

6.0 SITE VIEWS ANALYSIS

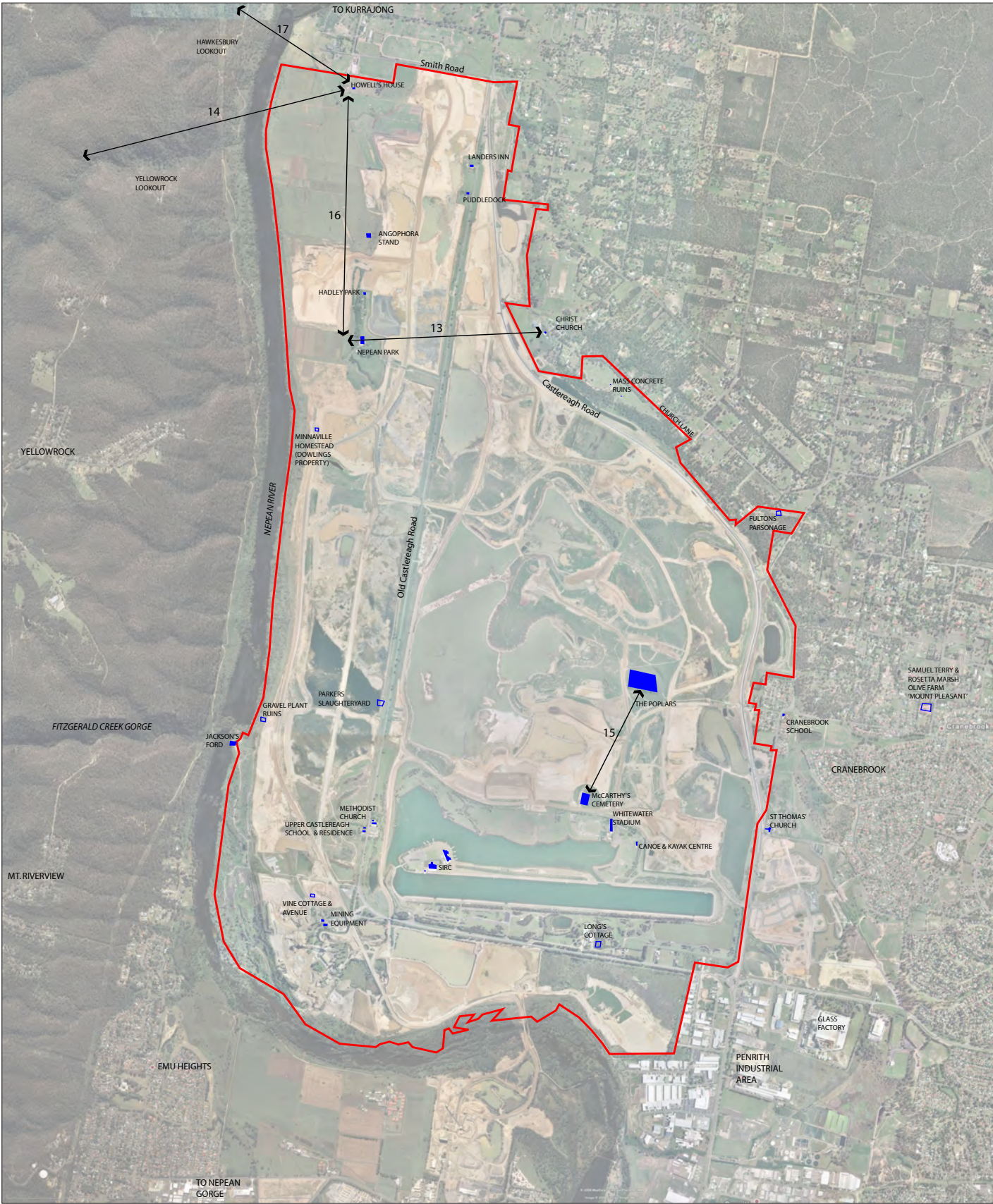


Figure 45: Views 13-17



Figure 46: View 13 from Christ Church to Howell's House and Hadley Park. View to Nepean Park obscured by vegetation



Figure 47: View 13 from Hadley Park to Christ Church obscured by bund



Figure 48: View 15 from McCarthy's Cemetery to The Poplars



Figure 49: View 16 from the sandstone outcrop Aboriginal artefacts site to Christ Church and Hadley Park



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View No.	Study						View	General Description	Views status	Possible Development Impact and Mitigation Measures
	DA4	LM	LS	B&M	GML & ST	CA				
18	✓					✓	<i>Sandstone outcrop (near Howell's House) and Christ Church</i>	<i>General Description</i> <ul style="list-style-type: none"> <li>The area associated with the sandstone outcrop is visible from the lookout which is over a distance of 2100m, but the connection is vague due to the lack of a physical indicator, boundary or marker of this site.</li> <li>The elevated position of Christ Church provides good views over the northern part of the PLDC site and is also highly visible from lower parts of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Sight line exists, however a strong visual link between the two sites does not.</li> <li>Sight line could be lost as a result of vegetation.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>The new Wildlife Lake and area and its associated vegetation may obscure views in this area.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Where views to the sandstone outcrop may be designed in such a way as to 'hide and reveal' the site for visitors travelling along the ground towards the site.</li> </ul>
19	✓		✓		✓	✓	<i>Between Christ Church and The Poplars</i>	<i>General Description</i> <ul style="list-style-type: none"> <li>A distance of 2500m exists between the church and the property</li> <li>The sight line no longer exists in both directions due to established vegetation on the south western boundary of Christ Church and the Castlereagh Escarpment generally.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists</li> <li>Not possible to reinstate if urban development as shown in the plan on page 14 is carried out.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>Urban development (if any is carried out) probably would alter further the sight line.</li> <li>Even if vegetation was cleared on the south western boundary of Christ Church new housing (if any is carried out) would block the sight line between the two properties.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Interpretation of the visual link could be considered.</li> </ul>
20					✓	✓	<i>Along Old Castlereagh Road</i>	<i>General Description</i> <ul style="list-style-type: none"> <li>Old Castlereagh Road is the old means of accessing the agricultural properties once located in the area. The road is not publicly accessible but is still intact from its southern point at the Mulgoa Road roundabout in Penrith to the intersection and with Castlereagh Road near Smith Road in the north.</li> <li>Several heritage sites are still located adjacent to it.</li> <li>The north south vista is still very strong.</li> <li>Open and clear views to the Castlereagh Escarpment and the Blue Mountains Escarpment are also experienced along most of the length of the remaining road. However views to the escarpments are weaker near the Methodist Church and Upper Castlereagh School precinct where road side vegetation is overgrown.</li> </ul>	<ul style="list-style-type: none"> <li>Sight line exists.</li> <li>The entire vista will be lost due to construction of lakes.</li> <li>Where possible the vista should be retained at the southern and northern ends of the site.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>The majority of Old Castlereagh Road will be removed to allow for new lakes to be constructed as part of the Penrith Lakes Scheme. Thus the vista will be lost.</li> <li>A portion of the road will be retained to maintain access to the Methodist Church and Upper Castlereagh School precinct in the south and to Landers Inn in the north.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>As the majority of the road and vista will be lost it will be important to reflect the old rural road as part of the Penrith Lakes Scheme.</li> <li>Interpretation of the road alignment should be considered within the Penrith Lakes Scheme.</li> <li>Where the road is retained views to the escarpment should be reinstated through the concept of 'hide and reveal' through existing and proposed vegetation.</li> </ul>
21					✓	✓	<i>Overall views of Valley and Escarpments</i>	<i>General Description</i> <ul style="list-style-type: none"> <li>This refers to a general view from the valley (PLDC site) and the Castlereagh Escarpment on the Eastern side of the valley and the Blue Mountains Escarpment on the western side of the valley.</li> <li>This view corridor is highly significant as it emphasizes the district landscape character of the site.</li> <li>The valley and escarpments also creates an identity for the area and a sense of enclosure.</li> <li>A distant view is had between the distinct Palm trees at the entrance to Landers Inn and Castlereagh Road.</li> </ul>	<ul style="list-style-type: none"> <li>Overall views to the escarpments exist and will be maintained.</li> <li>Views will be altered due to proposed development.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>Any new residential areas developed in accordance with the urban development concept shown on page 14 could limit the views to the escarpments from within the urban area (if any development is carried out).</li> <li>Views will become filtered or blocked through the introduction of housing, in accordance with the urban development concept shown in the plan on page 14, hill top parks and associated vegetation as part of the urban development (if any urban development is carried out).</li> <li>In some instances the escarpments may seem smaller due to the 'base' of the escarpment being 'higher'</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Minimise housing heights, developed in accordance with the urban development concept shown in the plan on page 14, at key points, such as along Castlereagh Road, to maintain the impact of the escarpments.</li> <li>Create view corridors with no obstructions to the escarpments.</li> </ul>

DA4= DA4 Planing Application; LM= PLDC Landscape Manual; LS= Landscan report; B&M= Britton and Morris study; GML & ST = Godden Mackay Logan and Stedinger Associates reports; CA= CLOUSTON Associates



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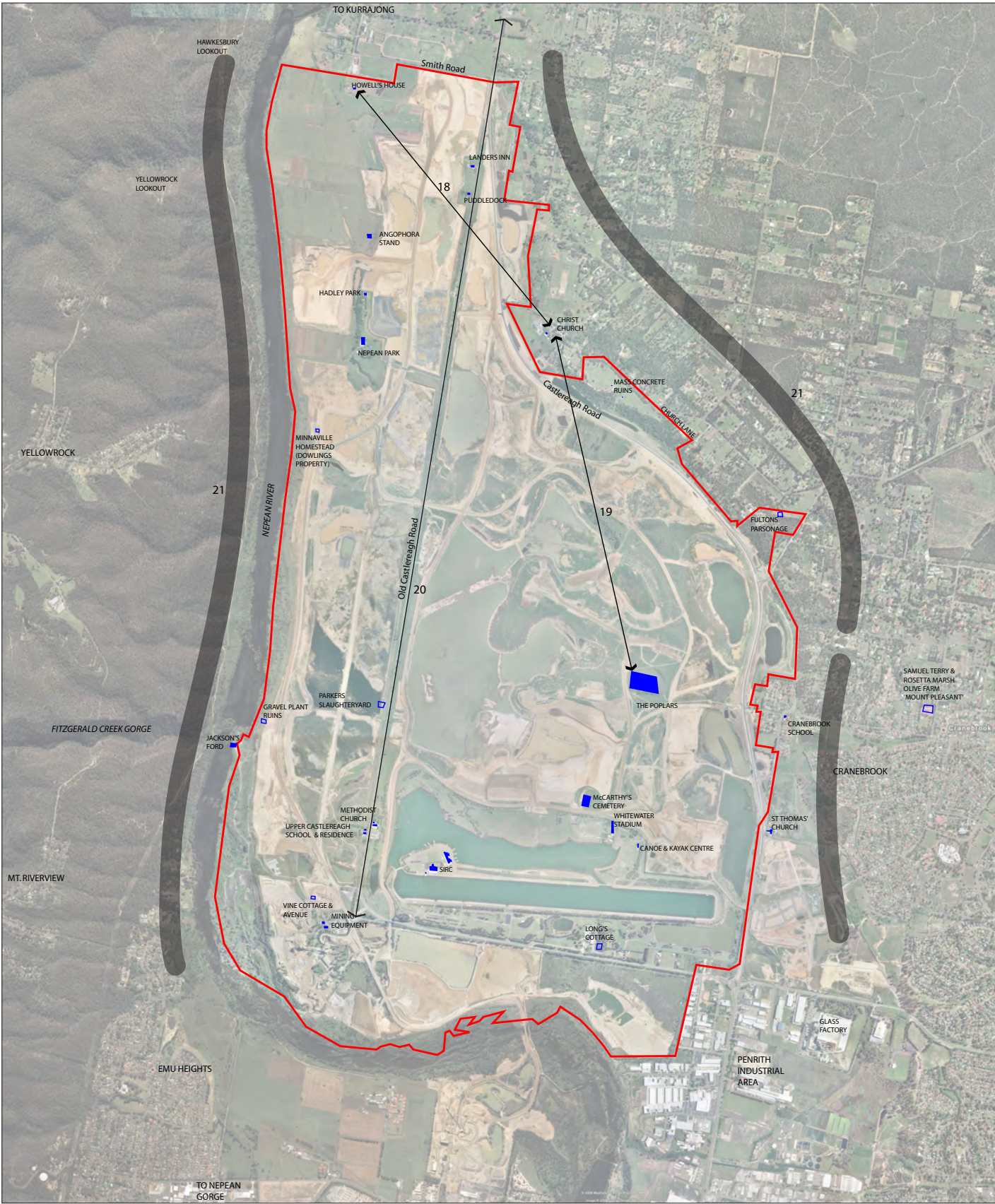


Figure 50: Views 18-21



Figure 51: View 18 from Howell's House to Christ Church



Figure 52: View 20 north along Old Castlereagh Road from Landers Inn



Figure 53: View 20 north along Old Castlereagh Road from Methodist Church



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View No.	Study						View	General Description	Views status	Possible Development Impact and Mitigation Measures
	DA4	LM	LS	B&M	GML & ST	CA				
22					✓	✓	Between Hadley Park and Nepean Park	<i>General Description</i> <ul style="list-style-type: none"> <li>A short distance, in comparison to other sight lines, of 300m between the two properties.</li> <li>The actual houses are not visible between the two properties.</li> <li>From the south western site boundary of Hadley Park the Nepean Park house is visible.</li> <li>Nepean Park is in private ownership and views within the property were not tested on site.</li> <li>A long view from Hadley Park to the ACI Glass Factory exists, beyond Nepean Park.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> <li>Possible to reinstate by removal of modern farmshed on the Nepean Park property and existing vegetation on both properties.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>There is no development proposed between the two properties.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Any adaptive re-use of these properties will need to take into consideration the opening up of views between the properties.</li> <li>Landscape vegetation will need to be designed in such a way as not to impede views between the two properties.</li> </ul>
23					✓	✓	Between Landers Inn/Puddledock and Christ Church	<i>General Description</i> <ul style="list-style-type: none"> <li>A distance of 1300m between the two properties.</li> <li>Due to residential development on the Castlereagh Escarpment the view between these two properties no longer exists.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>The development of the lakes and associated vegetation in the most part will be to the west of Landers Inn.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A.</li> </ul>
24				✓			Between Nepean Park and Minnaville (Dowlings)	<i>General Description</i> <ul style="list-style-type: none"> <li>The Minnaville (Dowlings) property no longer exists, thus the view between the two properties no longer exists.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
25				✓			Between Christ Church and Minnaville (Dowlings)	<i>General Description</i> <ul style="list-style-type: none"> <li>The Minnaville (Dowlings) property no longer exists, thus the view between the two properties no longer exists.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
26				✓			Between Minnaville (Dowlings) and Mount Pleasant	<i>General Description</i> <ul style="list-style-type: none"> <li>Both the Minnaville (Dowlings) and Mount Pleasant properties no longer exists, thus the view between them no longer exists.</li> <li>The Samuel Terry and Rosetta Marsh property 'Mount Pleasant' no longer exists on the Castlereagh Escarpment and is not within the site boundary. However olive trees have been re-planted to interpret where the original olive farm once stood.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
27				✓			Between The Poplars and Mount Pleasant	<i>General Description</i> <ul style="list-style-type: none"> <li>The 'Mount Pleasant' property no longer exists, thus the view between the two properties no longer exists. However olive trees have been re-planted to interpret where the original olive farm once stood.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
28				✓			Between McCarthy's Cemetery and Vine Cottage & Avenue	<i>General Description</i> <ul style="list-style-type: none"> <li>Vine Cottage &amp; Avenue property no longer exists, thus the view between these two sites no longer exists.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
29				✓			Between Vine Cottage & Avenue and Methodist Church	<i>General Description</i> <ul style="list-style-type: none"> <li>Vine Cottage &amp; Avenue property no longer exists, thus the view between these two sites no longer exists.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
30				✓			Castlereagh Township overlooking site	<i>General Description</i> <ul style="list-style-type: none"> <li>A general view over the site from the old Castlereagh township.</li> <li>Established vegetation now blocks the views over the site.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>

The following two view lines 30A and 30B (as seen on the opposite diagram) no longer exist and are described on page 26.



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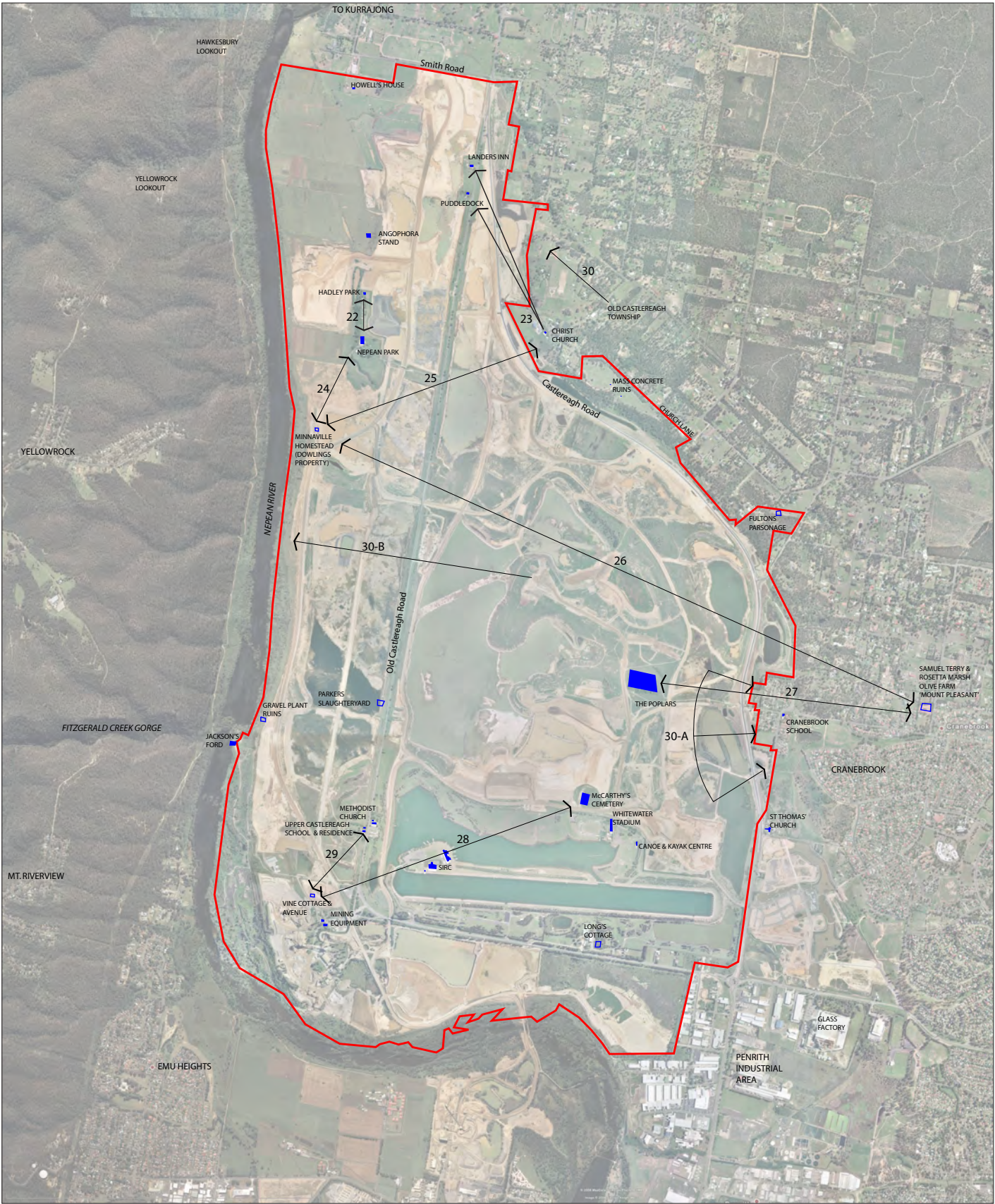


Figure 54: Views 22-30B



Figure 55: View 22 from Hadley Park western boundary to Nepean Park



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	DA4	LM	LS	B&M	GML & ST	CA				
30-A		✓					View to Castlereagh Escarpment	<i>General Description</i> <ul style="list-style-type: none"> <li>This viewpoint was not tested on site due to mining operations.</li> <li>It is assumed that the view has been significantly altered due to the construction of lakes and development on the Castlereagh Escarpment.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
30-B		✓					Farrells Lane to the Blue Mountains Escarpment	<i>General Description</i> <ul style="list-style-type: none"> <li>Farrells Lane no longer exists on site due to mining operations and the construction of lakes.</li> </ul>	<ul style="list-style-type: none"> <li>No longer exists</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
31		✓	✓	✓		✓	Nepean Street into site (Viewpoint 1), along McCarthy's Lane to Fitzgerald Creek Gorge	<i>General Description</i> <ul style="list-style-type: none"> <li>Highlighted as a view point from Nepean Street formerly known as Penrith Street into the PLDC site, where views were once had of the Fitzgerald Creek Gorge along McCarthy's Lane.</li> <li>Due to the removal of the majority of McCarthy's Lane the vista no longer exists.</li> <li>Existing groups of trees create filtered views of the escarpment.</li> </ul>	<ul style="list-style-type: none"> <li>Generally views to the escarpment exists and will be maintained.</li> <li>Foreground views will be altered due to proposed development.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>Any residential areas which may be developed in accordance with the urban development concept shown in the plan on page 14, will be seen in the middle ground with the escarpment in the background, altering the scale of the escarpment.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>As part of the Castlereagh Road driving experience carry out selective removal of trees adjacent to the road to create a sequence of 'hide and reveal' of the Blue Mountains Escarpment.</li> </ul>
32			✓			✓	From Castlereagh Escarpment Trig Point (Viewpoint 2)	<i>General Description</i> <ul style="list-style-type: none"> <li>A general view over the site from an elevated position on the Castlereagh Escarpment.</li> <li>Established vegetation hinders the ability to gain an uninterrupted panorama of the site.</li> <li>The Nepean Gorge is visible through the tops of trees.</li> </ul>	<ul style="list-style-type: none"> <li>Generally view corridor exists, albeit altered by existing vegetation.</li> <li>Views to escarpment and gorge should be maintained and protected.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>Due to the elevated position the views will not be blocked through development. However, if the existing vegetation is diminished or changed the foreground views will be altered as a result of any new residential areas which may be developed in accordance with the urban development concept shown in the plan on page 14.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider selective removal or pruning of trees to allow direct views to the Nepean Gorge.</li> </ul>
33			✓		✓	✓	Christ Church, Church Lane vantage point (Viewpoint 3)	<i>General Description</i> <ul style="list-style-type: none"> <li>A general view over the site from an elevated position from the western boundary of the church grounds.</li> <li>Established vegetation hinders the ability to gain an uninterrupted panorama of the site, especially to the south.</li> <li>The Nepean Gorge is visible through the tops of trees and the Hadley Park and Nepean Park complex is also visible.</li> </ul>	<ul style="list-style-type: none"> <li>Generally view corridor exists, albeit altered by existing vegetation.</li> <li>Views to escarpment and gorge should be maintained and protected.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>Due to the elevated position the views will not be blocked through development. However the foreground views will be altered with new Wildlife Lake and core conservation areas.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider selective removal or pruning of trees to the south of church to allow direct views to the Nepean Gorge.</li> </ul>
34			✓		✓		Smith Road viewpoint (Viewpoint 4)	<i>General Description</i> <ul style="list-style-type: none"> <li>Originally highlighted by Landscan as a viewpoint with good views to the Nepean River, this viewpoint no longer exists due to private development and established vegetation.</li> <li>Viewpoint not tested on site.</li> </ul>	<ul style="list-style-type: none"> <li>Assume viewpoint exists within private property.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>N/A</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
35	✓		✓		✓	✓	Views from Hawkesbury lookout across entire site (Viewpoint 5)	<i>General Description</i> <ul style="list-style-type: none"> <li>A wide viewpoint taking in Castlereagh Escarpment, Nepean River corridor and the PLDC site, including Hadley Park, Nepean Park, Landers Inn and mining operations and equipment.</li> <li>It may be possible to see Christ Church from this viewpoint.</li> <li>The elevated viewpoint enables sweeping views over the site.</li> </ul>	<ul style="list-style-type: none"> <li>Views exist and will be maintained.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>The site will be altered which will affect foreground views but the overall panoramic view will be retained.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
36	✓		✓		✓	✓	From Yellowrock lookout across site (Viewpoint 6)	<i>General Description</i> <ul style="list-style-type: none"> <li>A wide view corridor looking over the northern part of the site including Howell's House.</li> <li>The elevated position enables views to Castlereagh escarpment.</li> </ul>	<ul style="list-style-type: none"> <li>Views exist and will be maintained.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>The site will be altered which will affect foreground views but the overall panoramic view will be retained.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>



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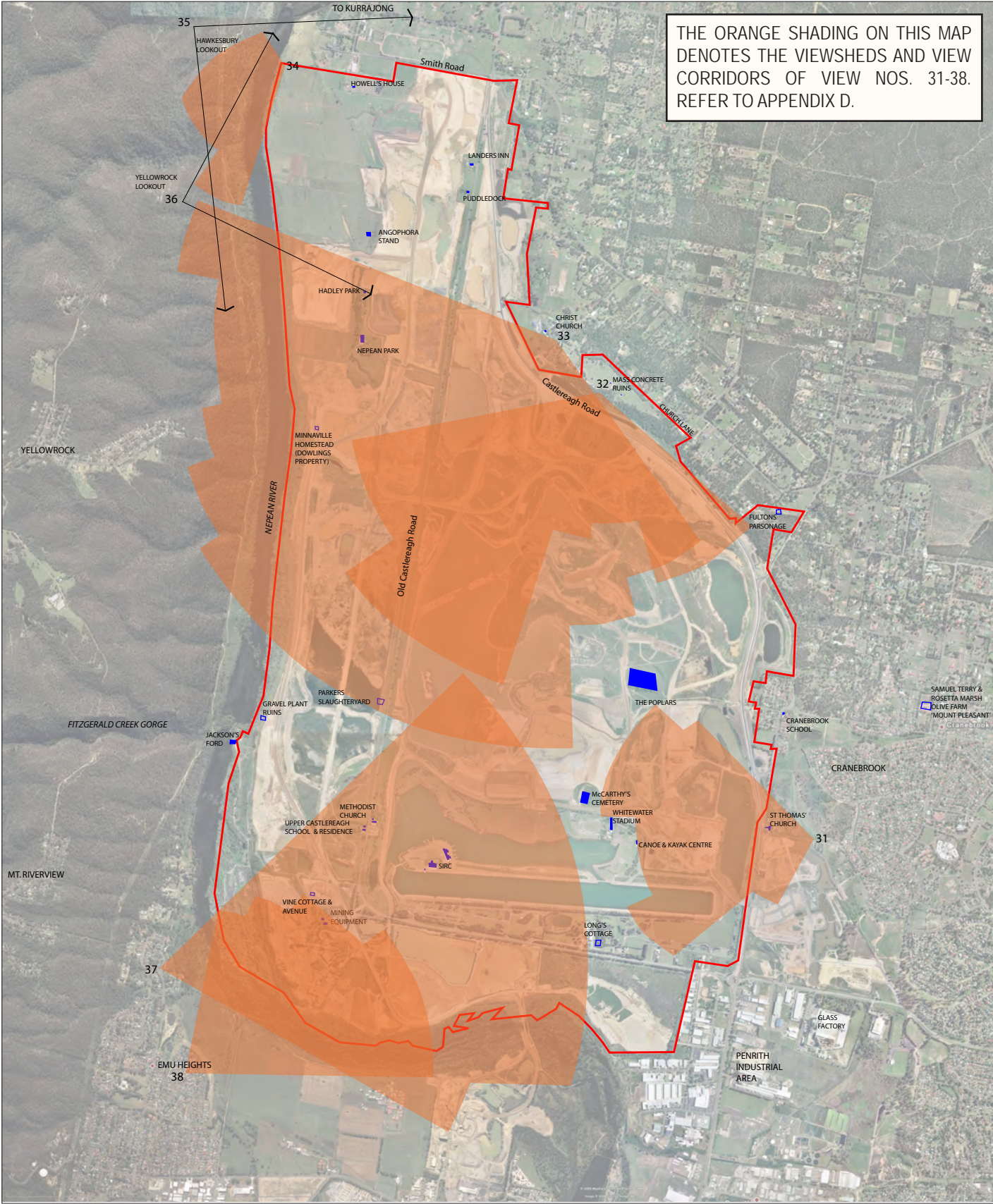


Figure 56: Views 31-38



Figure 57: View 32 from Mass Concrete house on Castlereagh Escarpment



Figure 58: View 33 from Christ Church



Figure 59: View 35 from Hawkesbury Lookout

Figure 60: View 37 from Mount Riverview glimpses of the site through the gaps between the houses



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View No.	Study						View	General Description	Views status	Possible Development Impact and Mitigation Measures
	DA4	LM	LS	B&M	GML & ST	CA				
37			✓		✓	✓	From Mount Riverview (Viewpoint 7) (refer to Figure 56)	<i>General Description</i> <ul style="list-style-type: none"> <li>From the elevated position of the established suburb of Mt Riverview some glimpses of the site are had from gaps between houses.</li> <li>Established vegetation on the escarpment creates filtered views of the regatta lake and training lake. However the views are ambiguous due to the density of vegetation.</li> <li>The exact original viewpoint was not tested on site.</li> </ul>	<ul style="list-style-type: none"> <li>View as described by Landscan no longer exists.</li> <li>Filtered view over the site exists and will be maintained.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>Due to the elevated position views across the site and long views to the Castlereagh Escarpment will be retained.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>N/A</li> </ul>
38			✓			✓	Wedmore Road (Viewpoint 8) (refer to Figure 56)	<i>General Description</i> <ul style="list-style-type: none"> <li>Unlike Mt Riverview this part of the Emu Plains suburb is generally level with the site.</li> <li>Views to the site are inhibited by dense riparian vegetation along the river bank.</li> <li>Mining buildings and machinery are visible above the tops of the riparian vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>View as described by Landscan no longer exists.</li> <li>Views of riparian corridor exists and will be maintained.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>If weed species are removed from the riparian zone in order to restore the river corridor, the views from Emu Plains will be opened up.</li> <li>The design of vegetation in recreation areas in the southern part of the PLDC site may allow a better visual connection across the river.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider opening up of views in line with Biodiversity Masterplan principles.</li> </ul>
39						✓	Between Landers Inn and Hadley Park	<i>General Description</i> <ul style="list-style-type: none"> <li>Over a distance of 1200m the view of the properties from Hadley Park to Landers Inn does not exist. However the palm trees of Landers Inn are visible and from an elevated position, such as the top of the mound on the boundary of Hadley Park, the Landers Inn property and buildings are very clear.</li> </ul>	<ul style="list-style-type: none"> <li>General visual connection does not exist due to mounding.</li> <li>High potential for view to be lost as a result of wildlife area, landbridge/weir and associated vegetation.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>A Wildlife Lake and associated landscape is proposed between these two properties with its associated landbridge/flood weir access. This would significantly interrupt views between the two properties as the landbridge/weir is level with Hadley Park and 2 metres above Landers Inn allowing tenuous views only of the vegetation canopy.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider creating a view corridor between the two properties in line with Biodiversity Masterplan principles.</li> </ul>
40						✓	Between Landers Inn and Howells House	<i>General Description</i> <ul style="list-style-type: none"> <li>A clear view is had between these two properties over a 950m distance.</li> <li>Howells House is elevated at the north western corner of the site.</li> </ul>	<ul style="list-style-type: none"> <li>General visual connection exists.</li> <li>High potential for view to be lost as a result of wildlife area, landbridge/weir and associated vegetation.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>A Wildlife Lake and associated landscape is proposed between these two properties.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider creating a view corridor between the two properties in line with Biodiversity Masterplan principles.</li> </ul>
41						✓	Between Hadley Park and Puddledock	<i>General Description</i> <ul style="list-style-type: none"> <li>Over a distance of 1100m the view of the properties from Hadley Park to Puddledock does not exist.</li> </ul>	<ul style="list-style-type: none"> <li>General visual connection does not exist due to mounding.</li> <li>The view will be lost as a result of the proposed Wildlife Lake.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>The Puddledock property will be demolished as a result of mining operations.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider creating an interpretive connection (in conjunction with the interpretation strategy) between the two properties.</li> </ul>
42						✓	Between Landers Inn and Puddledock	<i>General Description</i> <ul style="list-style-type: none"> <li>A clear view is had between these two properties over a 500m distance.</li> </ul>	<ul style="list-style-type: none"> <li>General visual connection exists to rear of both properties.</li> <li>The view will be lost as the Puddledock property will be demolished as a result of mining operations.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>The property will be demolished as a result of mining operations.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider creating an interpretive connection (in conjunction with the interpretation strategy) between the two properties.</li> </ul>
43						✓	Between Howell's House and Hadley Park	<i>General Description</i> <ul style="list-style-type: none"> <li>The direct 1600m long view between the two houses does not exist.</li> <li>Howells House is visible from the northern garden boundary of Hadley Park.</li> <li>The vegetation surrounding Hadley Park is visible from Howells House but the house is not.</li> </ul>	<ul style="list-style-type: none"> <li>Generally the view exists between both properties. View will be altered as a result of proposed lake and vegetation.</li> </ul>	<i>Development Impact</i> <ul style="list-style-type: none"> <li>A Wildlife Lake will be constructed between the two properties. Vegetation associated with the lake may block the views.</li> </ul> <i>Mitigation Measures</i> <ul style="list-style-type: none"> <li>Consider creating a view corridor between the two properties in line with Biodiversity Masterplan principles.</li> </ul>



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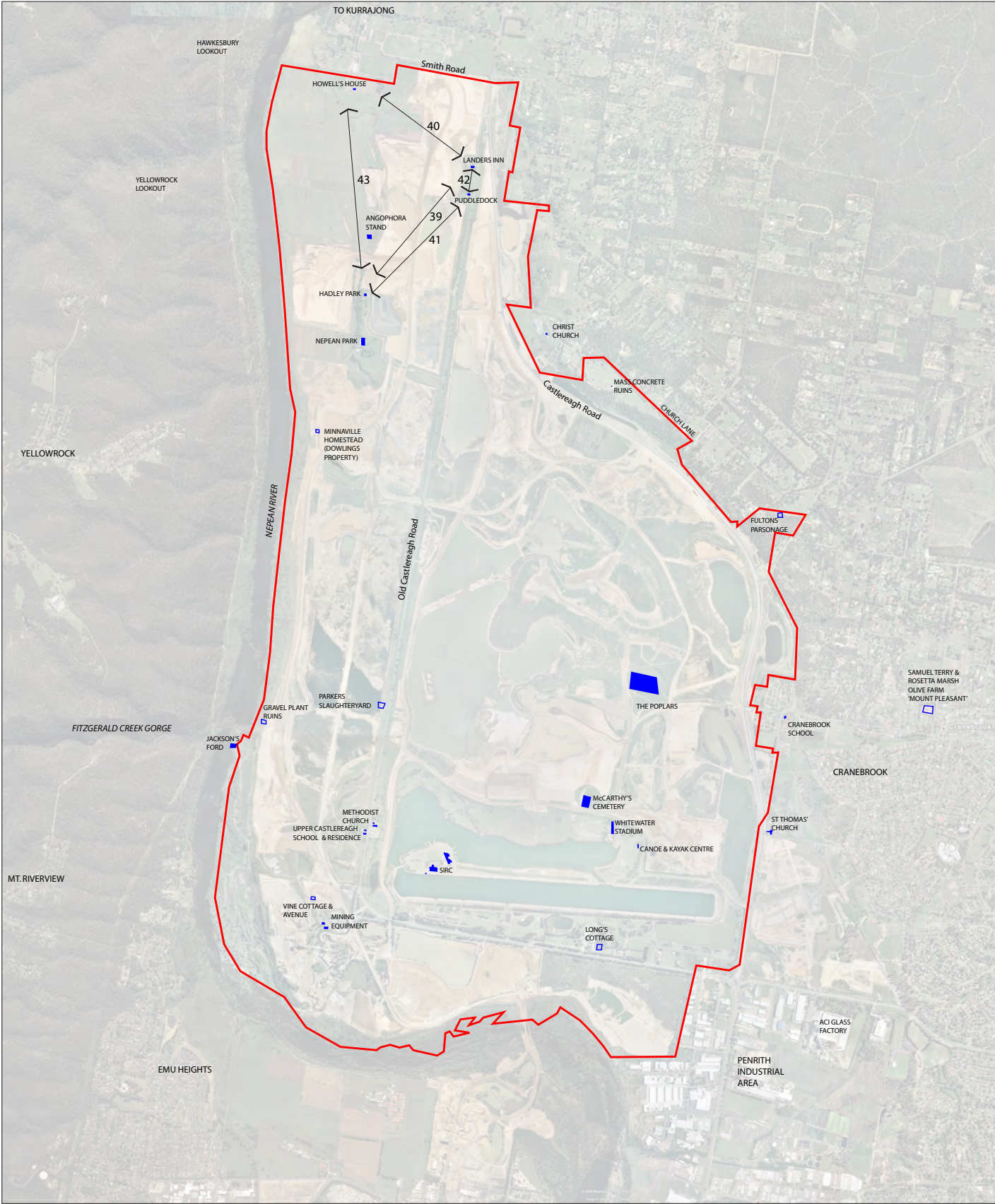


Figure 61: View 39-43



Figure 62: View 39 from Hadley Park to Landers Inn. The view is obstructed from the landscape mound



Figure 63: View 40 from the Landers Inn property to Howell's House



Figure 64: View 42 from Landers Inn to Puddledock



Figure 65: View 43 from Hadley Park to Howells House



## 6.0 SITE VIEWS ANALYSIS

View No.	Study						View	General Description	Views status	Possible Development Impact and Mitigation Measures
	DA4	LM	LS	B&M	GML & ST	CA				
44						✓	Between Hadley Park and the Poplars	<p><i>General Description</i></p> <ul style="list-style-type: none"> <li>A long view of 3300m where the tops of the trees at The Poplars are visible from Hadley Park. However this visual link is tenuous and not obvious.</li> <li>Due to mounding surrounding The Poplars the site is located within a low point making views from it to other heritage sites difficult. Thus the view from The Poplars to Hadley Park does not exist.</li> </ul>	<ul style="list-style-type: none"> <li>The visual connection between both properties does not exist.</li> <li>The connection probably would be lost as a result of development (if any is carried out) in accordance with the urban development concept shown in the plan on page 14.</li> </ul>	<p><i>Development Impact</i></p> <ul style="list-style-type: none"> <li>New housing developed in accordance with the urban development concept shown in the plan on page 14 (if any is carried out) would be located in front of The Poplars and a new lake and vegetation will surround Hadley Park.</li> </ul> <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>
45						✓	Views from and to Whitewater Stadium	<p><i>General Description</i></p> <ul style="list-style-type: none"> <li>The Whitewater Stadium is not highly visible. It is located at the north eastern end of the training lake and is therefore hidden from the other end of the lake and the Sydney International Regatta Centre (SIRC). The land form and planting surrounding it has been designed to disguise current mining operations to the north.</li> <li>Likewise the views from the building and the grounds are limited to short views across the training lake and long views to the Blue Mountains Escarpment.</li> </ul>	<ul style="list-style-type: none"> <li>Views to the stadium are poor.</li> <li>Views from the stadium to the escarpment will be retained.</li> </ul>	<p><i>Development Impact</i></p> <ul style="list-style-type: none"> <li>The proposed PLDC site development in accordance with the urban development concept shown in the plan on page 14 (if any is carried out) will have little impact on views to or from this site.</li> </ul> <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>
46						✓	Between SIRC and Methodist Church and Upper Castlereagh School and residence	<p><i>General Description</i></p> <ul style="list-style-type: none"> <li>Over a distance of 600m the Methodist Church site is viewed from several positions within SIRC. The most distinctive views are from the road bridge over the regatta lakes and from the jettys near the car park. However existing vegetation to the east of the Methodist Church significantly inhibits views from it and to it.</li> <li>There is no visual connection between the Methodist Church and SIRC buildings. Vegetation and land form augment the connection.</li> <li>The Upper Castlereagh School and Residence is located to the west of the Methodist Church on the western side of Old Castlereagh Road. It is hidden from view by surrounding buildings and vegetation but has open views to the Blue Mountains Escarpment from the rear of the buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Views exist but are not direct.</li> <li>Views to be enhanced as part of the overall heritage strategy.</li> </ul>	<p><i>Development Impact</i></p> <ul style="list-style-type: none"> <li>NA.</li> </ul> <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> <li>Selective removal of existing trees on the eastern boundary of the Methodist Church would open up views from and to the site.</li> <li>Selective removal and pruning of vegetation along side of Old Castlereagh Road in the south of the site, would open up views to the Blue Mountains Escarpment and the Upper Castlereagh School and Residence.</li> </ul>
47						✓	Along Nepean River corridor	<p><i>General Description</i></p> <ul style="list-style-type: none"> <li>Views along the Nepean Corridor whilst on the river are varied.</li> <li>A strong north south vista is experienced from Jackson's Ford to the Smith Road area. The vista is framed by the Blue Mountains Escarpment on the west and the 15 to 20m high embankment with it's riparian vegetation to the east (on the PLDC site).</li> <li>From Jackson's Ford to the south eastern boundary the vistas are shorter and the river is wider, making the views less enclosed.</li> </ul>	<ul style="list-style-type: none"> <li>River corridor views exist and will be retained and enhanced.</li> </ul>	<p><i>Development Impact</i></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> <li>Ongoing landscape maintenance of the river corridor to improve the overall landscape quality and experience.</li> </ul>



6.0 SITE VIEWS ANALYSIS

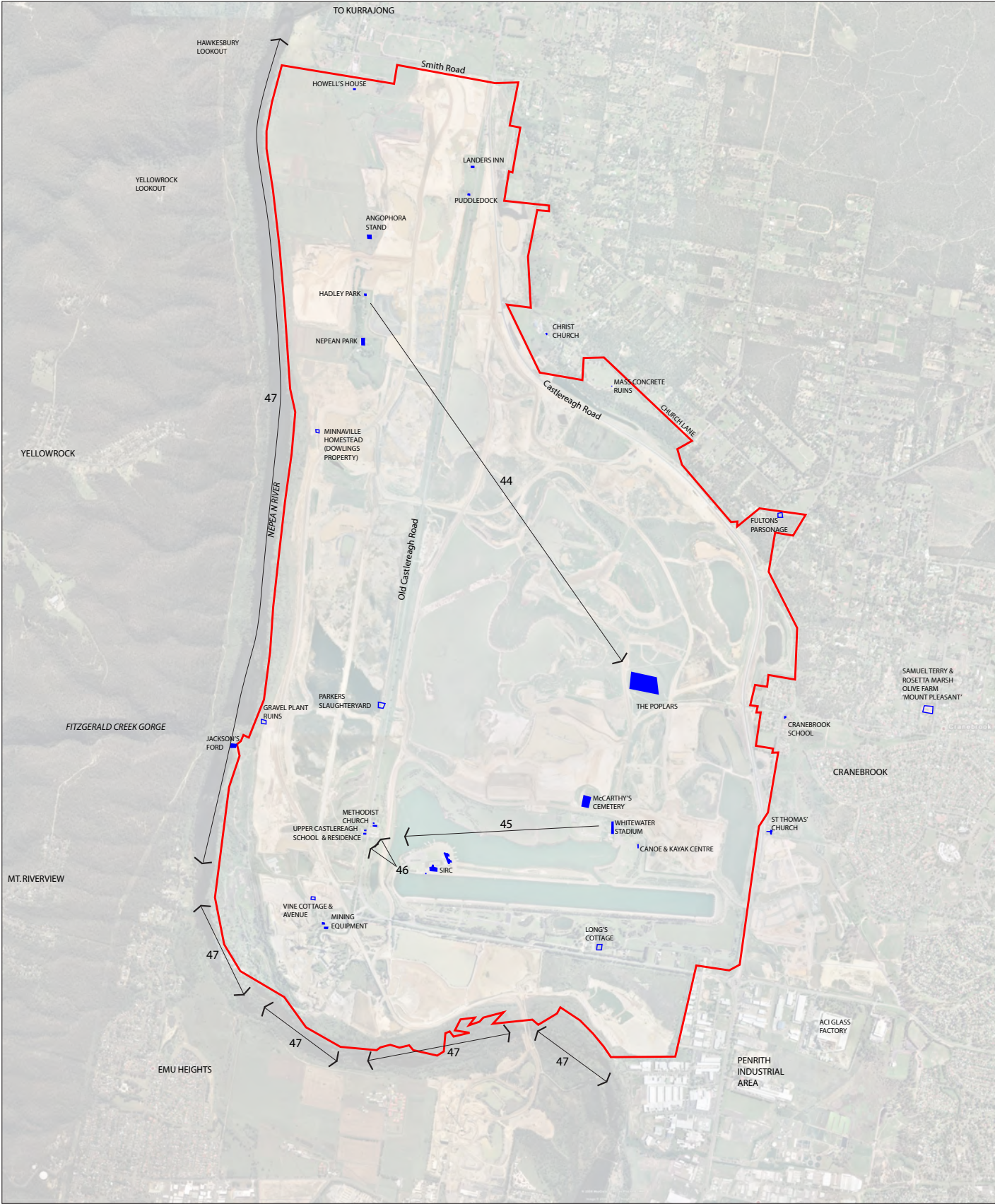


Figure 66 : View 44-47



Figure 67: View 45 from Sydney International Regatta Centre Bridge to Methodist Church



Figure 68: View 47 along Nepean River corridor



## 7.0 CONCLUSIONS AND RECOMMENDATIONS

### 7.1 CONCLUSIONS

#### *Major Views*

A significant number of sight lines, views and viewpoints identified in the view analysis tables in Section 6 have been lost due to building demolition, establishment of vegetated areas and temporary land form associated with mining operations.

The key sight lines and major views that exist are:

- A variety of views of the Blue Mountains Escarpment experienced from within the site and from Castlereagh Road.
- A variety of views of Castlereagh Escarpment and existing heritage properties experienced from within the site and from Castlereagh Road.
- Key views from within the site and at key points along Castlereagh Road to Nepean Gorge.
- The strong focal point of Fitzgerald Creek Gorge when viewed at key points from the east.
- A variety of views to heritage properties from the western boundary of the Christ Church site.
- The Old Castlereagh Road vista and views whilst travelling along it of heritage properties, the escarpments etc.

The key sight lines that exist but are not clear or easily determined are:

- Views of the Methodist Church and the Upper Castlereagh School and Residence.
- Views between Hadley Park and Landers Inn.
- Views between The Poplars and McCarthy's Cemetery and views of McCarthy's Cemetery in general due to access restrictions.

Key sight lines that do not exist and should be considered for reinstatement include:

- Views between Hadley Park and Nepean Park main farm houses.

#### *Critical visual experiences*

A series of visual experiences are important to retain and enhance as part of the Penrith Lakes scheme. These could be considered as:

- The Castlereagh Road experience and the sense of enclosure and openness and the connections with the Nepean Gorge and the escarpments as dominant landscape features of the district.
- The strength of the Old Castlereagh Road vista from north to south where the rural qualities of the locality are expressed through other linear features such as telegraph poles, fence lines and avenues of trees.
- The Hawkesbury and Yellowrock lookouts provide an excellent overall view of the site. The elevated position allows for views up and down the river corridor and across to the Castlereagh Escarpment. An appreciation of the sites history and vastness is had from both of these lookouts.
- A unique experience of enclosed views and the strong north south vista is had when on the river bank or the actual water surface of the Nepean River. A close connection with nature and wilderness is also experienced.

#### *Major considerations for development*

The creation of large lakes and landscape regeneration in the Penrith area will provide the district with a unique and interesting landscape. Key visual management considerations for the new development include:

- Reveal the dramatic landscape of the Blue Mountains Escarpment and Castlereagh Escarpment from key points within the urban development (if any is carried out).
- Maximise views to the new lakes from Castlereagh Road and from vehicular entrances into the site.
- Maximise views to the new lakes through view corridors within the development.
- Create and/or enhance view corridors along and/or between heritage and cultural sites.
- Consider single storey houses (if any urban development occurs) adjacent to Castlereagh Road in order to maximise views to the Blue Mountains Escarpment whilst travelling along Castlereagh Road.

#### *Impact on Visual Receptors*

The impact of the new development (including urban development if any occurs) on visual receptors needs to be judged on the basis of the current activities on site. Overall the PLDC site will be improved through the introduction of new lakes, landscape and urban form (if any urban form occurs) which will provide a setting and focus for visual connections and view corridors across the site.

### 7.2 KEY RECOMMENDATIONS

The following key recommendations relate to the detailed mitigation measures in Section 6 of this report.

#### *Lookouts and Viewpoints*

- Maximise views from Christ Church over the PLDC site and to the Nepean Gorge by removing vegetation on the PLDC site boundary to the immediate south of the church.
- Consider the creation of view corridors from the Wedmore Road area in Emu Plains into the site to raise the profile of the site and to improve visual connections across the river.
- At the Castlereagh Escarpment trig point viewpoint consider removal of or pruning of trees to improve views to the northern part of the site.

#### *Views of Natural Features*

- Maintain views of the Nepean Gorge from Castlereagh Road and within the site.
- Maximise views of the Fitzgerald Creek Gorge from the proposed town centre within the urban area (if any urban development occurs and if any urban development includes a town centre). This will require careful design of lakeside and river corridor vegetation.
- Maintain views of the Blue Mountains Escarpment and Castlereagh Escarpment. In some instances panoramic views will be lost due to the elevated urban area (if any urban area is developed) blocking views in both directions.

- Enhance the landscape quality of the Nepean River corridor through weed removal and replanting of native vegetation. However consideration should be given to the mature canopy height of trees and shrubs to create and maintain a variety of view experiences (ie. filtered, hidden, revealed) of the Castlereagh Escarpment.

#### *Heritage Sites*

- The design of, layout and future maintenance of vegetation within proposed view corridors should be in line with biodiversity principles relating to vegetation types and canopy cover. The key visual connections to be enhanced/interpreted include:
  - Hadley Park and Landers Inn (interpreted)
  - Nepean Park and Landers Inn (interpreted)
  - Landers Inn and Howells House (enhanced)
  - Howells House and Hadley Park (enhanced)
  - Howells House and Christ Church (enhanced)
  - Hadley Park and Christ Church (enhanced)
  - Nepean Park and Christ Church (enhanced)
- Selective removal of vegetation surrounding the Methodist Church and the Upper Castlereagh School and Residence to open up views of the two properties and increase their profile in the local area.
- Selective removal of vegetation on the southern boundary of Christ Church to provide a lookout point over the site and a visual connection to the Nepean Gorge.
- Selective removal of vegetation between Hadley Park and Nepean Park to reveal the homesteads.
- Restoration of The Poplars in such a way to retain the vertical element in the landscape which will provide a visual marker within the urban development.
- Interpretation and re-representation of the lost view between McCarthy's Cemetery and The Poplars.
- A visual interpretation of the alignment of Old Castlereagh Road should be considered as part of the overall interpretation of the PLDC site. Retention of the northern and southern sections of the road should be a priority for design in the northern and southern parts of the Penrith Lakes Scheme.
- Retention of key pieces of mining equipment in the landscape should be considered as part of the interpretation strategy in order to express the mining and industrial past of the site.

#### *Castlereagh Road experience*

The visual experience along Castlereagh Road is described conceptually in Figure 70 on the opposite page. The two main aims of the visual experience along this important corridor are to create and also emphasize the sense of 'hide and reveal' of natural and man made features within the Penrith Lakes site.

Key Vista Points refer to key locations along the road where views to important natural and constructed features such as the Blue Mountains Escarpment, existing heritage properties and the proposed lakes are experienced. These Key Vista Points are in contrast to the experience along the majority of Castlereagh Road where the views are enclosed (indicated by the Visual Enclosure graphic on Figure 70) due to landform, existing vegetation and potential urban development.



7.0 CONCLUSIONS AND RECOMMENDATIONS

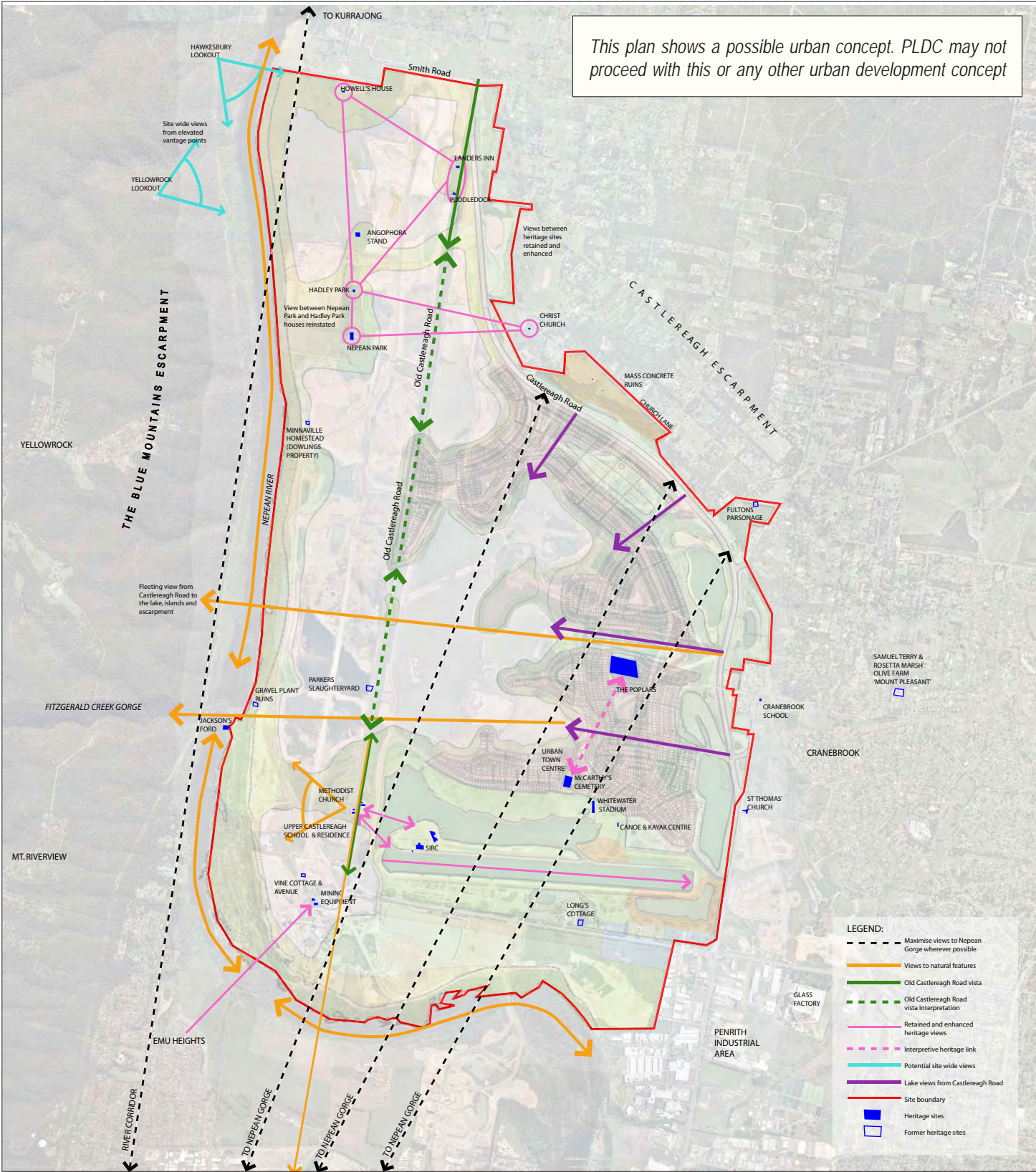


Figure 69: Recommendations Plan

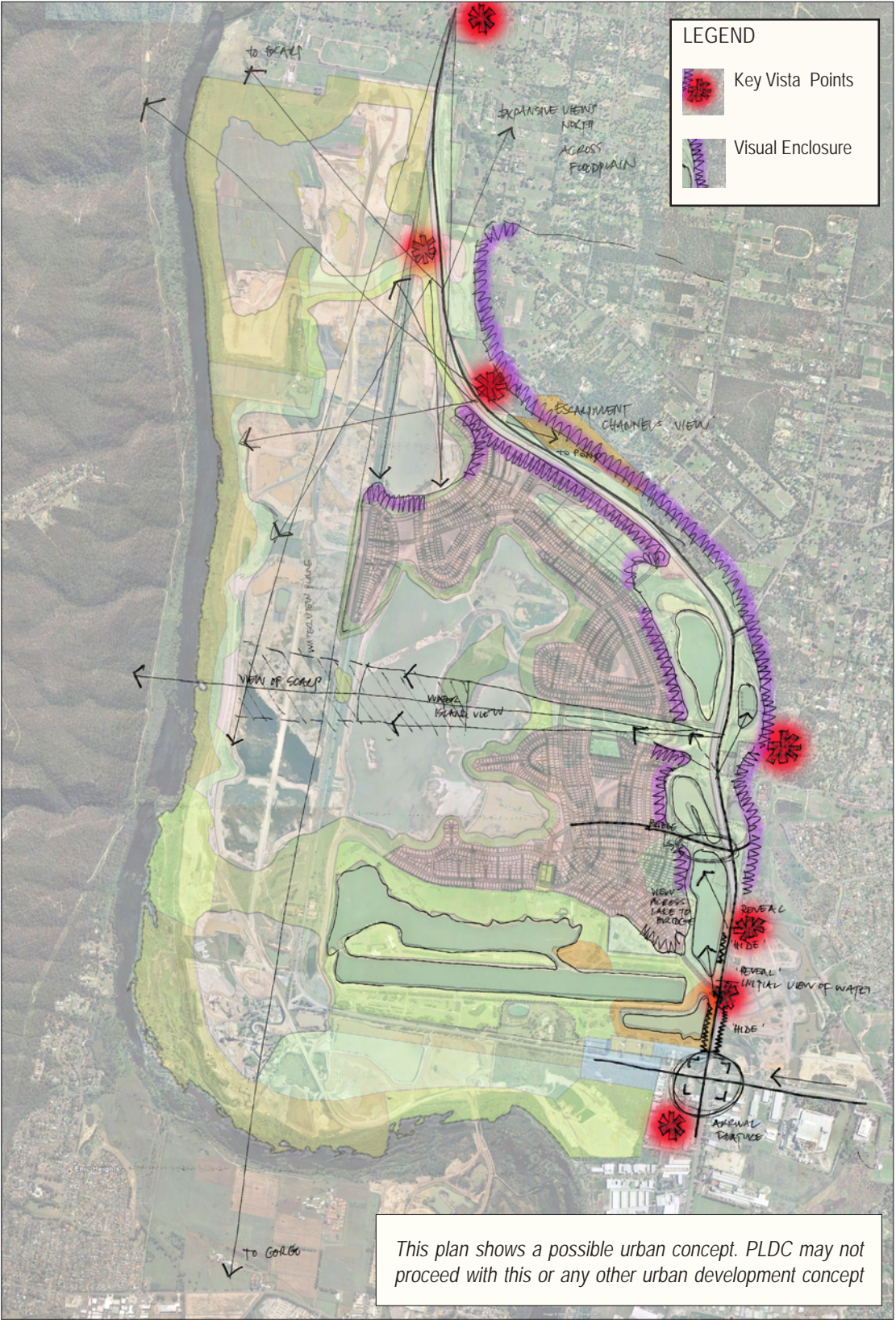


Figure 70: Castlereagh Road visual experience plan



## 8.0 REFERENCES

In order to further emphasize the 'hide and reveal' effect the following works could be undertaken:

- Removal of existing vegetation near the new bus entrance to the urban scheme (if developed) to reveal the roadside lakes.
- Removal of roadside vegetation near Nepean Street to allow views of roadside lakes and the proposed bridge.
- Creation of a clear view corridor at the new bridged entrance to the site and maximise views to the main lake and Castlereagh Escarpment.
- Allow for a variety of views of the Blue Mountains Escarpment at the northern end of the urban development (if developed).
- Maximise views from new intersections with Castlereagh Road.
- Maximise views from Castlereagh Road to heritage properties.

Britton, Geoffrey & Morris, Colleen. 1999. *Castlereagh Cultural Landscape Study. Assessment and Recommendations Final Report*

Comber Consultants Pty Ltd, September 2008. *Brief Darug History: Prepared as part of an Interpretation Strategy for Discussion at Aboriginal Focus Meetings*. Discussion Paper prepared for Penrith Lakes Development Corporation.

Godden Mackay Logan P/L. 2008. *Conservation Management Plan for Penrith Lakes Scheme (Draft)*

Landscan Pty Ltd. 1981 *Landscape Report*.

Stedinger Associates 2006. *European Heritage within the Penrith Lakes Scheme, a Conservation Management Plan (Masterplan)*

Penrith Lakes Development Corporation 1987. *Landscape Manual*







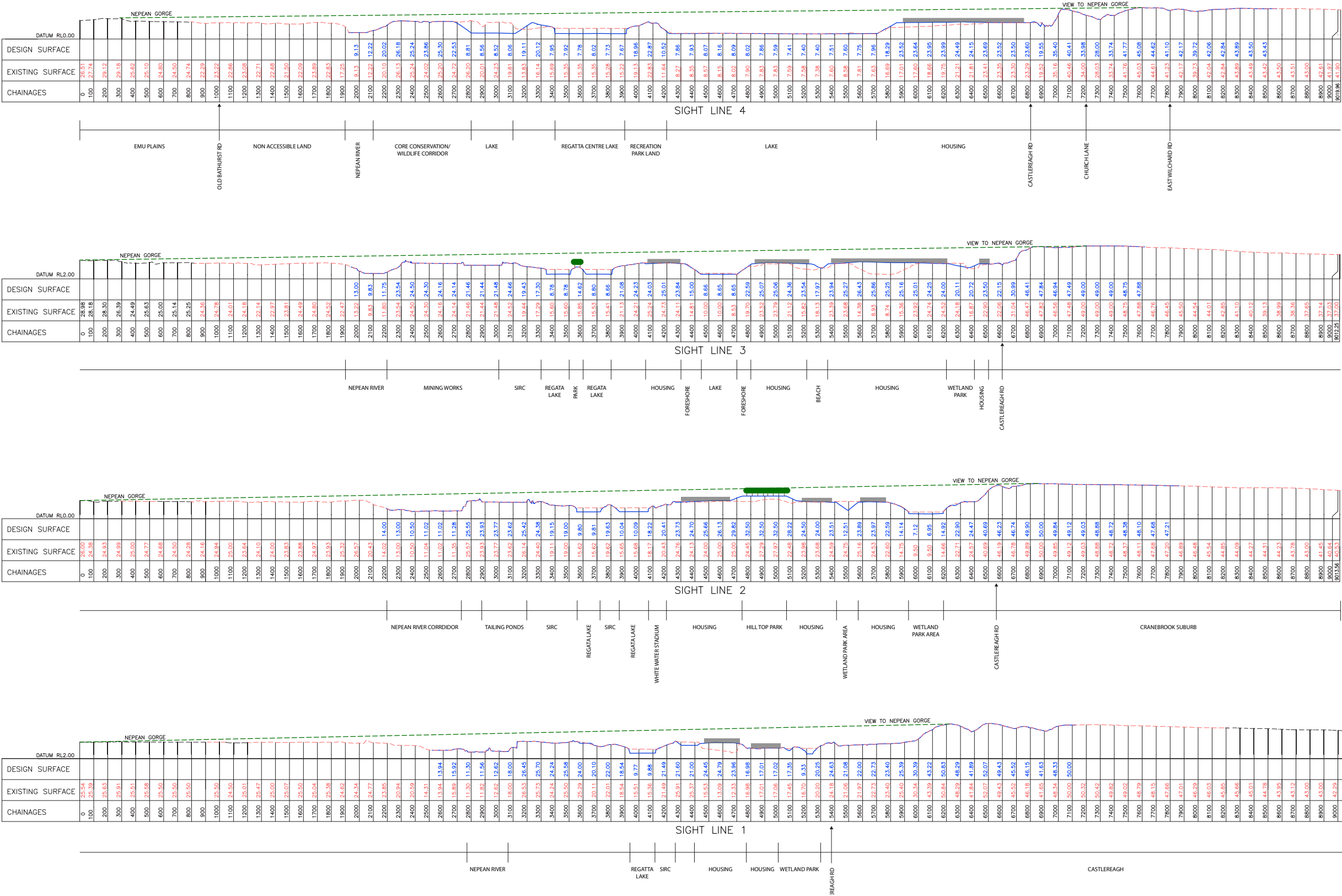
## APPENDIX A - JWP SITE LINE MAP (DA 4 CONDITIONS SIGHT LINES)





APPENDICES

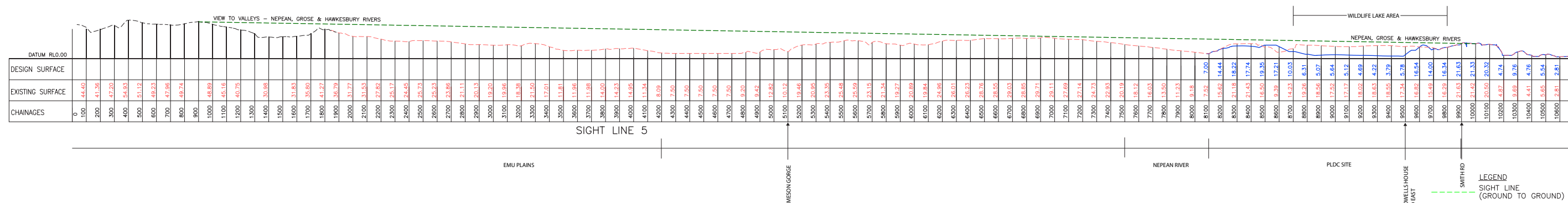
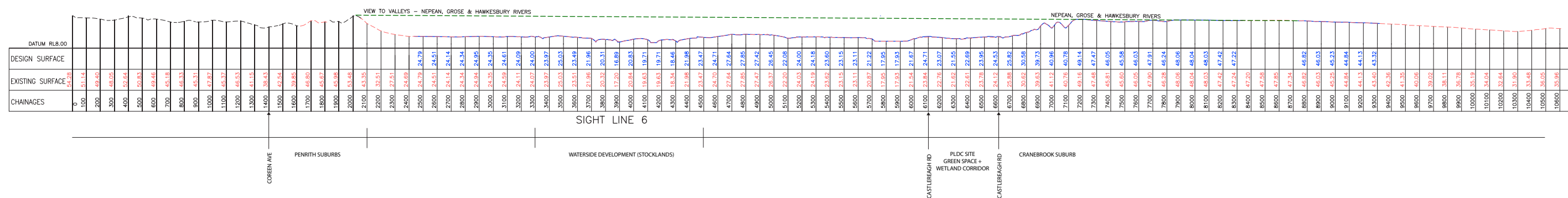
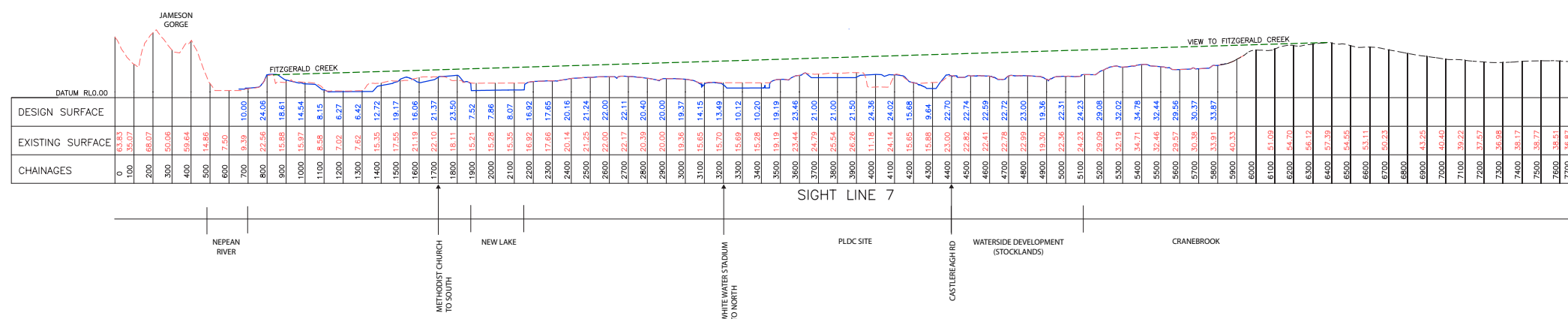
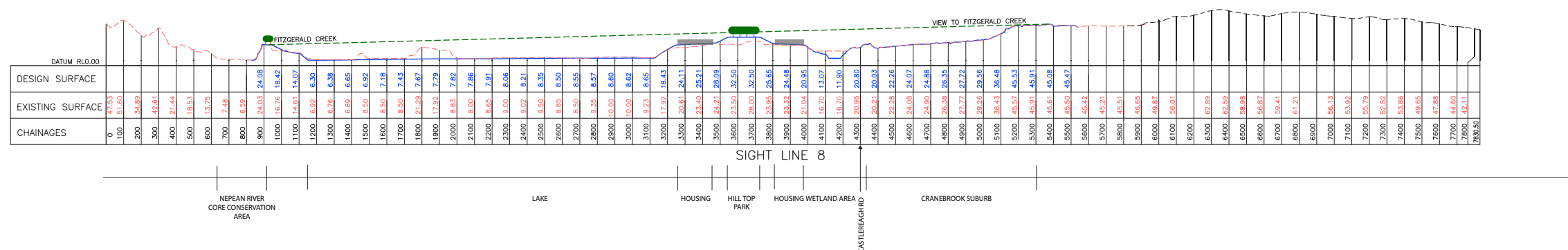
APPENDIX B - ANNOTATED SITE LINE SECTIONS





## APPENDICES

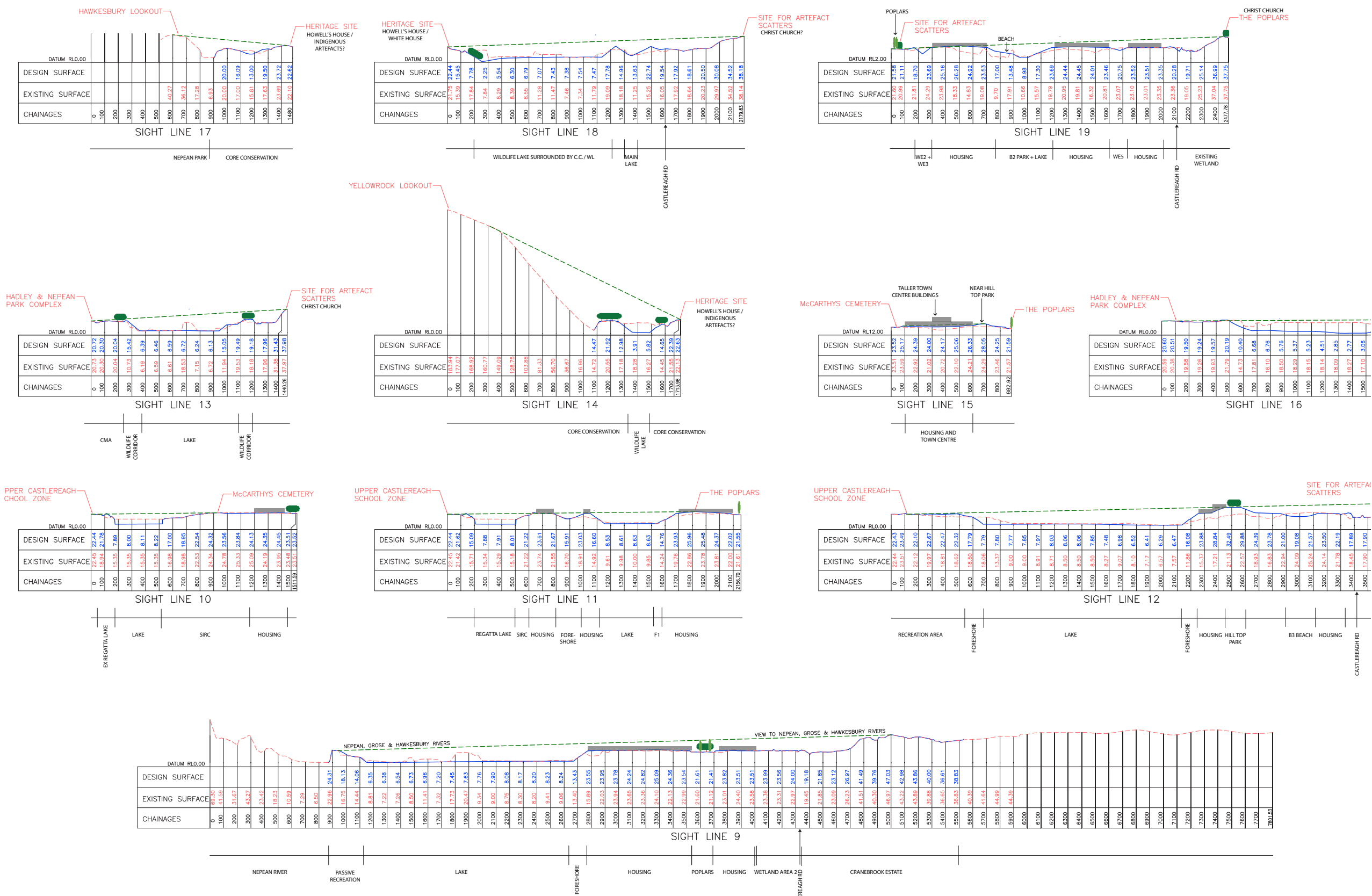
## APPENDIX B - ANNOTATED SITE LINE SECTIONS





APPENDICES

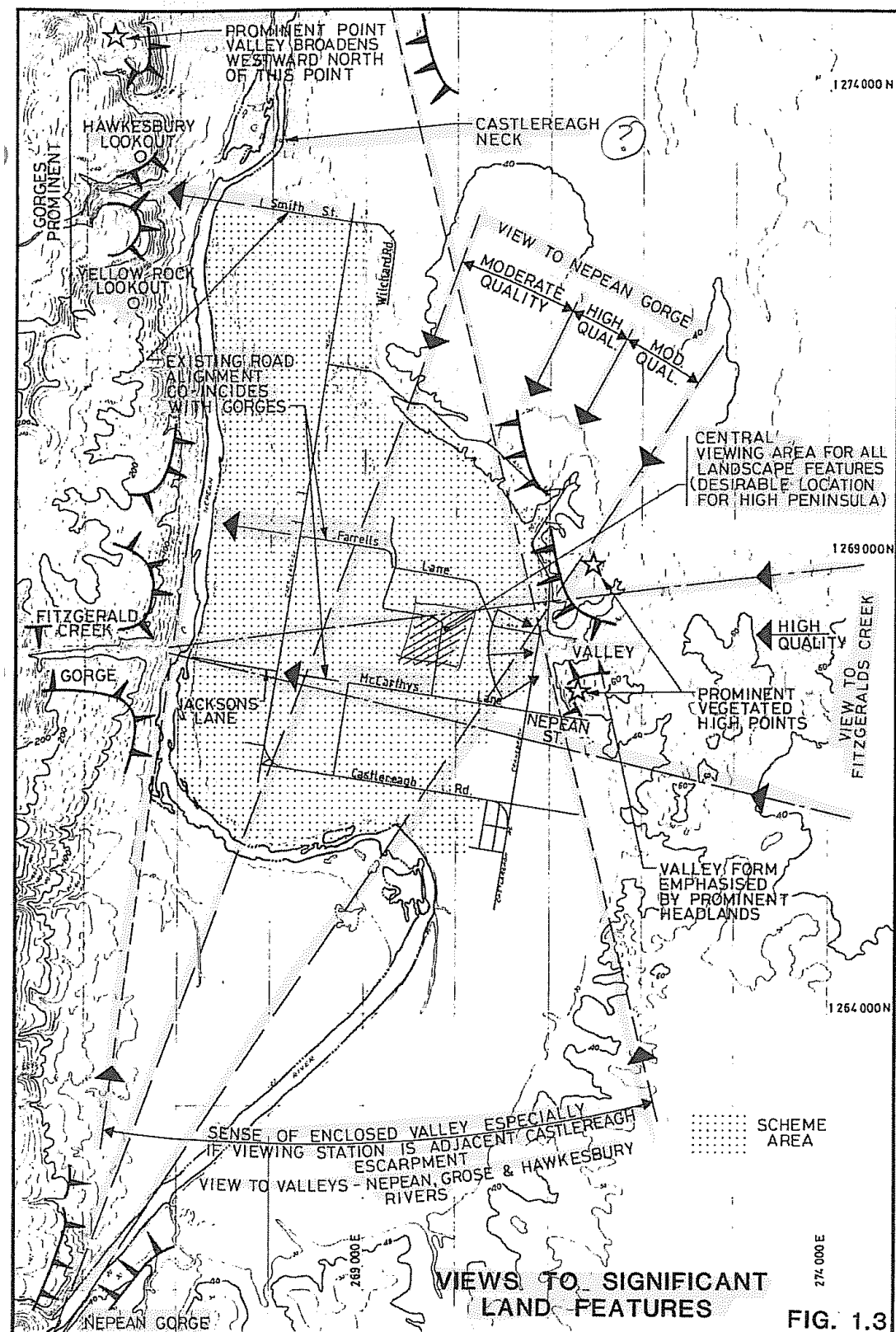
APPENDIX B - ANNOTATED SITE LINE SECTIONS





## APPENDICES

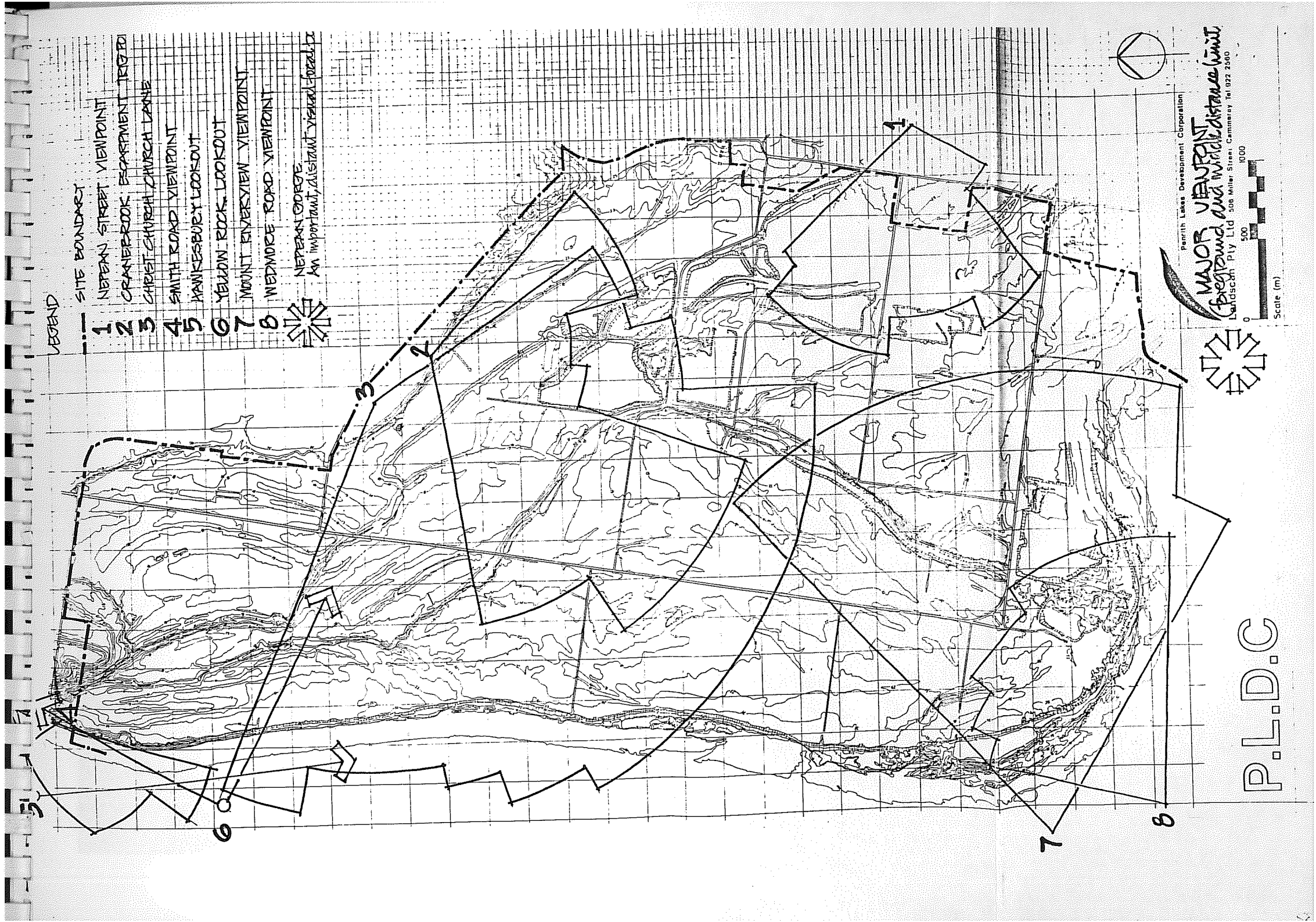
## APPENDIX C - PLDC LANDSCAPE MANUAL: VIEWS TO SIGNIFICANT LAND FEATURES





APPENDICES

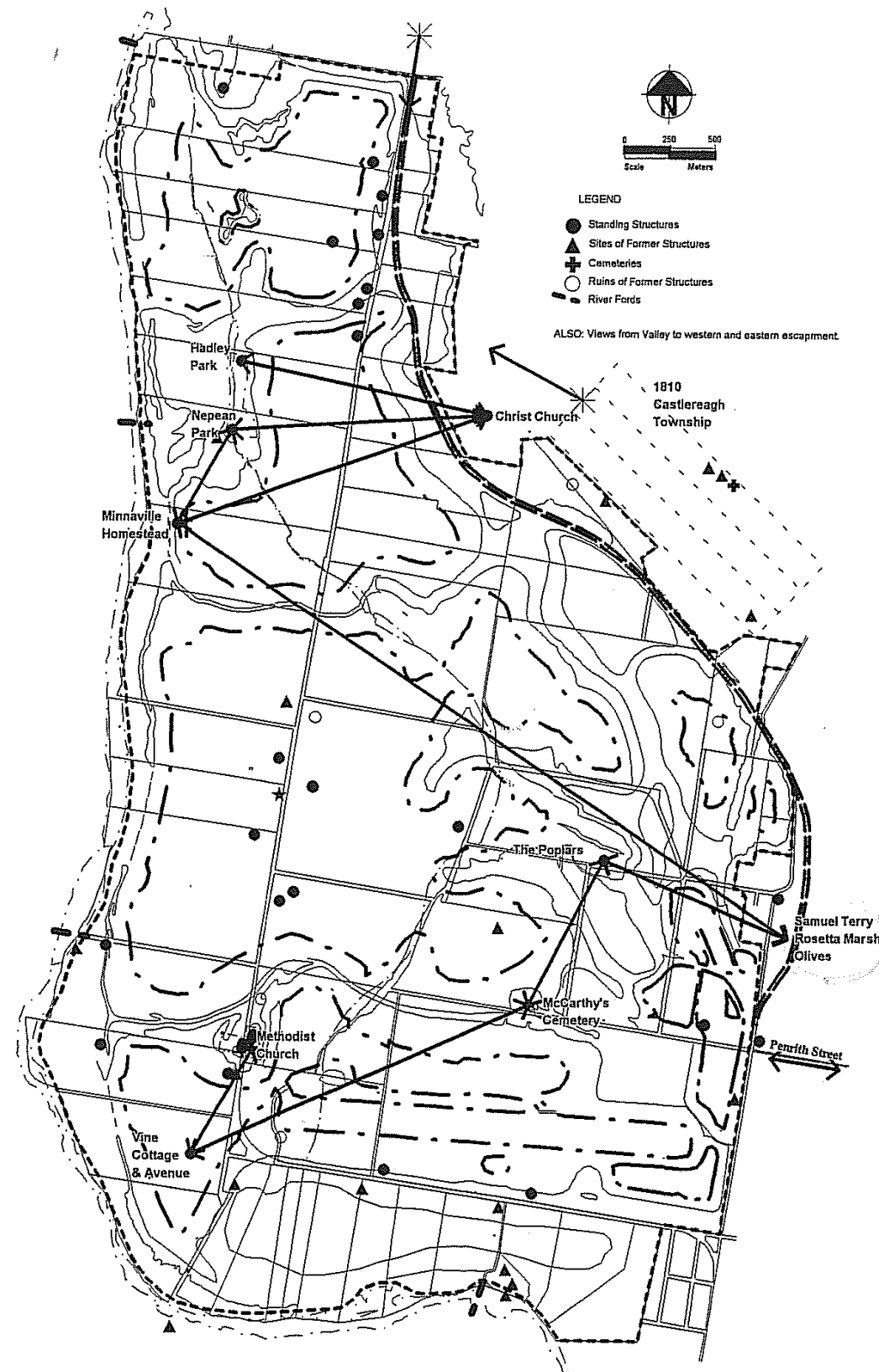
APPENDIX D - LANDSCAN: MAJOR VIEWPOINTS





APPENDICES

APPENDIX E - BRITTON AND MORRIS: VIEW SURVEY



APPENDIX F - GML VIEWS: GRADINGS OF SENSITIVITY

Godden Mackay Logan

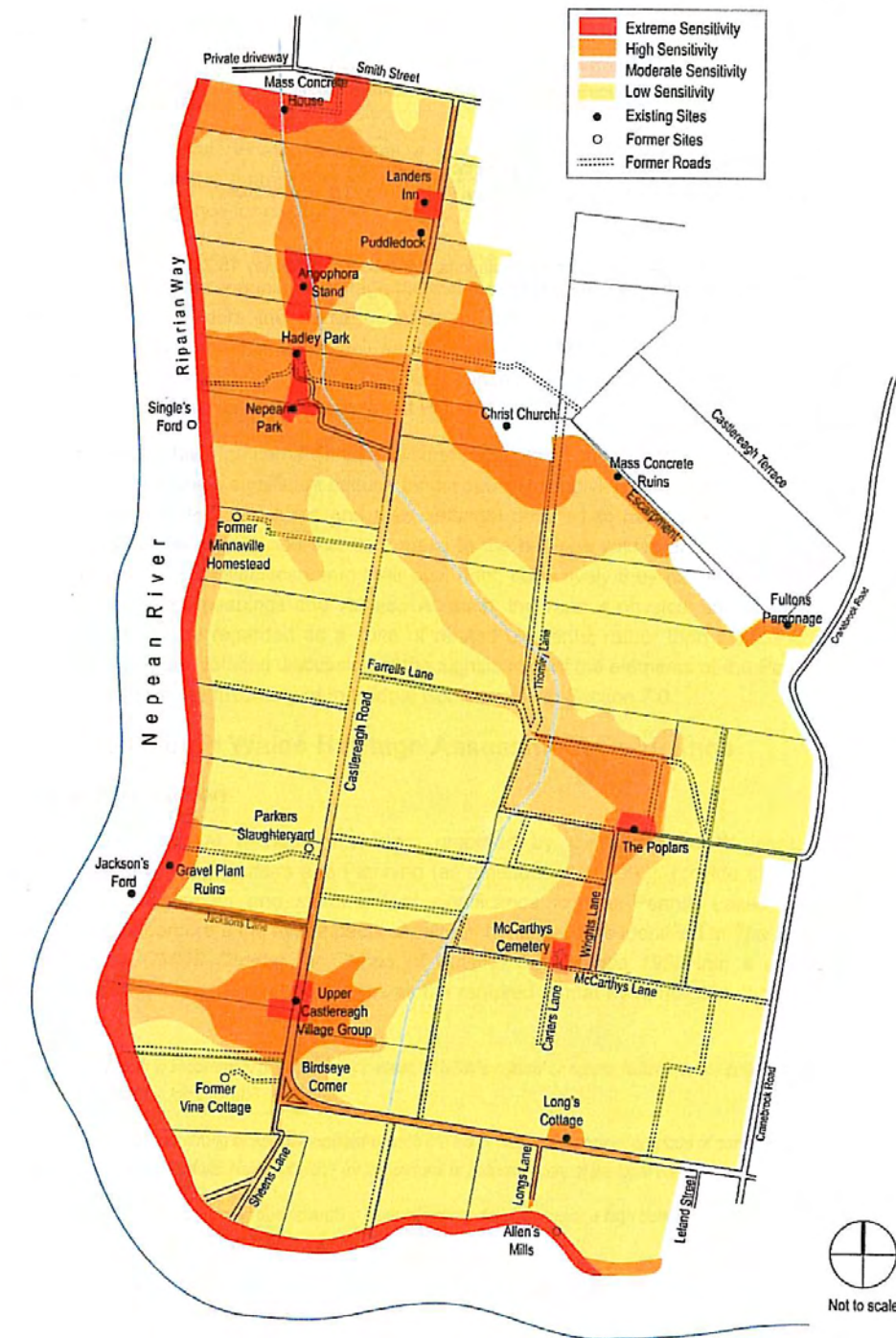


Figure 3.53 Gradings of sensitivity to change, representing significant views vulnerable to obstruction, traditional relationships between sites and features, original grant portions and the topography of the site. New development including landscaping, plantings and structures should be carefully sited to maintain or create axial vistas to distant sites and features.



## APPENDICES

