



682 Castlereagh Road, Agnes Banks
NSW 2753

Visual Impact Assessment

Accompanying the Development
Application for a Community Facility

5 March 2018

THE COUNCIL APPROVAL EXPERTS



The Council Approval Experts

Created	NL / JG
Checked	JG

FRAGAR PLANNING & DEVELOPMENT • p: 1300 008 138

Fragar P & D Pty Ltd as trustee for The Fragar Family Trust. ABN: 63 020 268 764 • e: info@councilapproval.com.au • w: councilapproval.com.au

Introduction

The purpose of this Visual Impact Assessment is to demonstrate that the proposed development of a community facility at 682 Castlereagh Road, Agnes Banks, is consistent with Cl 7.5 of the *Penrith LEP 2010* and *Penrith Development Control Plan 2014* (Site Planning and Design Principles and Cl 4.13 of Appendix F3).

The subject site is an existing rural residential property identified on the Scenic and Landscape Values map. The significant view from the property is to the northwest, towards the Nepean River and Blue Mountains National Park.

The proposed development protects, maintains, and enhances the existing views to the Nepean River and The Blue Mountains National Park. The elevation of the site and sloping topography contribute to minimising visual impacts. The modest scale of the proposed built form is compatible with the existing single-storey dwelling and remains well below the mapped maximum building height for the site. The bulk and scale of the proposal are significantly less than those of surrounding agricultural structures; thus, the proposal is considered consistent with the surrounding character of the area.

Visual impacts of the proposal are minimised from both Castlereagh Road and Koorungal Drive by using landscaping screens around the parking areas. The proposed development will continue to present to the street as a single-storey dwelling.

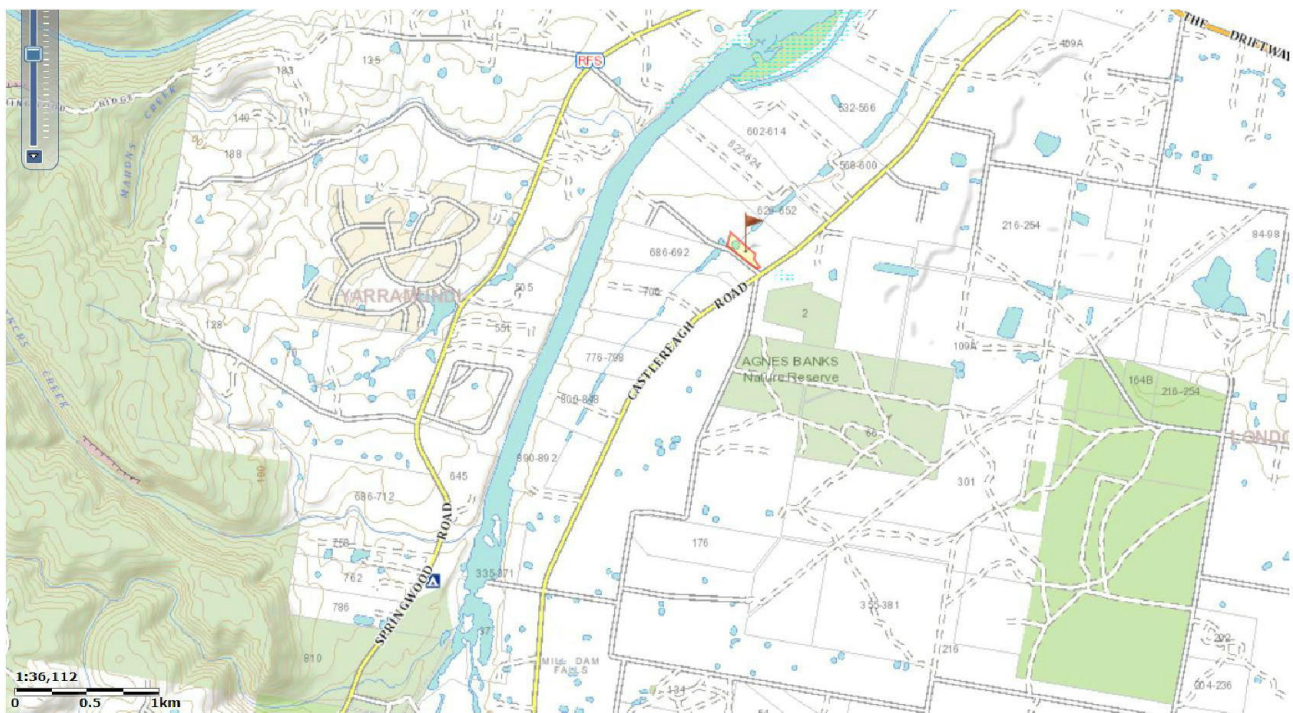


Diagram 1 – Location plan



Photo 1 – Castlereagh Road looking southwest



Photo 2 – Castlereagh Road looking northeast



Photo 3 – The subject site from Castlereagh Road



Photo 4 – The subject site from Koorinal Drive



Photo 5 – The existing house and pool



Photo 6 – The existing house

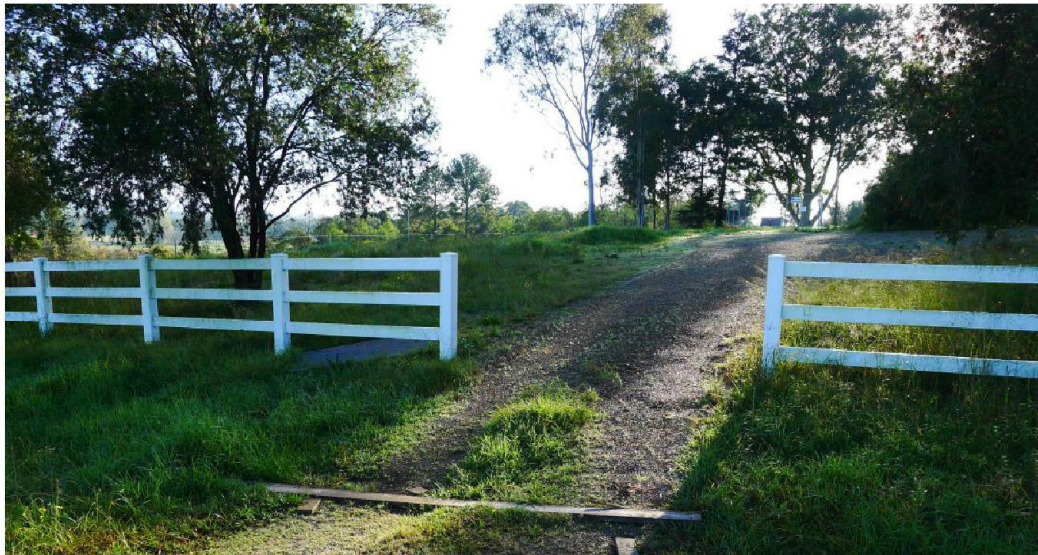


Photo 7 – The existing entry



Photo 8 – View to the west



Photo 9 – View to the northwest

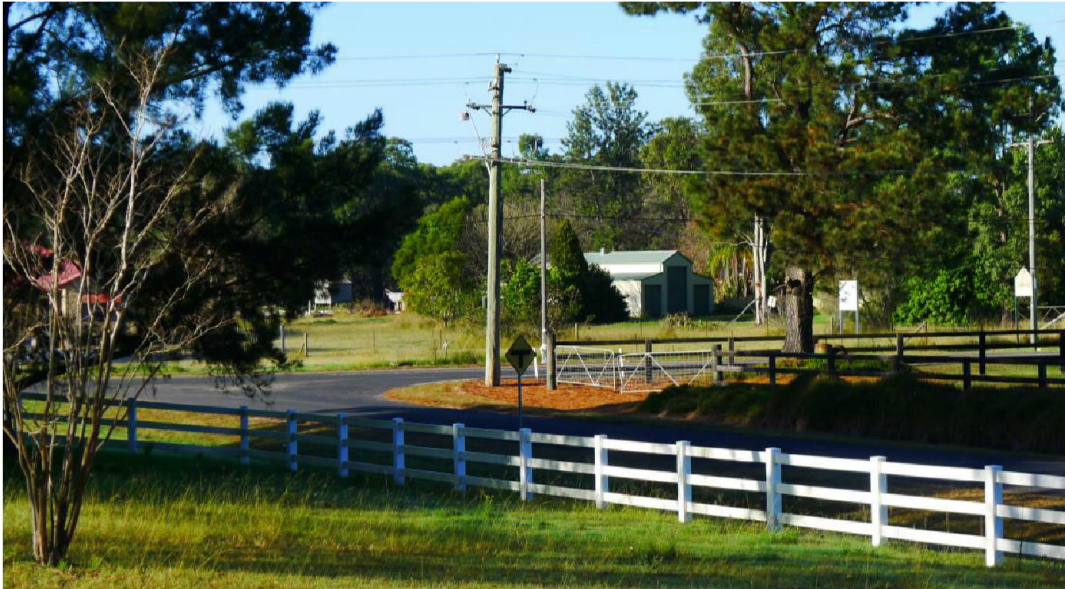


Photo 10 – View to south—Castlereagh Road

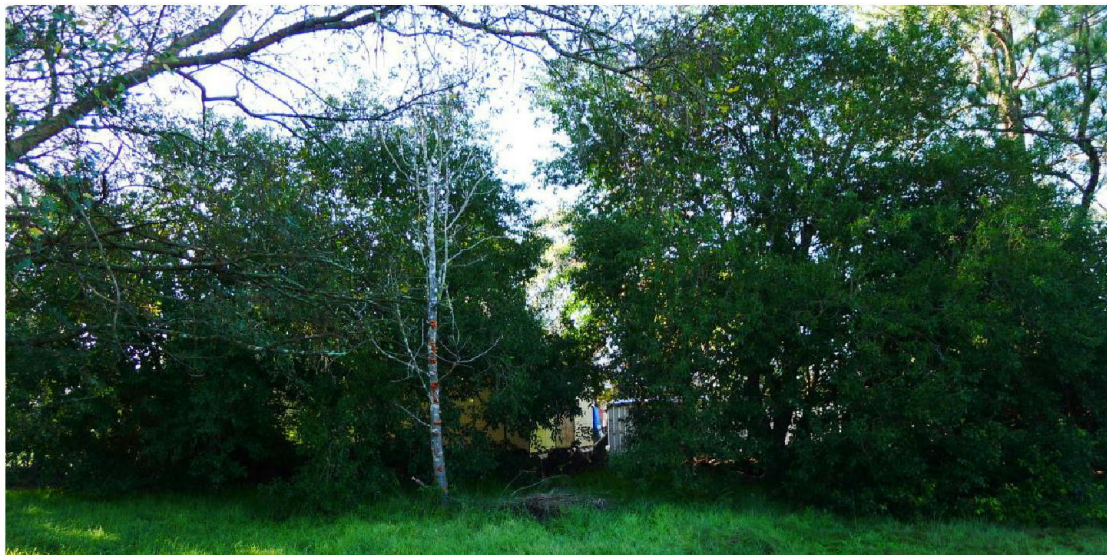


Photo 11 – View to the north—adjoining property



Photo 12 – View from the dam looking east



Penrith LEP 2010

7.5 Protection of scenic character and landscape values

(1) The objectives of this clause are as follows:

(a) to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,

(b) to ensure development in these areas is located and designed to minimise its visual impact.

(2) This clause applies to land identified as “Land with scenic and landscape values” on the Scenic and Landscape Values Map.

Comment

Consistent. The subject site is identified on the Scenic and Landscape Values map. The measures proposed to minimise visual impacts are addressed below.

(3) Development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places.

Comment

Compliant. The proposed development comprises a modest extension to the existing dwelling on the subject site. The proposal is for a single-story community facility and ancillary structures.

Visual impacts of the proposal are minimised from both Castlereagh Road and Koorringal Drive by using landscaping screens.

The subject site is not located in an area with any significant public places.



Penrith DCP 2014 Chapter C1 – Site Planning and Design Principles

What is proposed	Statement of compliance
1.1 Site Planning	
1.1.1 Site analysis <p>Site analysis involves looking at the features of the site and the immediate surrounding area and, where possible, presenting the information in a diagrammatical plan(s). It includes the site and the immediate context – usually up to 50m or 100m in any direction from the site (depending on the scale of development, the proposed land use and its impacts).</p> <p>Site analysis should include plan and section drawings of the existing features of the site at the same scale as the site and landscape plan. That plan should include the following minimum elements: the site's dimensions and areas; north point and the site's orientation (e.g. solar access); topography (with 0.5m to 1m contours); road and pedestrian access points; services and infrastructure (e.g. electricity poles, stormwater drainage lines, natural drainage, kerb crossings and easements); rights of way; views to and from the site (more detail is provided below); site overland flows and drainage patterns; geotechnical characteristics of the site and suitability for development; location of site in relation to shops, community facilities and transport; heritage items on site or on adjoining properties; form and character of adjacent and opposite buildings in the streetscape, including both sides of any street that the development fronts; location and use of any existing buildings or built features on the site; location and important characteristics of adjacent public, communal and private open spaces; location of significant vegetation on the site; location of any significant noise sources on and in the vicinity of the site; and assessment of site contamination and/or remediation.</p> <p>Not all of the elements listed above will be relevant for every development or site. You are strongly recommended to contact Council's Development Services Department to discuss the requirements for your proposal prior to lodgement of a development application. Further information on site planning can be found in Appendix F5 – Technical Information.</p>	Compliant. The existing and proposed plans of the site are attached as Document 3.
1.2 Key Areas with Scenic and Landscape Values B. Principles	
<p>The following key principles should be addressed in a visual impact assessment to minimise the visual impact of the development and protect areas with high scenic and landscape values:</p> <ul style="list-style-type: none">• Protect and enhance the visual diversity and scenic quality of gateways and view sheds within the City of Penrith, including detailed, mid and long range views;• Protect and enhance the key regional natural features that contribute to the character of Penrith as a City, including the Blue Mountains escarpment, the Nepean River, other riparian corridors and bushland reserves;• Protect, maintain and enhance other important natural features, including ridgelines, hillsides, watercourses and riparian corridors, vegetation and landform;• Protect, maintain and enhance backdrops and settings that contribute to the local identity;• Protect, maintain and enhance views and vistas from vantage	Consistent. The proposed development protects, maintains, and enhances the existing views to the Nepean River and The Blue Mountains National Park. The elevation of the site and sloping topography contribute to minimising visual impacts. The modest scale of the proposed built form is compatible with the existing single-storey dwelling and remains well below the mapped maximum building height for the



- points, including main road corridors and other public places;
- Conserve and enhance historic landscapes, properties and their curtilages;
- Plan and site new development to enhance local identity. Development is to effectively integrate with the surrounding landscape so that any change as a result of the new development does not compromise the character of the landscape. Issues such as context, scale, size, built form and height, setbacks/buffers, landform, structural space (private and public), streetscape, vegetation and infrastructure are to be addressed;
- Strengthen local identity through consistency and/or compatibility of design. Design development to take into account issues such as scale, form, line, colour, texture, lighting, existing vegetation, open space and landscaping;
- Use vegetation to frame scenic views, provide interest or change, define new space, provide backdrops and visually connect all other elements within the setting; and
- At gateways, reinforce the distinct experience of arrival or passing from one landscape character type to the next, through legible site planning and design.

site.

The bulk and scale of the proposal are significantly less than those of surrounding agricultural structures; thus, the proposal is considered consistent with the principles of Cl 1.2.

C. Controls

1) New proposals on land identified in the LEP Scenic and Landscape Values Map (including gateway sites) or on land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation, are to submit a visual impact assessment with their development application. This assessment involves describing, analysing and evaluating the visual impacts of the proposed development, and identifying measures to minimise the impacts and ensure the development is sympathetic to the scenic and landscape character of the area.

Compliant. This Visual Impact Assessment has been prepared by qualified town planners from *Fragar Planning and Development*.

2) Table C1.2 below identifies what type of visual impact assessment must be prepared and who can prepare it. The Submission Requirements Appendix provides details on the requirements for both types of visual impact assessment. In the table below, there are some parameters that require an opinion or determination from Council. In this regard, applicants will need to contact Council’s Development Services Department for advice.

Table C1.2: Visual Impact Assessment Requirements

Category	Definition	Type of Visual Impact Assessment (VIA)	Who can prepare it?
1	<ul style="list-style-type: none"> • New single dwelling houses or significant alterations and additions to single dwelling houses • Dual occupancy and secondary dwellings • Minor alterations and additions to commercial and industrial development as determined by Council • Other minor development as determined by Council 	VIA 1	The designer of the development
2	<ul style="list-style-type: none"> • Any development located in proximity to a gateway • Any development in category 1 which in the opinion of Council would have a significant visual impact on the locality • Any other development. 	VIA 2	Business or individual with a professional background in design and experienced in visual assessment (e.g. architects, landscape architects, urban designers or town planners)



4.13. Visual Impact Assessment

New proposals on land identified in the LEP on the Scenic and Landscape Values Map or on land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation are required to submit a Visual Impact Assessment (VIA) with their development application. Depending on the nature of the development, the VIA is to be prepared by either the designer of the development or a suitably experienced and qualified professional.

Visual Impact Assessment Type 2 (VIA 2)

The following information is to be submitted when undertaking a VIA for Category 2 development:

1) Baseline Study – Describe and map the existing visual landscape character and determine the objectives for managing visual landscape character. Refer to Penrith City Council's "Landscape Character Strategy" (2006). Describe and map the site and surroundings, taking into consideration existing features such as: the natural landscape (e.g. ridgelines, hillsides, slopes, watercourses and vegetation); the built form (e.g. buildings and structures, roads and other infrastructure); and land use patterns (e.g. in rural areas, existing agricultural patterns and scale).

2) Describe the proposed development:

- a) Analyse, describe and illustrate the main visual components of the proposed development, particularly elements likely to be visible;
- b) Describe what different development options (e.g. siting options, different building designs (including orientation, form, colours and materials) and landscape designs) have been considered;
- c) Provide plans showing locations and the extent of major visual features. Include elevations of buildings and other major structures, showing elements such as height, colours and proposed materials; and
- d) Where appropriate, include a projected timeline describing changes to the proposed development over a period of time.

3) Identify and evaluate the potential visual impacts:

- a) Identify the views and likely viewers affected;
- b) Identify and describe the likely changes to the visual landscape character and views; and
- c) Evaluate the impacts showing the relationship between 'sensitivity' of the affected landscape (the extent to which the landscape is able to accommodate the type and scale of development without adverse effect on character or value) and 'magnitude' of the impact (a combination of extent, scale and duration of any impact).

Compliant. This Visual Impact Assessment has been prepared by qualified town planners from *Fragar Planning and Development*.

The existing landscape is characterised by working farms and rural residential land uses. The elevated topography provides a broad vista of the Nepean River flats and Blue Mountains National Park beyond. The subject site slopes to the northwest and has a dam on its lower northwestern boundary. An existing single-storey dwelling house and ancillary structures are on the site. The property is bound by both Castlereagh Road and Koorringal Drive.

The development proposal is for a community facility.

The visual component of the proposal is an extension the rear of the existing dwelling by approx. 450 m². The ridge level of the extension does not exceed the height of the existing dwelling. Building materials and colours will match those of the existing building. Elevations of the proposal are attached to the SEE as Document 3.

As described above, the proposed development protects, maintains, and enhances the existing views to the Nepean River and The Blue Mountains National Park.

The elevation of the site and sloping topography contribute to minimising visual impacts.

The modest scale of the proposed built form is compatible with the existing single-storey dwelling and remains well below the mapped maximum building height for the site. The bulk and scale of the proposal are significantly less than those of surrounding agricultural structures; thus, the proposal is



4) Demonstrate visual mitigation measures:

- a) Determine whether or not the proposed development meets the objectives for managing visual landscape character established in step a) above;
- b) Identify measures that reduce the negative impacts and facilitate the positive impacts (e.g. layout; choice of site level; reduced proportions; reflectivity of colour of materials; articulation; extent of cut and fill; visual buffers; and extent of vegetation removed and retained); and
- c) Demonstrate a commitment to implementation of the measures and, where relevant, submit a contingency plan should mitigation not be successful.

5) Provide a diagrammatic 'summary drawing' to show how all mitigation measures work together in response to the development.

Submission Material for VIA 1 and 2

Appropriate information should be submitted to support the visual impact assessment and may include:

- a) Succinct and understandable text;
- b) Illustrations that are closely linked to the text, including annotated maps, plans, overlays and photographs;
- c) Aerial photographs showing the site and surroundings, predominant patterns of land use, buildings, vegetation and gardens;
- d) Ground level photographs confirming the scenic prominence of the site and surrounding locality relative to public vantage points. Care should be taken in selecting viewpoints and the focal length of camera settings, so as to represent what the eye sees and not mislead interpretation. Panoramic views are best presented as a sequence of such photographs rather than a wide angle photo. A map should be provided to indicate the location from where the photograph is taken and an arrow indicating the direction it was taken;
- e) Measured surveys describing topography and natural features, and locating structures and services;
- f) Charts and tables to convey complex information and allow comparisons to be made (e.g. landscape data, impact magnitude and significance);
- g) Visualisations such as photo montages, video representations, 3D computer-generated models, with viewpoints selected with care;
- h) Specialist reports, such as an architectural concept report or a landscape concept plan. Council may request additional specific information to assess the ability of a proposal to address the principles for protecting areas with scenic and landscape values, depending on the specific circumstances of the proposal and the site.

considered consistent with the character and scale of the area.

As identified above, significant views will not be affected by the proposed development.

Mitigation measures proposed include maintaining the existing ridge height, and using building materials and colours to match the existing building and landscaping.

Details are provided in the plan set attached as Document 3 and 3a.