image 1.4.10 View 9: The Northern Road (2) to the Scenic Hills & the Turner Road Precinct.

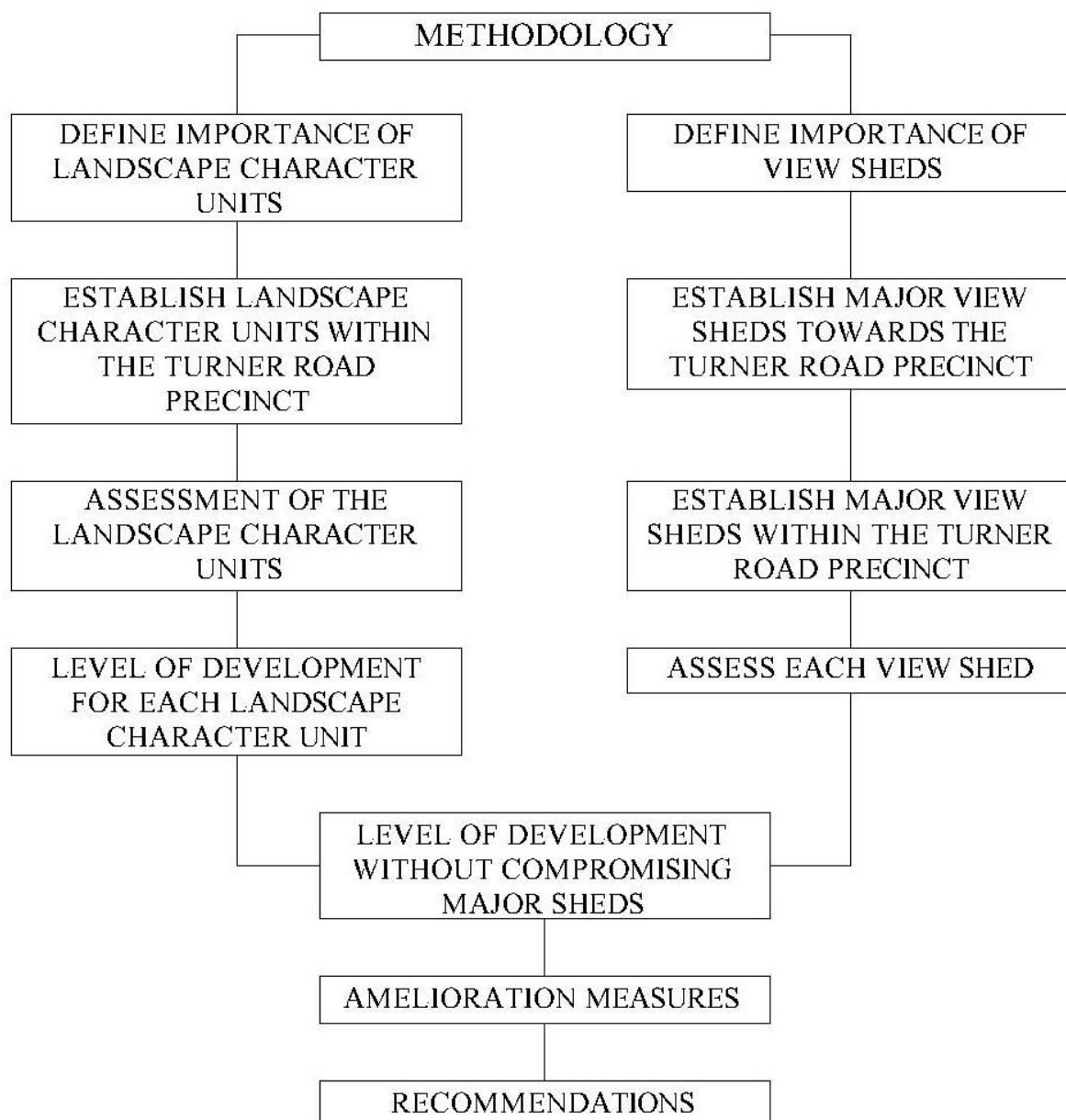
This section of The Northern provides distant views to the Turner Road Precinct and the Scenic Hills. The major ridge is prominent along the horizon while the lower sections of the ridge are partly screened by the fore and middle ground as seen in image 1.4.10.

## 2.0 METHODOLOGY

### 2.1 APPROACH TO ASSESSMENT METHODOLOGY

The methodology for assessing the visual impact of the proposed development is outlined in the table below. Rather than a static assessment process, a dynamic model has been adopted; utilizing visual planning criteria as key inputs into the siting and design of the residential development. In adopting this approach, the project outcome is achieved in a manner that minimizes the potential visual impacts for the outset.

The steps in the methodology are described in more detail below.





## 2.2 LANDSCAPE CHARACTER UNITS.

Landscape Character Units (LCU's) are areas of similar landscape character, based on topography (terrain), vegetation, water forms, water-land interface, urban forms, variety in the landscape, harmony and contrast. A comparisons sheet was devised to assess each of the Landscape Character Units. On the sheet, a numerical rating system was devised to rank each site in comparison to the next, called the scenic distinction ranking. Scenic distinction ranking: refers to the 'distinctness' of the unit, it refers to a higher quality when an appearance is vivid or striking. More vivid or distinguishable landscapes consist of higher scenic potential.

Each unit is given a scenic ranking score, according to its scenic values. The system is based on 8 factors, which describes and indicate the scenic distinction of a visual unit to compare with other units. Each factor carries a ranking factor of either: 0,1,2,4,10- scaling from low to high scenic quality. Where a 10, indicates the unit has a very high impact on the viewer. Each visual unit is assigned a score and the totals are tallied to give an overall scenic distinction, between 0 and 80.

## 2.3 DEFINING OF THE LANDSCAPE CHARACTER UNITS.

The fourteen landscape character units are defined using landform, vegetation and access routes around the site. The boundaries are defined by using primary ridgelines, drainage lines and roads. Photographs, images, topographic maps and initial onsite base data. (Stanton & Watt, 2000, p.9)

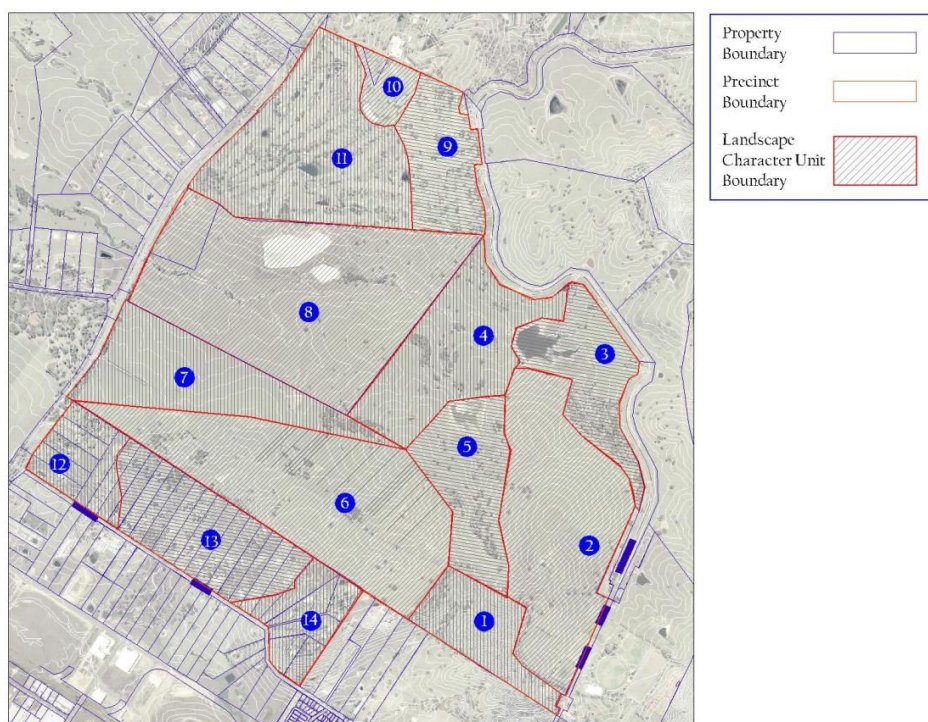


Image 2.3.1 Aerial photo of study site with site broken up into Character Units

The proposed LCU's are shown as an overlay to the draft Indicative Layout Plan, relating to this assessment. The overlay shows the interrelation of the existing land forms and the design layout of the proposed development. Landscape siting capacities and amelioration measures will utilise this graphic in determining assessment outcomes.

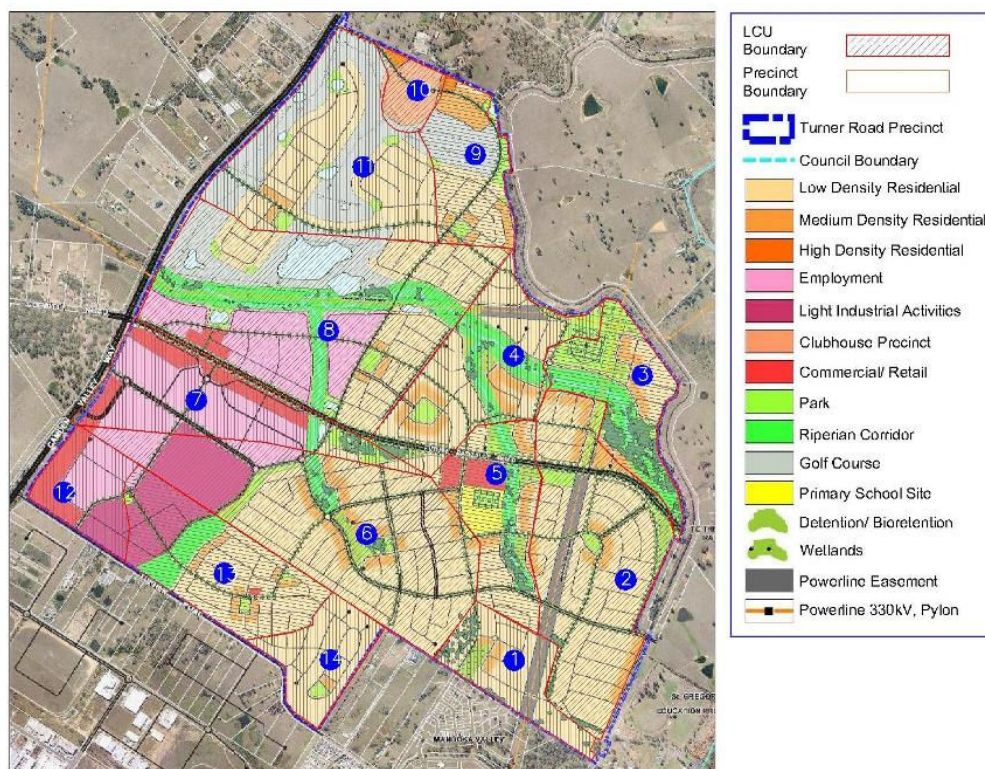


Image 2.3.2 Overlay of Landscape Character Units to Proposed Indicative Layout Plan

## 2.4 DEFINITION OF LANDSCAPE VIEW SHEDS

This section of the report outlines the existing visual environment and the visual interactions within that environment with the surrounding broader landscape.

View sheds are an important tool in the assessment of the landscape. “View sheds are helpful in determining distinctive site outlooks and interpreting the geography of the study area.” (Stanton & Watt, 2000, p. 9)

Landscape view sheds are areas where the public are able to observe the site from locations such as roads. This assessment deals with both external and internal view sheds. Landscape view sheds provide the best guide in establishing the capabilities of each LCU. They also indicate what impact development could have on surrounding LCU's and impacts it could have externally in the broader context of the local Camden LGA.



## 2.5 EXTERNAL LANDSCAPE VIEW SHEDS

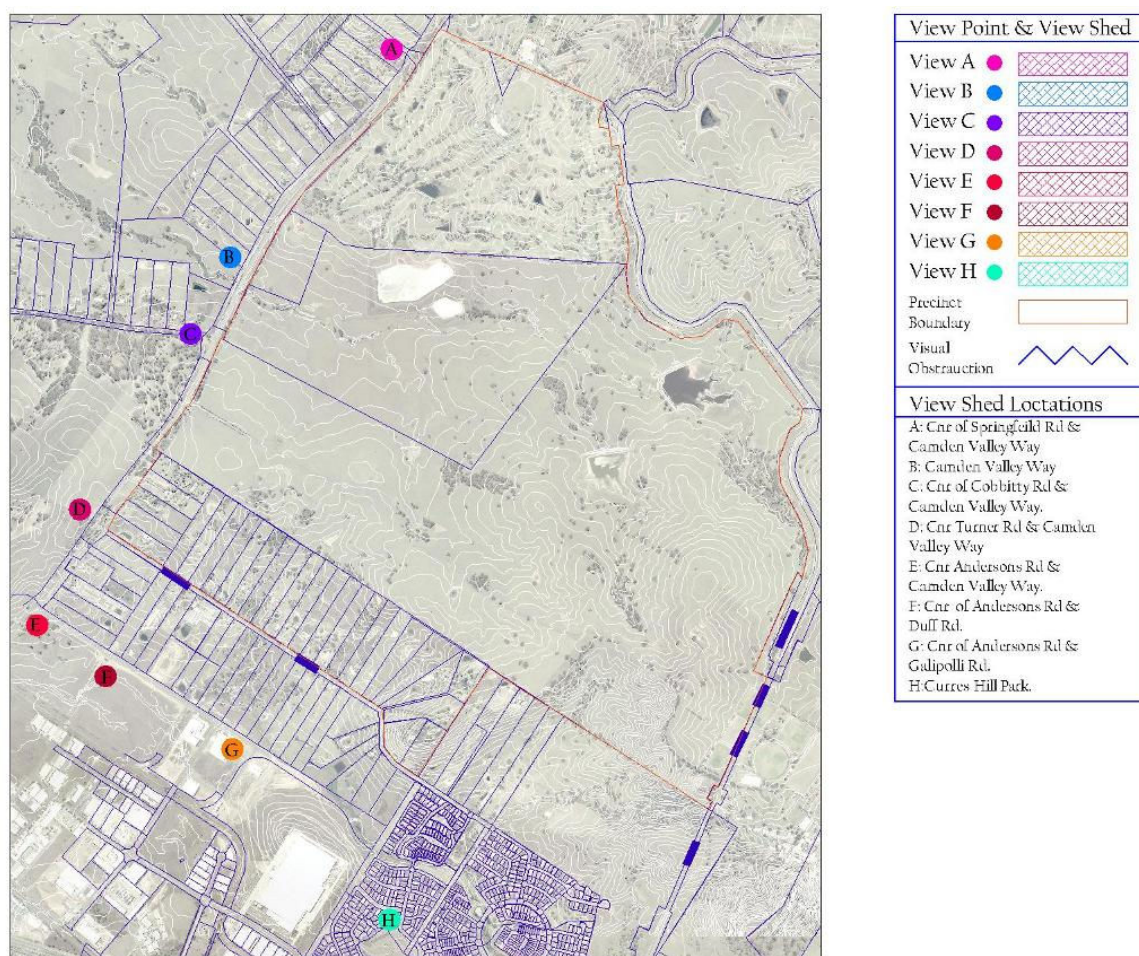


Image 2.5.1 Location of the dominate external view sheds towards the Turner Road Precinct

### A: Cnr Springfield Road & Camden Valley Way

This is a significant intersection in regards to the golf course lands and feature developments within the Oran Park Precinct.

Views onto the site are limited due to the topography of the golf course and plantings along the roadside and throughout the site.

### B: Camden Valley Way

This view has direct views along South Creek. It is possible to see about 70% of the site from this section of Camden Valley Road, though views onto the site and throughout the site are obscured by roadside plantings.

Definition of elements to the rear of the site becomes hard to distinguish due to the distance they are being viewed at.

Views to the Scenic Hills are strong, though they are quite distant to the rear of the site.

### C: Cnr of Cobbitty Rd & Camden Valley Way

This view looks down the boundary between the St Gregory's and the Rugby League land. It is important to the site as this would become a major intersection if any development were to occur within the St Gregory's land, and therefore remain a major view shed onto the site.

This view shed is similar to view shed B, though it has the potential to see approximately 60% of the site. Again trees throughout the site and along the roadway reduce the available view lines as well as the lie of the land.

**D: Cnr of Turner Rd & Camden Valley Way**

The Camden Valley Way and Turner Road provide the major viewing locations onto the site, despite this the merger of these two roads provides limited views to the site due to the topography of the site and roadside planting, with the higher sections along Turner Rd dominating the views. This location also provides a good indication of potential feature views from the Harrington Park Stage Two development area.

**E: Cnr of Andersons Rd & Camden Valley Way**

This location is a significant intersection along Camden Valley Way, linking residential estate of Harrington Park to the industrial estate of Smeaton Grange. Views onto the site are limited due to the topography and structures along the Andersons Rd. High sections of the site can be seen in the southern sections of the site close to Smeaton Grange.

**F: Cnr of Andersons Rd & Duff Rd**

This location was used as it contains a typical view from the Smeaton Grange industrial estate. This view has connections to the high sections along the Turner Rd small landholdings. The views to the site and are obscured from general topography along Andersons road and the plantings along Kenny Ck.

**G: Cnr of Andersons Rd & Duff Rd**

This location contains an alternate view from the Smeaton Grange industrial estate. This view has connections to the central and western sections of small land holdings. The topography of the site and plantings along Kenny Ck restrict the views onto site.

**H: Currans Hill Park**

This location is an elevated community park within the residential estate of Currans Hill. This view contains views along the Turner Road properties and the LCU 1 gully above the proposed Manooka estate. Views area obscured by the dwellings around the park, and plantings within the park itself.



## 2.6 INTERNAL LANDSCAPE VIEW SHEDS

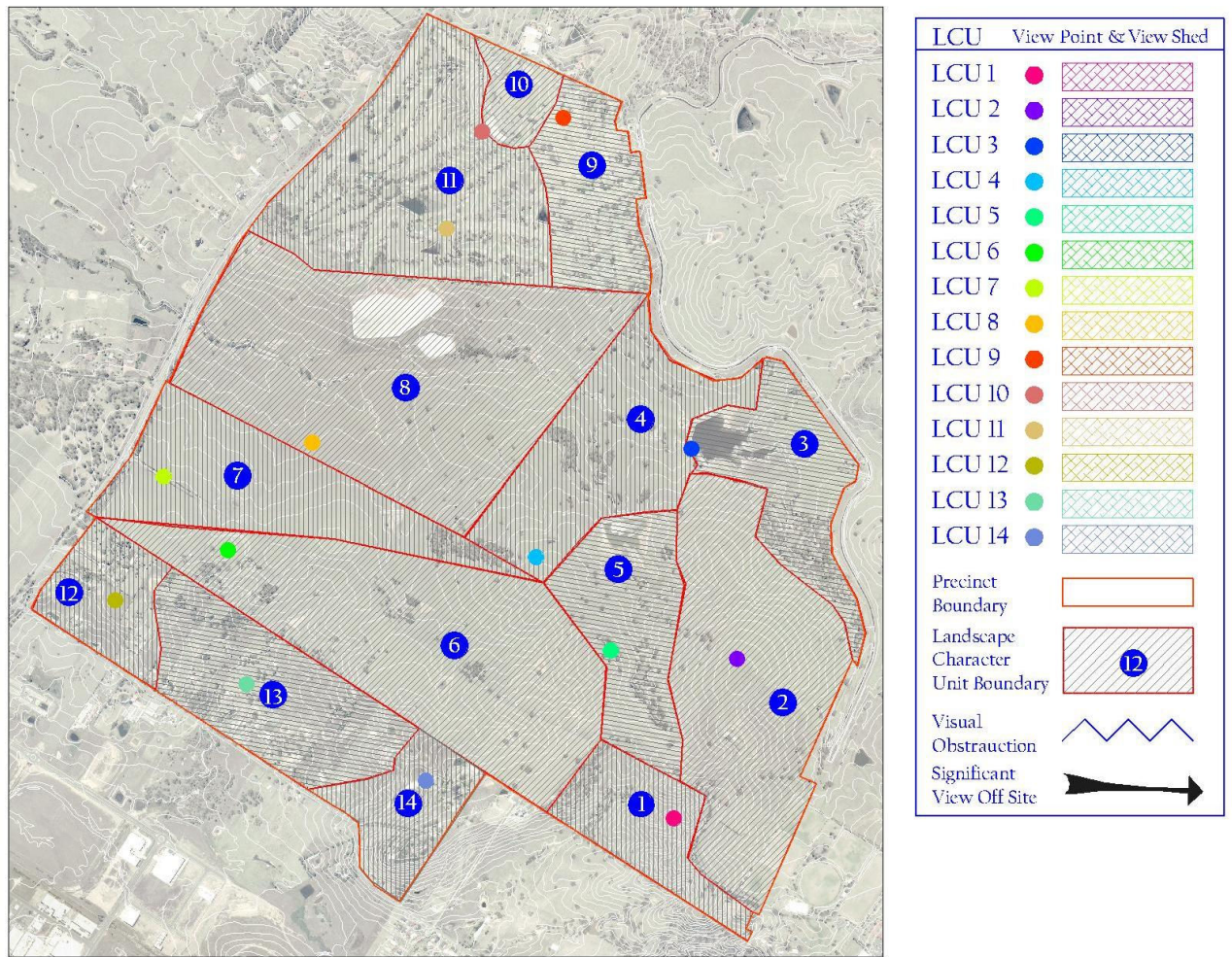


Image 2.6.1 Location of the dominate internal view sheds from within the Turner Road Precinct

An internal view has been taken from each of the LCU. Each location has been chosen because it was considered either a prominent location within the Turner Road Precinct, or provides the strongest outlook from that individual LCU.

## **3.0 ASSESSMENT**

### **3.1 PROCEDURE:**

The study area and its boundaries were defined by numerous site visits, and extensive mapping of the area on topographic maps. Noting down areas of interest and possible boundaries, formed by surrounding hills, gullies, properties, and of course the river.

### **3.2 LANDSCAPE CHARACTER UNITS:**

Landscape character units are an important part of a visual assessment when the area is large. They make the site easier to manage and allow for closer inspection of unique areas within a site that may have been over looked. “Definition of visual inventory units within the context of a regional landscape.... Not only improves the inventory but is essential in making comparative qualitative assessments among units.” (Litton, 1979, p.80).

It must also be noted that no element in the landscape can stand alone; the influence of adjacent units should not be over looked (Stanton, Watts, 2000, p.4)

#### **3.2.1 TERRAIN:**

This refers to the variance of slope within each character unit.

- A low score shows the terrain has little to no slope
- An average score shows the terrain has slight undulation, with a distinct profile
- A high scores shows the terrain is varying, sharp and mountainous

This category is the most influential to the viewer, where a high score depicts a higher impact to the viewer.

#### **3.2.2 VEGETATION:**

Vegetation is an important measure in a survey of this kind. It shows how forested a unit is, and how much a unit has been cleared for use.

- A low score shows the unit has an absent amount of trees
- An average score depicts a moderate cover of trees, with openings in trees around rivers, dams, and human interactions
- A high score shows the unit has a dense cover of trees over it

This, similarly to the terrain Landscape Character Unit, is personal opinion related. Though it forms a very important score for the unit, and is important for any future development in the region.

#### **3.2.3 WATER FORM:**

A characteristic ranking of the water present in each unit.

- A low score offers a unit without any water held present within the site
- an average score shows the unit has some water flowing through the site, either through a remnant creek/dried-up creek, or a dam
- a high score shows the unit has a distinguishable water course flowing through the site( river, or running creek)

Water is a very important factor on a unit. For scenic quality, development and recreation, water on a site is crucial.

### **3.2.4 WATER/ LAND INTERFACE:**

How the land meets the water. Especially important around dams, creeks and rivers. Also a potential hazard for safety on sites.

- Low scores show that there are no areas within the unit, with water-land interface.
- Average scores has some small interface within
- High scores have high amounts of water to land interface, usually situated around the larger dams, creeks and those few areas where the river and land meet.

A high score shows a great potential for future developments, within the unit.

### **3.2.5 URBAN FORMS/ STRUCTURES:**

This category shows how much an urban development has occurred in the region, including man-made structures such as power poles. Where areas have been intercepted by roads, buildings, in extreme cases have changed the shape of the countryside, and river.

- A low score depicts a unit with a high level of urban developments
- An average score represents moderate development within units
- Whereas a high score depicts low to no urban developments, making the area relatively 'pristine'

Perceived in reverse order to the rest of the unit scores, this area is important to the community of the region, as no development deems the area 'pristine'. A low score will also show that the area is possibly able to have further urban development as the framework and infrastructure already exists.

### **3.2.6 VARIETY:**

Variety within the landscape is important in a visual quality sense. This score is a summary of the unit, the variety of vegetation, water forms, terrain, and urban development, are important to gathering information on the whole region.

- A low score depicts an overabundance of only one factor in the landscape, for example vegetation, or water forms
- An average score shows a mixed landscape pallet
- While a high score shows a total mix of vegetation, water forms, terrain, and water-land interface. It offers maximum scenic viewing, and scenic quality.

This is important to the developer, or the community who may want to restore the area to a natural environment form. If it is sited within a farmer's property it may also be important to the farmer for agricultural and scenic value.

### **3.2.7 HARMONY:**

Is a measure of how aesthetically pleasing the unit is to the viewer, giving the viewer a sense of order, with a pleasing arrangement of the assets on the unit.

- A low score depicts an absence of harmony across the unit
- An average unit of harmony consists of a few harmonious aspects, though there still conflicts throughout the landscape.
- A high harmony rating depicts a pleasing combination of elements as a whole.

### **3.2.8 ACCESS:**

A rating dependent on how accessible a unit is for car and vehicle.

- A low score depicts the area has no current access
- Whilst a high score shows a unit has access routes for access and vehicles.
















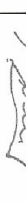


























SCORE	0	1	2	4	10
TERRAIN	Flat/ No Form 	Slightly Undulating 	Distinct Profile, Valley 	Undulating Profile 	Mountainous Terrain 
VEGETATION	Absent 	Lightly Scattered 	Moderate 	Dense With Openings 	Dense Throughout 
WATER FORMS	Absent 	Seasonal Courses 	Small Water Bodies 	Larger Watercourses 	Flowing Water Course 
WATER/ LAND INTERFACE	Eroded 	Absent 	Little 	Good 	Quality 
URBAN FORM/ STRUCTURES	Maximum 	Intrusive But Tolerable 	Some 	Incorporated 	No Urban Development 
VARIETY	Absent 	Slight 	Intermediate 	Moderate 	High 
HARMONY	Disharmony 	Visual Intrusions 	Not Fulfilling 	Almost Fulfilling 	Fulfilling 
ACCESS	No Access 	Farm Gates 	Walking Trails 	Dirt Road 	Full Access 

Table 3.2.8.1 Landscape Resource Table

### 3.3 SCENIC QUALITY RATING:

This is a ranking system calculated from the score of each Landscape Character Unit. (Corben, Lau, 2001). Scores were added together, totalling 80, then divided by the number of Landscape Character Units (8), giving the average 10. All Landscape Character Units were then ranked according to their highest and lowest score.

Rating	Description
I	Low Visual Quality
II	Average Visual Quality
III	Above average visual quality
IV	High Visual quality
V	Unparalleled visual quality

I: 0-16  
 II:17-32  
 III:33-48  
 IV:49-64  
 V: 65-80

### 3.4 VISUAL ABSORPTION CAPACITY TABLE:

Involves using the table below to compare the surface pattern against the slope of each unit. The table is based on previous models by Taylor and Robertson (1986), and Stanton and Watt (2000).

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

### 3.5 VISUAL VULNERABILITY:

Is based on the visual judgment by the team on the landscape unit. The visual vulnerability shows the ability of each unit to absorb development without changing the visual qualities of the unit. Once again a ranking system of high; medium and low was used.

- A low rating would show the site could sustain development without impinging on the visual characteristics present on the site
- A medium rank would depict the unit would be affected slightly by development
- A high score shows the area is very vulnerable if a development would to occur within the unit.

### 3.6 ECOLOGICAL VULNERABILITY:

Establishes the degree of vulnerability a landscape can sustain in the event of disturbance from development. A rank of high; medium; or low informs how vulnerable each unit is.

- A low score depicts that the unit would have limited ecological damage if development was to occur in that unit
- A medium score shows an increase risk of damage would occur in the event of development
- Whilst a high score would deem the unit unsuitable for development

### 3.7 LOCALISED SITING CAPACITY

The visual absorption capacity assesses each unit as a whole; however it does not focus on small pockets that may be able to sustain development. There are places within the study area that may be able to hold isolated development, without impinging on surrounding visual qualities (Stanton and watt 2000)

This ranking category is subjective where the focus is on a potential area, not generalized over the whole area.

### 3.8 DEVELOPMENT SUITABILITY:

Development suitability for development takes into account the ecological and visual vulnerability and overall visual qualities of the unit, whereby preservation, conservation, rehabilitation and recreation are taken into account (Taylor...).

Suitability classes are:

- (P) Preservation: Existing character and use of the area is maintained and protected. This area ranked HIGH with ecological and visual vulnerability; hence no development would be possible.
- (C) Conservation: Existing character and use of the unit maintained. Low key developments can occur.
- (LR) Low Residential: A low impact development may have already occurred. Further development should be kept low level residential development. Areas suitable for recreational use and conservation of existing resources should be maintained.
- (RR) Rural Residential: Development of a rural nature would be suitable for these areas; that have low impact on the existing environment.
- (MD) Medium Development: Residential development, while retention of significant tree groups to be retained through use of open spaces.
- (HD) High Development: All areas suitable for development while retention of significant tree groups to be retained.

Ecological/ Visual Vulnerability	Scenic Quality Rating				
	I	II	III	IV	V
HIGH	LR	LR	C	P	P
MEDIUM	HR	MD	MD	C	C
LOW	HD	HD	MD	RR	RR

Development can refer to a broad range of change in the land use. For the purposes of this assessment the term ‘development’ shall refer to the different levels of development outlined in the Indicative Layout Plan prepared for the GCC.

### **3.9 VISIBILITY OF LCU'S FROM EACH VIEW SHED:**

Through the use of photographs, site visits and contour maps, graph the visual catchments of each view shed and establish which LCU's can be seen from each location.  
List any obstructions that may limit the full extent of each view shed.

### **3.10 LEVEL OF DEVELOPMENT FOR EACH LCU WITHOUT COMPROMISING EACH VIEW SHED:**

Once each LCU has been assessed to establish whether it is suitable for development, it is possible to cross-reference with the visual view sheds and distinguish which areas are suitable for development and which areas could affect the visual quality of the Turner Road Precinct.

### **3.11 AMELIORATION MEASURES**

Landscape amelioration measures will address the actions needed to be considered in the context of any possible development within the Turner Road Precinct.

While the siting, design restrictions and visibility criteria of any future dwelling is a critical consideration, the studies objective is to provide amelioration policy proposals to maintain the attractiveness of the site through appropriate management, planning and acknowledgment of design constraints. This assessment report can be used to assist in achieving the most visually appropriate arrangement of residential, commercial and employment zones within the Landscape Character Units, and in conjunction with the Indicative Layout Plan.

### **3.12 RECOMENDATIONS**

Recommendations, policies and management guidelines are intended to facilitate opportunities to view the existing and proposed landscape of the Turner Road Precinct in a manner that is harmonious and sympathetic to the current land form. The recommendations provide details on the way in which amelioration measures provide a sustainable landscape to be interpreted for future generations. They are also supportive of further exploration of the development potential of the assessment area.



## 4.0 SYNTHESIS

### 4.1 LANDSCAPE CHARACTER UNIT ONE



Image 4.1.1 Typical View of Unit 1

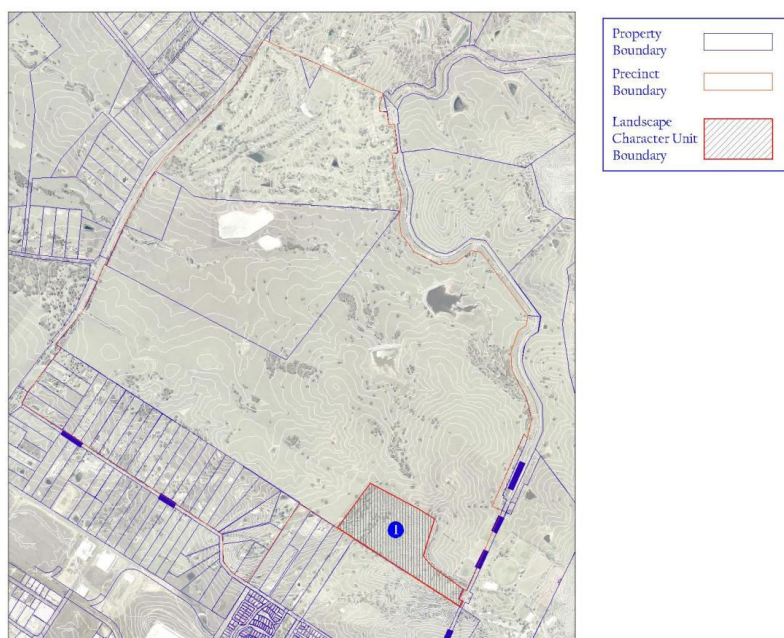


Image 4.1.2 Aerial Photo of site with unit one highlighted

#### 4.1.1 GENERAL DESCRIPTION

This LCU has strong visual links to the Scenic Hills Range. This unit is bounded by Badgally Rd and the prominent ridge line to its south. The easterly section of this LCU is steep terrain, with the west portion consisting of gentler terrain and large pockets of remnant Cumberland Plain Woodland and open pastoral lands in the lower sections of the unit. The LCU also forms a backdrop to the proposed 'Manooka Estate' adjoining in Spring Hill.



#### 4.1.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	4	The unit is undulating hill side which become quite steep to the east of the unit.
Vegetation	2	There are remnant clumps of Cumberland woodland to the edges of the unit.
Water Form	0	There is no water present
Water/Land Interface	1	N/A
Urban Forms/ Structures	4	Power lines & rural fencing exist.
Variety	2	The undulating hills and clumps of trees throughout provide a medium level of variety
Harmony	4	There is a medium to high level of harmony.
Access	1	Gates are present at the edges of the unit.

	Total	Rating
Scenic Quality	18	II

#### 4.1.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.1.4 VULNERABILITY TABLE

Ecological Vulnerability	Medium	The area consists of a Cumberland plain woodland which could provide linkage potential through out the study area.
Visual Vulnerability	Low - Medium	The unit is predominantly surrounded by trees to the north, east and west combined with the slope of the land this would accommodate low to medium levels of development.

Development Suitability	MD
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#### 4.1.5 LOCALIZED SITING CAPACITY

The concealed nature of the majority of this unit would allow it to absorb a low to medium level of development; with low levels of development required to accommodate the existing stand of vegetation to the base of the gully. Residential development suits this location, allowing smaller building footprints that would suit the steeper slopes and minimise visual impact.

## 4.2 LANDSCAPE CHARACTER UNIT TWO



Image 4.2.1 Panoramic View of Unit 2 from the Existing Dairy

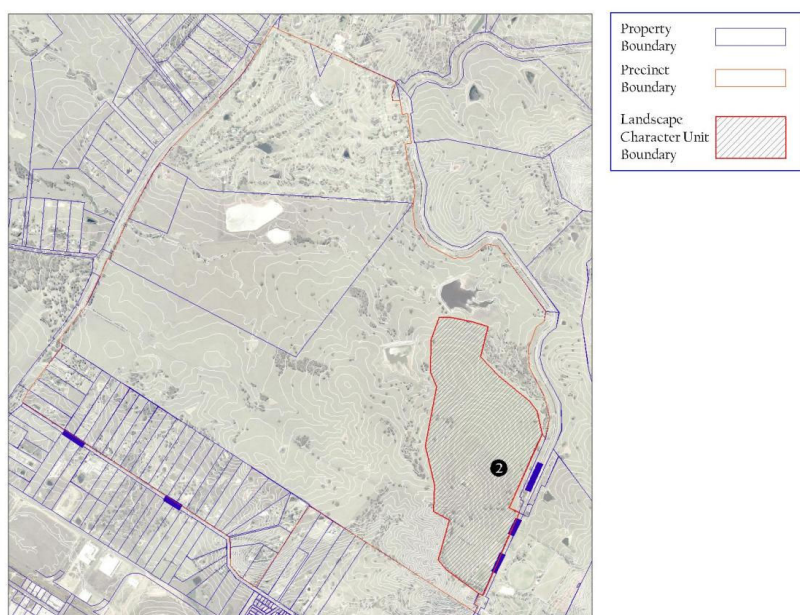


Image 4.2.2 Aerial Photo of site with unit two highlighted

### 4.2.1 GENERAL DESCRIPTION

LCU 2 adjoins the playing fields of St Gregory's College, the Sydney Water Supply Channel and the proposed open and wooded lands to the South Creek Catchments. A large above-ground electrical easement also divides this LCU. The Scenic Hills range forms the backdrop to the undulating landscape of LCU 2.

#### 4.2.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	1	There unit is a low lying hillside, though there is little variation through out
Vegetation	1	The area consists of pastoral grazing land with lightly scattered vegetation throughout.
Water Form	0	There are no water forms.
Water/Land Interface	1	N/A
Urban Forms/ Structures	2	Power lines & rural fencing exist. There is a dairy to the centre of the unit with a dirt access road.
Variety	4	There is a medium level of variety.
Harmony	4	Low to medium level of harmony.
Access	4	There is a dirt access road to the. dairy, then farm gate to all the paddocks

	Total	Rating
Scenic Quality	17	II

#### 4.2.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.2.4 VULNERABILITY TABLE

Ecological Vulnerability	Low	The area has been extensively grazed.
Visual Vulnerability	Low – Medium	The unit is constant throughout. Medium level development could be achieved if a uniform approach was taken the development.

Development Suitability	HD
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#### 4.2.5 LOCALIZED SITING CAPACITY

The concealed nature of the majority of this unit would allow it to absorb a reasonable level of development. Residential development suits this location due to the topography of the unit and its proximity to the rest of the precinct and the existing surrounding features of St Gregory's College & the Scenic Hills.

### 4.3 LANDSCAPE CHARACTER UNIT THREE



Image 4.3.1 Typical View of the Unit 3

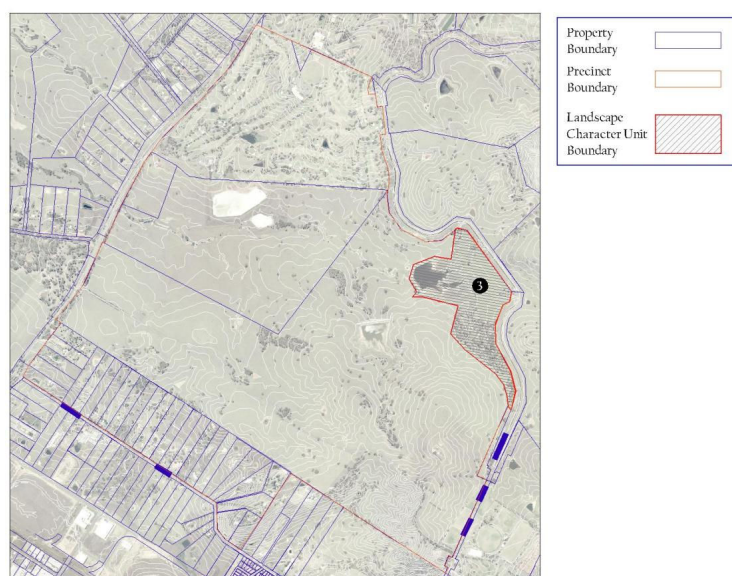


Image 4.3.2 Aerial Photo of site with unit three highlighted

#### 4.3.1 GENERAL DESCRIPTION

Unit three consists of open grazing land with a large dam to the west and a large area of remnant Cumberland Plain Woodland to the east. The Power easement runs through this unit. This unit is bounded by the Sydney Water Supply Channel and is the head water for the South Creek.



### 4.3.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	1	The unit has a slight slope throughout it, with a high dam wall around large dam .
Vegetation	4	There is a large group of trees to the east of the unit, with small pockets and scattered trees to the rest of the unit. The eastern edge of the unit has rush spp. plants to the water way/ dam.
Water Form	4	Large dam and seasonal watercourses.
Water/Land Interface	4	There is good interface.
Urban Forms/ Structures	2	There is fencing around and through the unit. Electrical easement through the centre of the site.
Variety	4	There is a medium to high level of variety to this unit.
Harmony	4	Medium to high to level of harmony.
Access	1	There are access gates throughout the unit

	Total	Rating
Scenic Quality	24	II

### 4.3.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

### 4.3.4 VULNERABILITY TABLE

Ecological Vulnerability	High	The large dam and the pocket of Woodland provide important habitats for the unit and study site. The south creek flows through this unit.
Visual Vulnerability	Medium	The unit has high variation within it and provides an almost complete landscape. This variation could sustain medium levels of development if incorporated into the landscape.

Development Suitability	LR
-------------------------	----

### 4.3.5 LOCALIZED SITING CAPACITY

This unit should retain its character, due to the interconnection of this LCU with the South Creek landscape and landscape of the Scenic Hills. Steps could be taken to create functional communal parklands while ensuring that the ecological elements and visual open space are retained and enhanced.

## 4.4 LANDSCAPE CHARACTER UNIT FOUR



Image 4.4.1 Typical View of Unit 4

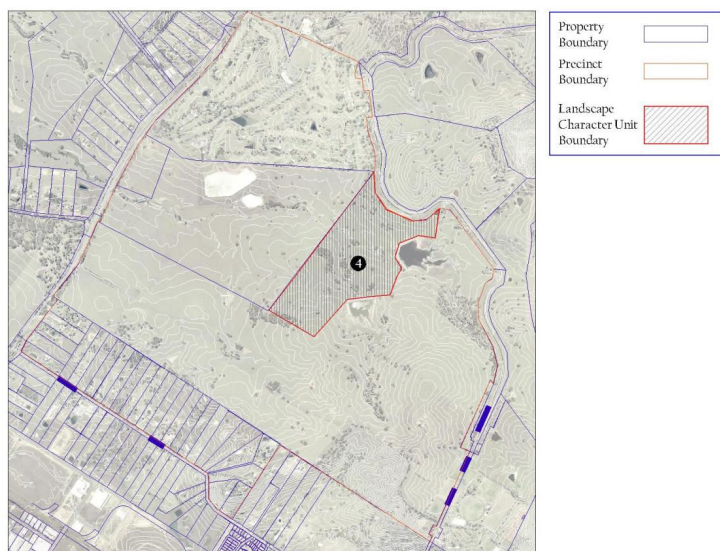


Image 4.4.3 Aerial Photo of site with unit four highlighted

### 4.4.1 GENERAL DESCRIPTION

This unit contains the beginning of the South Creek. It is predominately low lying with greater variation to the south west of the site, which is similar in context, topography and form to LCU 5. Scattered trees are found throughout the unit with increased clusters to the centre of the unit. The lower lying sections of LCU 4 are part of the broader visual view line to the Scenic Hills and are part of the South Creek. It connects to the open space dedicated in LCU 3 and LCU 8.

#### 4.4.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	1	The unit has two low swales that form the start of south creek. Between these is a distinct knoll while on the north side of the unit is the base of a hill.
Vegetation	1	Large mature trees scattered throughout. There is a cluster of trees to the surrounding the southern start of the creek line.
Water Form	10	This unit is the start of the South Creek.
Water/Land Interface	4	The unit has a good interface.
Urban Forms/ Structures	4	There is only rural fencing to the unit.
Variety	2	There is a low to medium level of variety. Despite the creek line the unit is fairly consistent.
Harmony	4	The landscape is quite harmonious as a whole
Access	1	Access gates throughout.

	Total	Rating
Scenic Quality	27	II

#### 4.4.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.4.4 VULNERABILITY TABLE

Ecological Vulnerability	High	The pocket of trees is considered to be potential linkage planting. While the creek line would be considered an important habitat area.
Visual Vulnerability	Medium	The unit is reasonably low lying with little variation throughout. Development would need to be integrated to prevent major impacts.

Development Suitability	LR
-------------------------	----

#### 4.4.5 LOCALIZED SITING CAPACITY

LCU 4 displays areas suitable for both development potential and protection of existing open space. It has been categorised suitable for LR- low residential, with the retention and conservation of existing resources.

## 4.5 LANDSCAPE CHARACTER UNIT FIVE



Image 4.5.1 Typical View of Unit 5

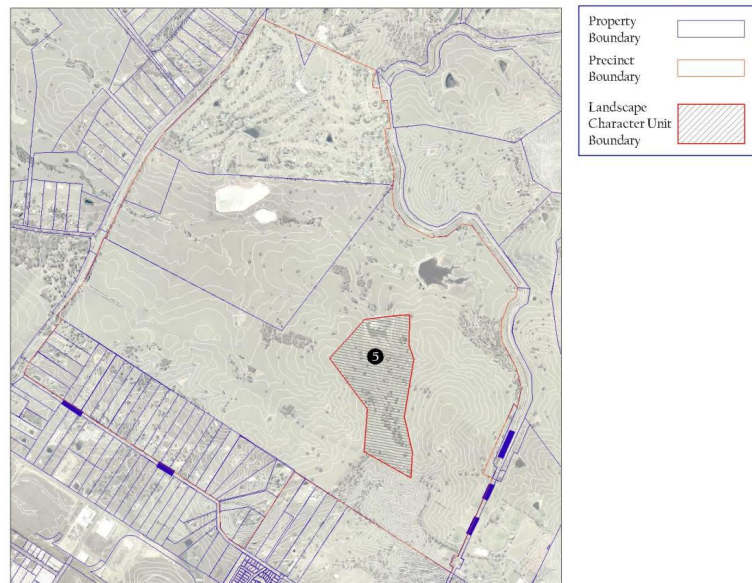


Image 4.5.2 Aerial Photo of site with unit five highlighted

### 4.5.1 GENERAL DESCRIPTION

This unit is a gully found between two dominate ridges found to the centre of the site. It is pastoral land that contains small dams and scatted clumps of remnant trees. This unit is an important section for the Upper South Creek catchment area.



#### 4.5.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	2	The unit is slightly undulating with a distinct gully that flows to a large dam.
Vegetation	2	There are clumps of vegetation throughout the gully, with scattered trees to the rest of the unit.
Water Form	4	Medium dam to north of the unit and smaller dams along the gully.
Water/Land Interface	2	There is good land/water interface, though some erosion exists.
Urban Forms/ Structures	4	The unit has rural fencing through out the unit.
Variety	4	There is a intermediate level of variety with the vegetation, water and slope of the land.
Harmony	4	Medium level of harmony.
Access	1	There are farm gates available for access.

	Total	Rating
Scenic Quality	23	II

#### 4.5.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.5.4 VULNERABILITY TABLE

Ecological Vulnerability	Medium	The unit provides a seasonal water course & the trees to the gully are could be used for potential linkage. The water course flows into the South Creek.
Visual Vulnerability	Low- Medium	The unit could sustain medium levels of development if the natural variety is maintained and the development is integrated into the landscape.

Development Suitability	MD
-------------------------	----

#### 4.5.5 LOCALIZED SITING CAPACITY

This LCU has been determined to be suited to a medium development level. It demonstrates the assessments end result of a residential development mix set into and amongst natural land features which should be preserved as open spaces.

## 4.6 LANDSCAPE CHARACTER UNIT SIX



Image 4.6.1 Typical View of unit six



Image 4.6.2 Stone Wall



Image 4.6.3 Rodeo Arena & Surrounding Structures.

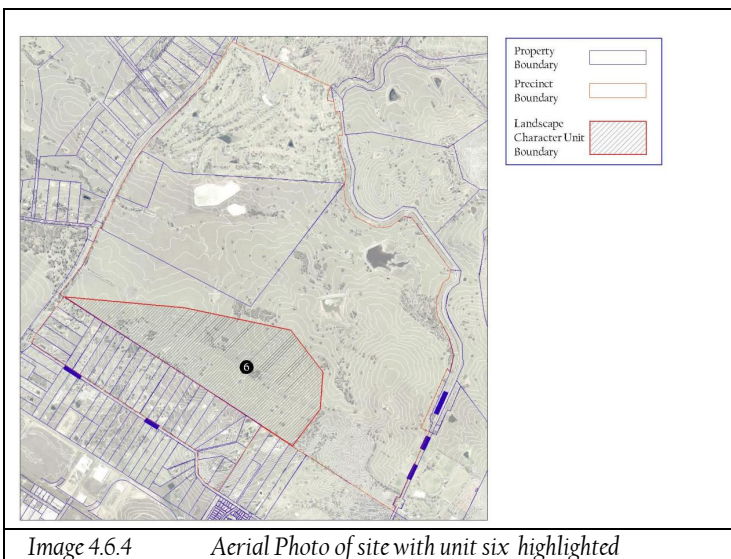


Image 4.6.4 Aerial Photo of site with unit six highlighted

### 4.6.1 GENERAL DESCRIPTION

This unit consists of pastoral land and scattered clumps of trees. The land is undulating and contains two landscape features; one is the rodeo arena to the south west of the unit, and the other is the dry stone and timber walling found along Badgally road to the mid east of the unit.

#### 4.6.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	1	The unit has a flat appearance despite many knolls and gullies found throughout.
Vegetation	1	There are scattered trees throughout the unit, though it is mostly pastoral land. There are clumped trees around the rodeo.
Water Form	2	Small dams found near the rodeo
Water/Land Interface	2	Little land/water interface.
Urban Forms/ Structures	4	Badgally Rd runs through the unit, and the rodeo is found amongst the trees to the edge of the unit.
Variety	2	There is a small amount of variety within the unit.
Harmony	4	Medium level of harmony.
Access	4	Badgally rd runs thorough the unit., and there are gates allowing access

	Total	Rating
Scenic Quality	20	II

#### 4.6.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.6.4 VULNERABILITY TABLE

Ecological Vulnerability	Low	The unit consists of grass lands and That has been grazed heavily. There is a pockets of trees scattered throughout that are considered potential linkage trees.
Visual Vulnerability	Low	The unit has variation in the land form that could sustain medium levels of development.

Development Suitability	HD- MD
-------------------------	--------

#### 4.6.5 LOCALIZED SITING CAPACITY

This LCU has been classified suitable for a medium to high level development. Although most of the site is considerably level and suitable for high levels of development, sections in the south and east of the unit have an undulating profile suitable for medium development.

## 4.7 LANDSCAPE CHARACTER UNIT SEVEN



Image 4.7.1 Typical View of unit seven

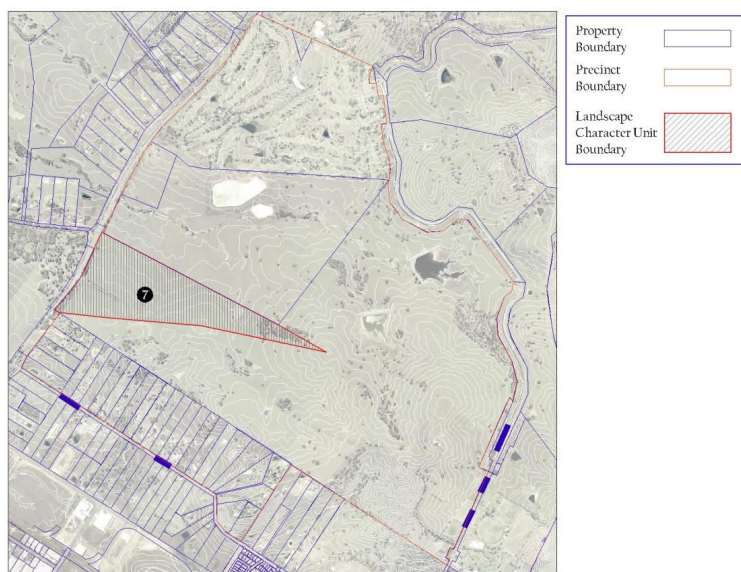


Image 4.7.2 Aerial Photo of site with unit seven highlighted

### 4.7.1 GENERAL DESCRIPTION

The unit is gently sloping pastoral land, with a consistent fall towards unit 8. It is proposed to contain the entry to Badgally road from Camden Valley Way. There is a small dam and a large pocket of Cumberland Plain woodland to the far south-east of the unit. Existing Casuarina spp line the entry of Badgally Road.



#### 4.7.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	0	The terrain is quite flat with a gentle slope towards unit 8
Vegetation	2	There is predominantly Casuarina spp. to the end of Badgally Rd, while there is a grove of Eucalyptus spp. to the eastern edge of the unit.
Water Form	2	N/A
Water/Land Interface		N/A
Urban Forms/ Structures	4	There is little urban structures apart from fencing and Badgally Rd. within the unit..
Variety	1	There is a small amount of variety within the unit.
Harmony	4	Medium level of harmony.
Access	4	There are farm gates available for access to the paddocks , and Badgally road runs through the unit.

	Total	Rating
Scenic Quality	19	II

#### 4.7.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.7.4 VULNERABILITY TABLE

Ecological Vulnerability	Low	The unit consists predominately of grass lands that have been used for farming. There is a grove of trees to the east of the unit that is considered potential linkage trees.
Visual Vulnerability	Medium	Development would change the nature of this development. Amelioration measures could consolidate any changes.

Development Suitability	HD
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#### 4.7.5 LOCALIZED SITING CAPACITY

This LCU is has been classified suitable for high level development. The site is considerably level pastoral lands that are suitable for high levels of development. There is a prominent grove of trees to the east of the unit that should be retained. The unit has a drainage lines to the east of the unit that flows into the South Creek, which will restrict high level development to this section.

## 4.8 LANDSCAPE CHARACTER UNIT EIGHT



Image 4.8.1 Typical View of unit eight

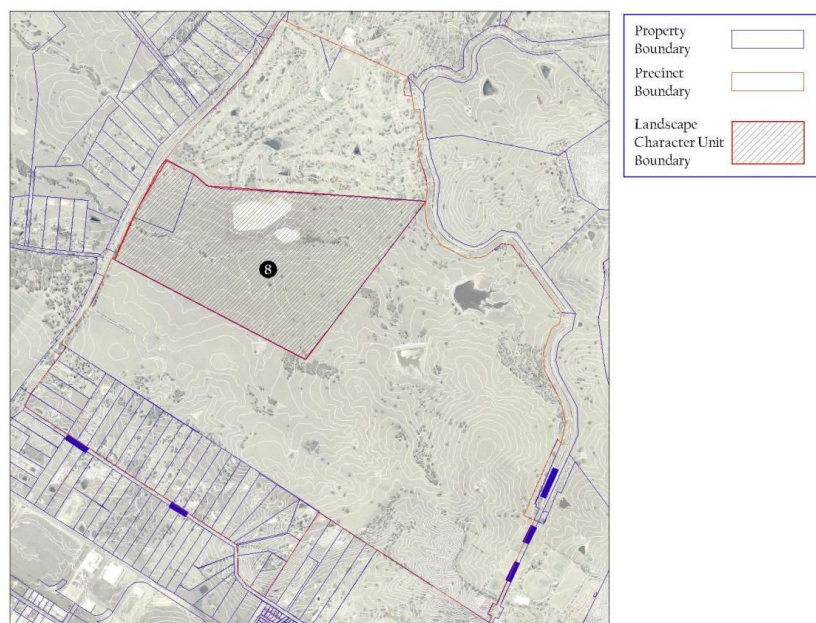


Image 4.8.2 Aerial Photo of site with unit eight highlighted

### 4.8.1 GENERAL DESCRIPTION

This unit is a dominate feature when viewed from Camden Valley Way, though it is partly screened by roadside plantings, distant views along south creek and to the scenic hills are easily seen. The unit consists predominately of pastoral land and the South Creek, which exits the precinct through this unit.

Two significant dams associated with the golf course are also located within this unit. The larger dam provides a visual barrier to the land behind it from most view points due to its large dam walls.

#### 4.8.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	1	The land falls towards the creek line although it still remains predominately flat.
Vegetation	2	There is tree plantings found long the edge of the unit to the road and also along the creek line.
Water Form	10	South Creek runs through the unit.
Water/Land Interface	4	Good water/ land interface
Urban Forms/ Structures	4	There is little urban forms to this unit, only fences.
Variety	4	There is good variety to this unit.
Harmony	4	Medium level of level of harmony.
Access	1	There are farm gates available for access.

	Total	Rating
Scenic Quality	30	II

#### 4.8.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.8.4 VULNERABILITY

Ecological Vulnerability	High	The unit contains South Ck, and its surrounding grass lands which act as a filter for water quality, areas that are higher would have smaller ecological impacts.
Visual Vulnerability	Medium	Due to the exposure of the unit development would be hard to integrate with the landscape

Development Suitability	LR-MD
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#### 4.8.5 LOCALIZED SITING CAPACITY

This LCU has been classified suitable for low to high development due to its exposed nature and the inclusion of the South creek that flows east-west through the centre of the unit, and cannot be developed, while the flatter pastoral sections with the south of the unit are suitable for development. Amelioration measures will be required ensure any development can be integrated into the landscape.

## 4.9 LANDSCAPE CHARACTER UNIT NINE



Image 4.9.1 Typical View of unit nine

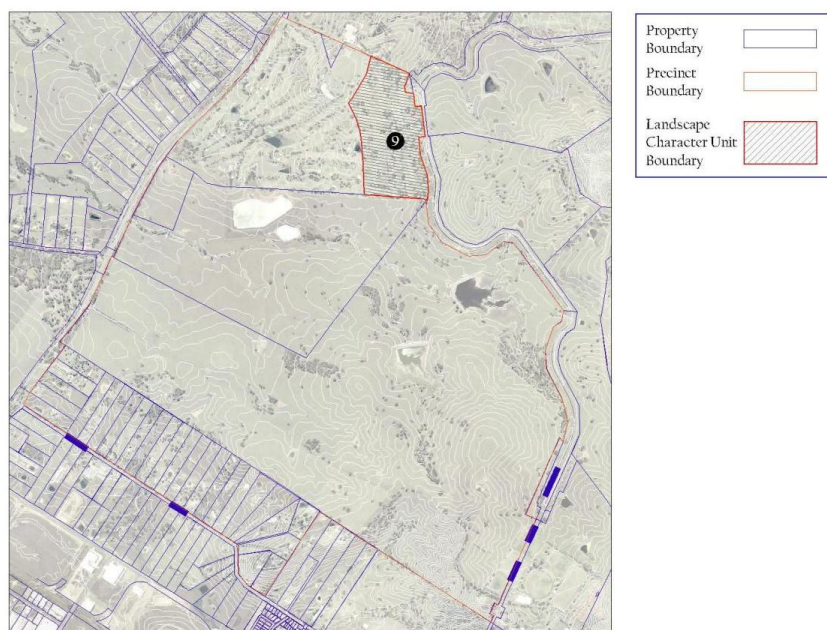


Image 4.9.2 Aerial Photo of site with unit nine highlighted

### 4.9.1 GENERAL DESCRIPTION

This unit consists of a maintained golf course with stands of trees scattered throughout. The unit is bounded by the Sydney Water Channel in the east and a dominate ridge through the golf course, isolating this section for the rest of the golf course. The unit is almost absent of water, with a small dam to the south of the unit.



#### 4.9.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	1	Slightly undulating topography with a few distinct high points.
Vegetation	2	Pockets of trees with maintained lawns throughout.
Water Form	2	Small Dam to the south of the unit.
Water/Land Interface	4	Good/ maintained dam interface.
Urban Forms/ Structures	4	Small pump house and signage to all the holes.
Variety	2	There is a medium level throughout, lawns trees & some structures.
Harmony	4	There is a good level of harmony.
Access	4	No roads.

	Total	Rating
Scenic Quality	23	II

#### 4.9.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.9.4 VULNERABILITY

Ecological Vulnerability	Medium	The unit is a controlled landscape that is maintained. There are significant groupings of large Eucalypts. The unit borders the South creek and is apart of its catchment.
Visual Vulnerability	Low	The unit is sheltered form most view points and has good variety of open space and large trees.

Development Suitability	HD
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#### 4.9.5 LOCALIZED SITING CAPACITY

This LCU is suited for a high level of development due to the sheltered location, the moderate topography of the unit, and the spacing of upper canopy trees throughout the unit.

## 4.10 LANDSCAPE CHARACTER UNIT TEN



Image 4.10.1 Typical View of unit ten

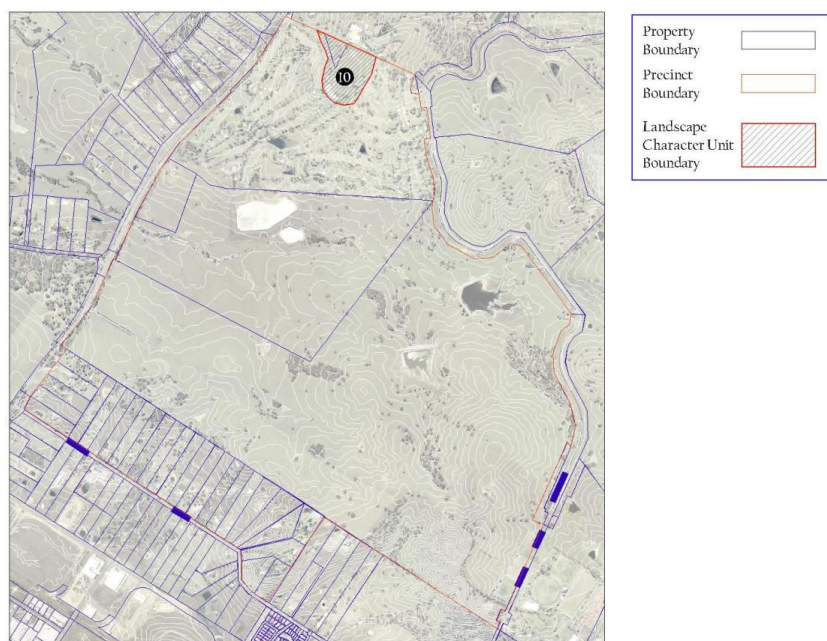


Image 4.10.2 Aerial Photo of site with unit ten highlighted

### 4.10.1 GENERAL DESCRIPTION

This unit is located on the crest of the hill bounding the northern edge of Turner Road Precinct. It consists of the commercial premises for the golf club with large hardstand car park, the motel units and the open lawn areas for the golf driving range/ practice green to the north. The unit is quite prominent within the Turner Road Precinct due to its location. There is a maintained garden around the club house; however the remainder of the unit is quite simple and sparsely landscaped.

#### 4.10.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	1	The unit is located on a level section at the top of a hill.
Vegetation	1	There is maintained landscapes around the club house, however there is little vegetation throughout the rest of the unit.
Water Form	0	N/A
Water/Land Interface	1	N/A
Urban Forms/ Structures	1	There is a large amount of urban structures
Variety	4	The is a high level of variety within the unit.
Harmony	2	Low level of harmony
Access	10	The site has good access throughout with bitumen roads and car parks.

	Total	Rating
Scenic Quality	20	II

#### 4.10.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.10.4 VULNERABILITY

Ecological Vulnerability	Low	The ecological vulnerability is low as the unit has been extensively developed to different degrees.
Visual Vulnerability	Medium	The unit is located atop a prominent hill; however the northern side of the unit is largely screened by the southern edge of the unit.

Development Suitability	HD
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#### 4.10.5 LOCALIZED SITING CAPACITY

This LCU is suited for a high level of development due to the gentle topography, existing uses and access throughout the unit.

## 4.11 LANDSCAPE CHARACTER UNIT ELEVEN



Image 4.11.1 Typical View of unit eleven

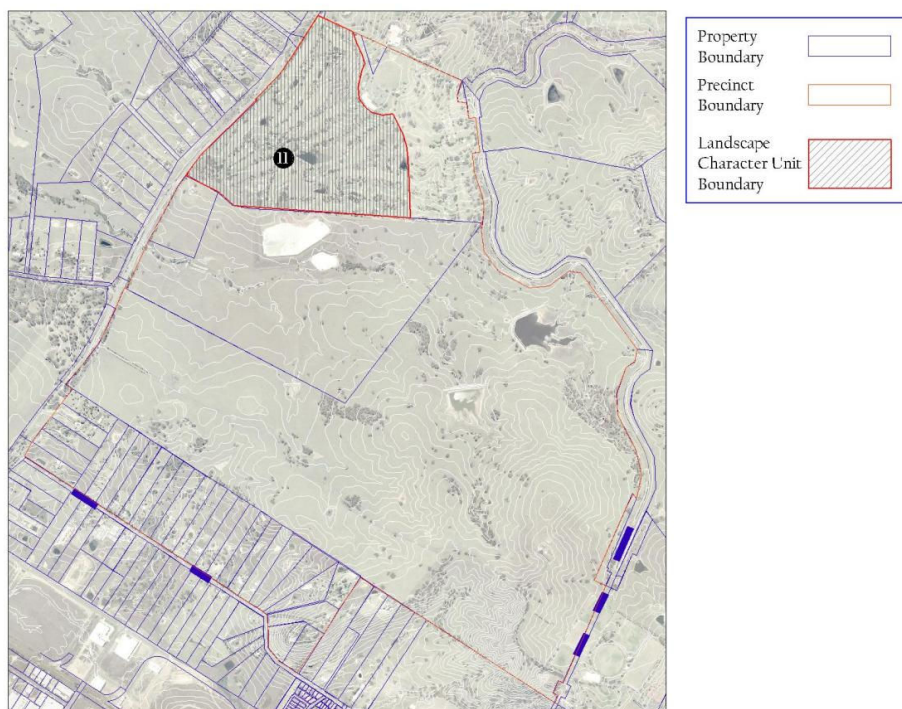


Image 4.11.2 Aerial Photo of site with unit eleven highlighted

### 4.11.1 GENERAL DESCRIPTION

This unit consists of a maintained golf course with stands of trees scattered throughout. The unit is bounded by the Camden Valley Way to its west and has the pastoral lands/ South Creek to its south. This part of the golf course is the primary section, with a greater density of plantings and a larger presence of water found throughout. The unit provides an important screen to the rest of the land owned by the golf course.



#### 4.11.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	4	An undulating landscape with a distinct rise to the top of the hill.
Vegetation	2	Maintained landscape with many clusters of large trees.
Water Form	4	Small dams scattered throughout.
Water/Land Interface	10	There is quality maintained interface to the water bodies.
Urban Forms/ Structures	4	There are incorporated structures throughout the unit, including signage, paths, fencing and a maintenance shed for the staff.
Variety	10	There is a high level of variety within this unit.
Harmony	10	There is a high level of harmony
Access	4	There are bitumen paths found throughout. There is access throughout the unit.

	Total	Rating
Scenic Quality	48	III

#### 4.11.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.11.4 VULNERABILITY

Ecological Vulnerability	Medium	The unit is a controlled landscape that is maintained. There are significant groupings of large Eucalypts and introduced trees.
Visual Vulnerability	Low	Half this site is directly exposed to the Camden Valley Way. The undulating landform and the stands of trees found throughout makes the landscape less vulnerable.

Development Suitability	MD
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#### 4.11.5 LOCALIZED SITING CAPACITY

This LCU is suited for medium development due to its gentle to moderate topography and dispersal of upper and lower canopy trees scattered throughout. This creates an opportunity to integrate development within the unit.

## 4.12 LANDSCAPE CHARACTER UNIT TWELVE



Image 4.12.1 Typical View of unit twelve

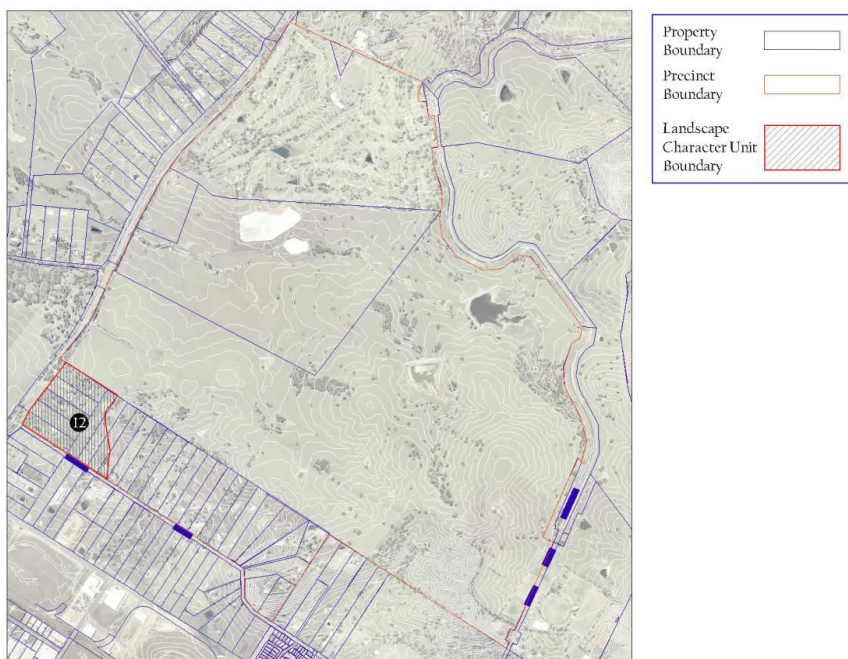


Image 4.12.2 Aerial Photo of site with unit twelve highlighted

### 4.12.1 GENERAL DESCRIPTION

This unit consists of existing small rural/residential properties on the hill top with plantings around the dwellings and scattered vegetation throughout the paddocks. There are several small dams found throughout this unit. The unit is bounded by Camden Valley Way and Turner Road. It will also have the Harrington Park Two development bordering it on the western side of the Camden Valley Way.

#### 4.12.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	2	This is the flat hill top found on the western end of Turner Rd. It has quite gentle topography.
Vegetation	2	Vegetation around the dwellings is quite dense and there are stands of tree to the northern edges of the unit.
Water Form	1	There are small dams found within the paddocks.
Water/Land Interface	2	Average quality with many of the dams dry.
Urban Forms/ Structures	1	Fences and buildings found mostly in the west of the unit.
Variety	4	There is a high level of variety within the unit.
Harmony	2	There is a low level of harmony
Access	4	Access can be gained throughout the unit.

	Total	Rating
Scenic Quality	18	II

#### 4.12.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.12.4 VULNERABILITY

Ecological Vulnerability	Low	Extensive grazing and development through out the unit reduces the ecological value of the unit. An existing stand of Eucalyptus spp . is present to the north east of the unit which should be considered to be retained. The unit also drains into the Kenny Ck catchment.
Visual Vulnerability	Medium	The unit is distinct ridge that can be viewed form most of the surrounding suburbs. The future Harrington Park Two development will be situated directly adjacent.

Development Suitability	MD
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#### 4.12.5 LOCALIZED SITING CAPACITY

This LCU is suited for a medium level of development due to its gentle to moderate topography. The diverse range of buildings, structures and plantings found throughout reduce the unit's visual vulnerability, however it is located on a ridge that can be seen from many surrounding suburbs.

## 4.13 LANDSCAPE CHARACTER UNIT THIRTEEN



Image 4.13.1 Typical view of unit thirteen

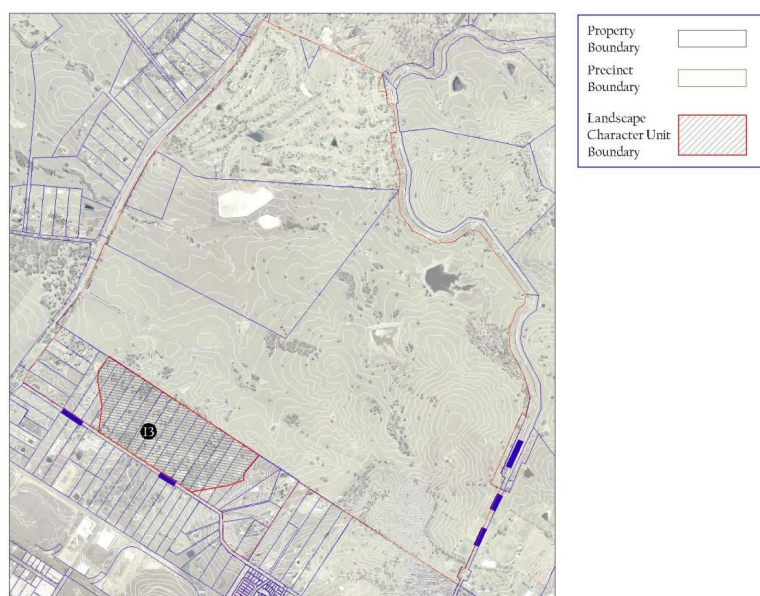


Image 4.13.2 Aerial Photo of site with unit thirteen highlighted

### 4.13.1 GENERAL DESCRIPTION

This unit consist of a number of small rural residential dwellings found the gentle slopes of the Turner Road ridge line. The unit contains a wide variety of structures and contains many clusters of trees scattered throughout. The unit also contains an important drainage line for the Kenny Creek catchment.



### 4.13.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	2	The terrain is gentle throughout with step sections to the edges creating a valley appearance.
Vegetation	2	Scattered clumps of trees throughout the unit & gardens to the houses.
Water Form	2	Small dams and seasonal water courses that flow to Kenny Ck.
Water/Land Interface	0	Water & land interface eroded to the edges.
Urban Forms/ Structures	1	There are houses, sheds, fences, roads and power lines scattered throughout the unit.
Variety	4	There is a high level of variety.
Harmony	2	Low level of harmony providing an unfulfilled landscape.
Access	4	There is access to most of the site via Turner road & dirt driveways.

	Total	Rating
Scenic Quality	17	II

### 4.13.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

### 4.13.4 VULNERABILITY

Ecological Vulnerability	Medium	There is the seasonal water course that flows into Kenny Ck. There are clusters of Eucalyptus trees along the water course and to the rear of the unit.
Visual Vulnerability	Low	The unit is in a natural valley, with naturally occurring variations that could absorb potential developments.

Development Suitability	MD
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### 4.13.5 LOCALIZED SITING CAPACITY

This LCU is suited for a medium level of development due to the gentle topography of the site, the upper and lower canopy trees, and the variation of structures found throughout the unit.

## 4.14 LANDSCAPE CHARACTER UNIT FOURTEEN



Image 4.14.1 Typical View of unit fourteen

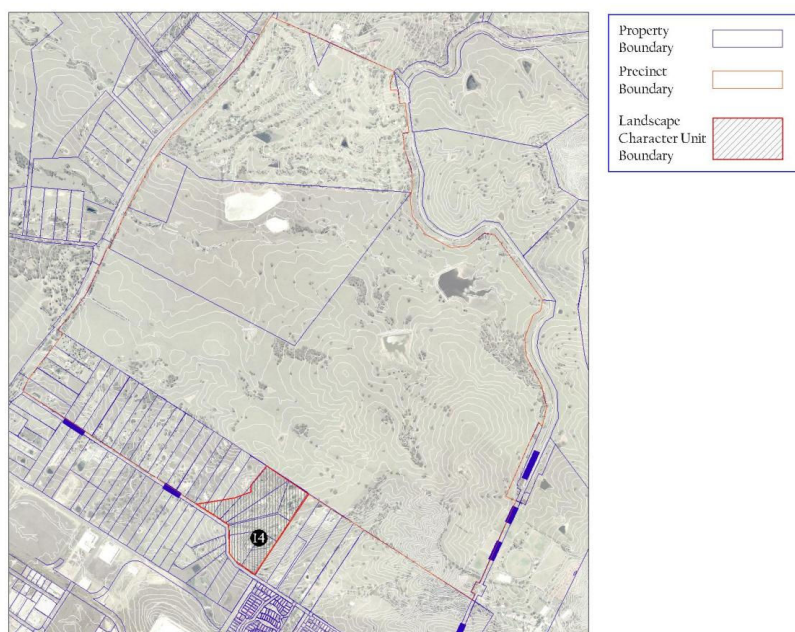


Image 4.14.2 Aerial Photo of site with unit fourteen highlighted

### 4.14.1 GENERAL DESCRIPTION

This unit consists of the hill on to the south eastern end of Turner Rd, and the small group of properties surrounding the hill. The unit is partially covered with dense grouping of trees and shrubs. Due to the prominence of the hill and the seemingly dense covering of plants the unit appears quite unique to rest of the properties along Turner Road.

#### 4.14.2 LANDSCAPE CHARACTER SCORE SHEET

Characteristics	Score	Comments
Terrain	4	The terrain is a distinct hill
Vegetation	4	There are quite dense patches of trees/ shrubs to the top of the unit with open paddocks for grazing.
Water Form	2	Small dams found within the unit.
Water/Land Interface	2	There is little interface to the dams.
Urban Forms/ Structures	4	The unit has a wide variety of structures though most have been incorporated into the landscape/ topography of the unit
Variety	4	There is a high level of variety to the unit.
Harmony	2	The unit has a low sense of harmony.
Access	4	There is good access to the unit with gravel and concrete driveways to each dwelling

	Total	Rating
Scenic Quality	26	II

#### 4.14.3 VISUAL ABSORPTION CAPACITY TABLE

Surface Pattern vs Slope	High Contrast	Moderate Contrast	Low Contrast
Gentle Slope	H	H	M
Moderate Slope	M	M	L
Steep Slope	L	L	L

#### 4.14.4 VULNERABILITY

Ecological Vulnerability	Low	The unit consists of dwellings and grazing paddocks. There are introduced plant species found throughout.
Visual Vulnerability	High	The unit is a very prominent hill that can be seen from most of its surrounding suburbs.

Development Suitability	LR
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#### 4.14.5 LOCALIZED SITING CAPACITY

This LCU is suited for a low level residential development; this is due to the steep topography and exposed nature of the site. The southern side of the unit as it is the most exposed and has some of the steepest terrain throughout the Turner Road Precinct and would not be able to absorb the residential development.

### 4.15 DEVELOPMENT SUITABILITY MAP

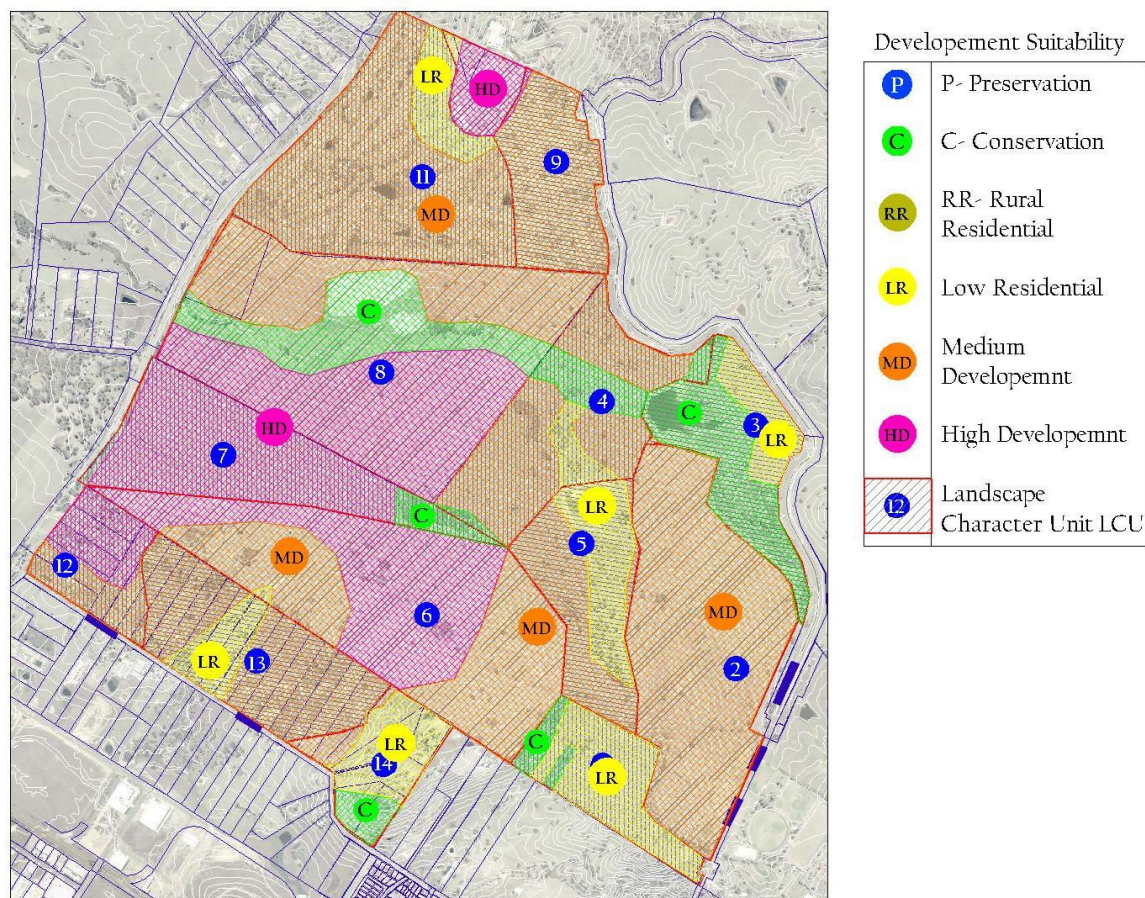


Image 4.15 Development suitability map indicating the level of development each LCU could withstand.

This map shows that approximately 53% of the Turner Road Precinct would be suitable for medium level development, which includes residential style development and smaller scale employment style developments.

Approximately 24% of the Turner Road Precinct would be suitable for high level development, which includes all types of development; commercial, employment, industrial, and all levels of residential development.

Approximately 12% of the Turner Road Precinct would be suitable for low level residential development. Areas within these sections that are considered

Approximately 11% of the Turner Road Precinct is suitable for conservation. These areas consist of important resources, like significant clusters of trees or water ways and water bodies, which should be retained.



## 5.0 CONNECTIONS OF EXTERNAL VIEW SHEDS TO LANDSCAPE CHARACTER UNITS

### 5.1 EXTERNAL VIEW SHED A- CNR OF SPRINGFIELD RD & CAMDEN VALLEY WAY.



Image 5.1.1 - View shed A, as viewed from the Cnr of Springfield Rd & Camden Valley Way

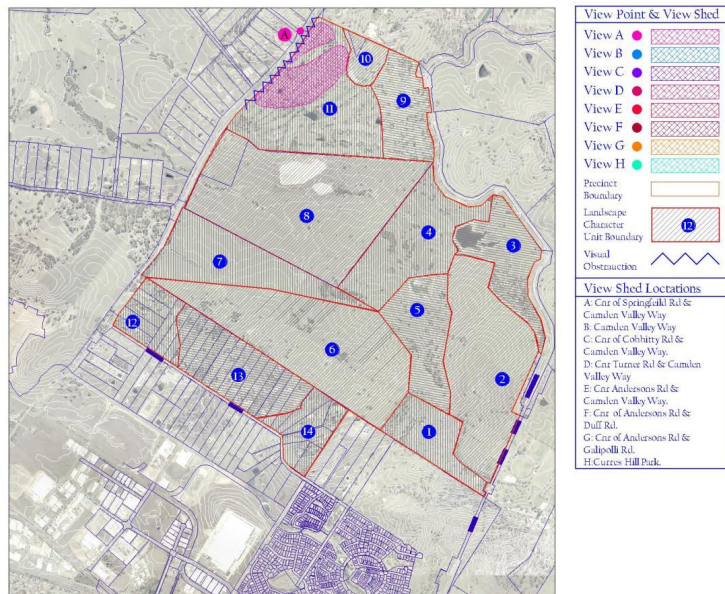


Image 5.1.2- View shed A, from the Camden Valley Way

#### VISUAL CONNECTIONS TO THE LCU

Strong Views: 11

Partial Views: 11

No Views: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 & 14

#### PERCENTAGE OF SITE VISIBLE

Approx 3%

#### GENERAL COMMENTS

This location is the first intersection along Camden Valley Way that you can see the Turner Road Precinct.

The terrain of the golf course provides limited views onto site.

Road side plantings provide further screening to distant views onto site.

## 5.2 EXTERNAL VIEW SHED B- CAMDEN VALLEY WAY



Image 5.2.1 - View shed B, as viewed from Camden Valley Way.

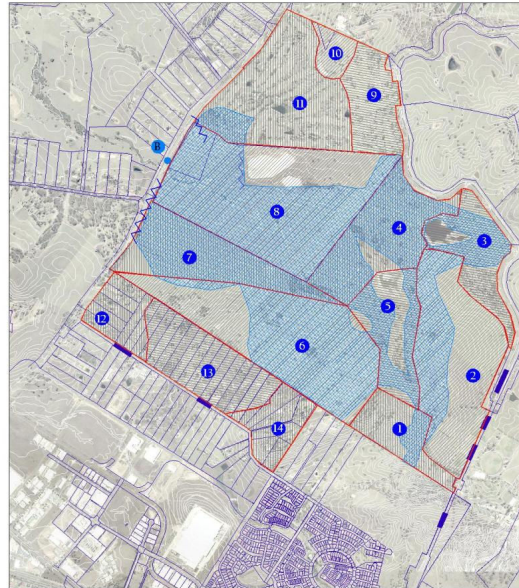


Image 5.1.2 - View shed B, from the Camden Valley Way.

### VISUAL CONNECTIONS TO THE LCU

Strong Views: 4, 5, 6, 7 & 8

Partial Views: 11, 1, 2 & 3

No Views: 9, 10, 12, 13 & 14

### PERCENTAGE OF SITE VISIBLE

Approx 48%

### GENERAL COMMENTS

This location provides strong views to the centre of the site along South Ck. Road side plantings hinder distant views along the boundary to Camden valley Way. The Turner Road small landholdings and almost all of the golf course can't be seen from this location.