dem

broke road, pokolbin

visual assessment report

march 2003

project no : 3382-01

dem

issue register

Date of Issue	Date on Footer	Reason for Issue	Prepared by	Checked by	Signed
10/03/03		Visual Assessment Report	J Hunt	MC	

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introduction

purpose of this document

The purpose of this document is to provide a visual assessment of the Broke Road, Pokolbin Development that addresses community objections to the Development Application.

Objections raised are:

- Concern with the visual impact of the development on the surrounding landscape.
- Concern with the character of the dwellings.

This document provides a visual assessment of the site in two parts.

Part 1 – a visual analysis of the site from surrounding roads. Views from Broke Road, Hermitage Road and Mistletoe Lane are assessed to determine the degree of visibility of the site and an assessment is made of the visual impact of the development upon surrounding areas.

A typical lot is shown to illustrate the villas and the extent of associated landscaping.

Part 2 – an assessment of the visual character of the built form and cultural landscape in the Pokolbin area. This study identifies design principles and cultural landscape elements that have influenced the design of the Broke Road Pokolbin Development.

The Masterplan for the proposed Development is included in Appendix 1.

built form

The built form for the proposed tourist facility off Broke Road, Pokolbin draws from the character and basic principles of rural architecture in the Hunter region.

The villas draw from the essential principles of the traditional farmhouse typology, i.e.:

- deep wrap-around verandahs;
- simplicity of form and character;
- raised structure for under-floor ventilation and vermin protection;
- the stone chimney; and
- simple, open-planned spaces that flow out to the landscape.
- The water tank

The communal buildings also draw from the language of the barns and woolsheds, i.e.:

- stand-alone structures in the rural landscape
- large internal open-planned spaces
- high exposed ceiling structure

landscape design

The landscape design for the Broke Road Pokolbin Development responds to the natural environment and rural character inherent in the site and surrounding areas.

The emphasis of the landscape design is to:

- Retain and supplement the existing Forest vegetation to create a broadscale structure
- Establish a cultural landscape, which responds to the character of the locale.

native vegetation

Significant areas of Spotted Gum – Ironbark Forest and vegetation associated with drainage lines have been retained and extended. These communities are described in the Statement of Effect on Threatened Flora and Fauna by Wildthing Environmental Consultants.

Retention of the drainage line vegetation produces a number of north-south bushland corridors that provide fauna habitats and enhance the natural setting of the development. They also divide it into a number of discrete areas and assist in screening distant views into the site.

cultural landscape

The landscape treatment for the development draws upon design principles and attributes of the rural landscape. These are described in Section 2 of the report – visual character.

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part 1 – visual analysis

This section of the report addresses the degree of visibility of the site from surrounding public roads and assesses the likely impact of the proposed development. Viewing points selected for the study are shown on the following topographic and orthographic maps. Photographs taken from each of these locations is then presented. View 1 is the only location where the viewing point is at the site boundary. In all other locations the site is approximately 0.5 – 1.0 km from the viewing point. The areas of the site visible from the viewing points is shown by a dashed white line.

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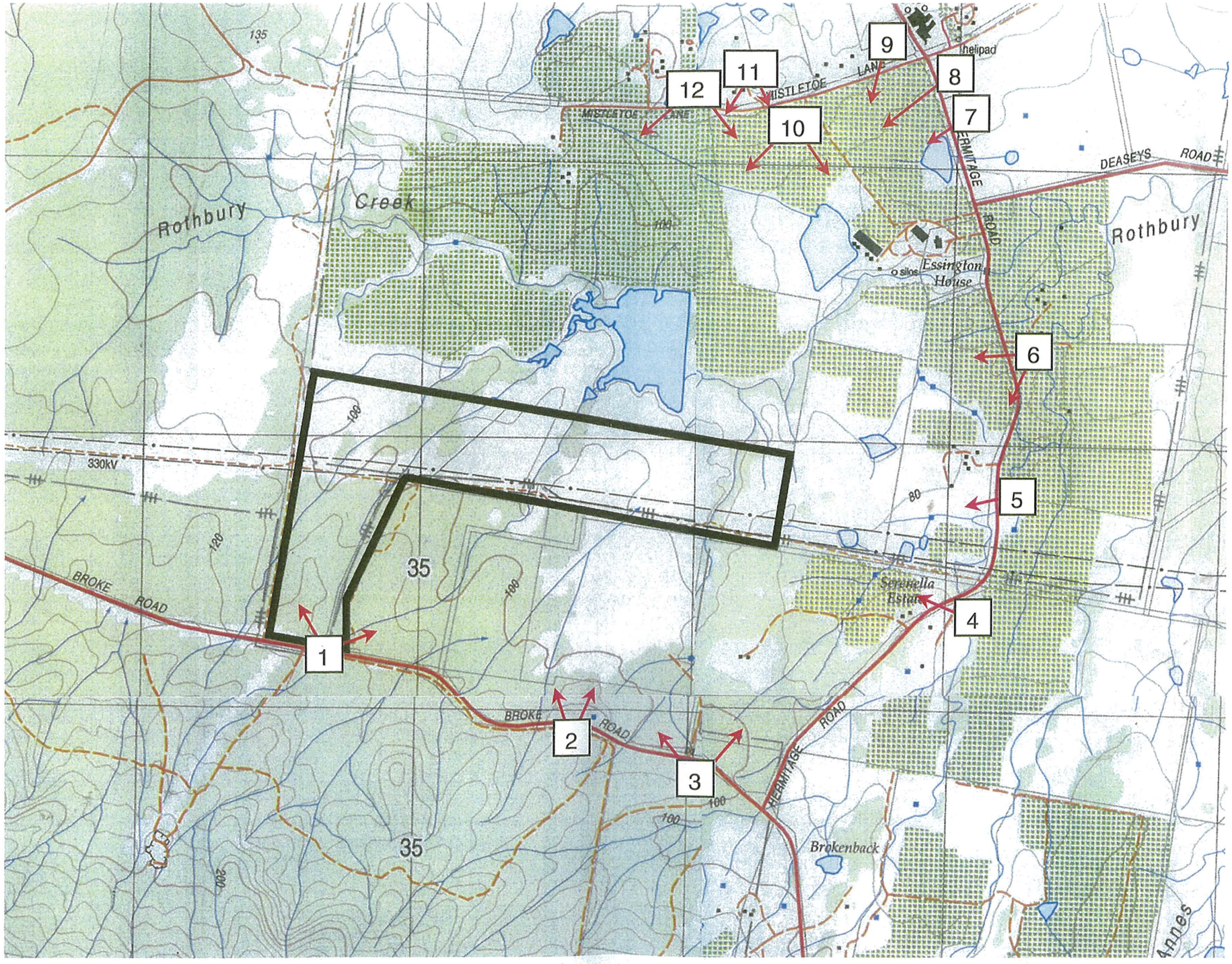

Topographic Map showing location of views

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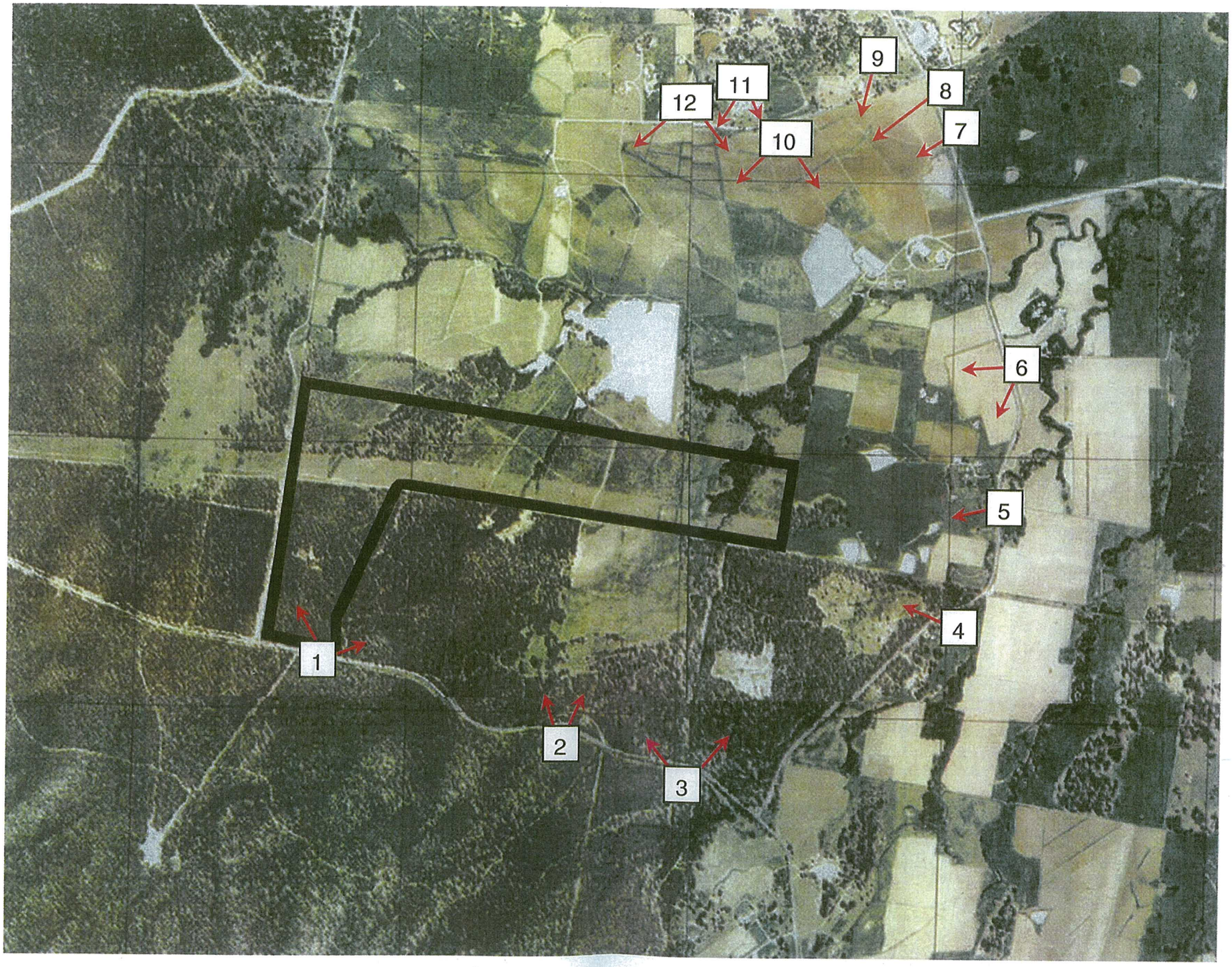

Orthophoto Map showing location of views

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Broke Road Entry

VIEW 1

Visibility

The entry to the proposed development is from Broke Road. Its location is to be the same as that of the current site access road. Forest vegetation fronts Broke Road and is located either side of the access road.

Broke Road Proposed

Impact

The entry road to the proposed development is to be a 7m wide carriageway with a 2m verge and table drain. Accent shrub and groundcover planting is to be located adjacent to the table drain and is to be used to highlight the entry. Planting is to be inkeeping with the character of the Pokolbin area – refer to Section 2 of this report. Existing Forest vegetation either side of the entry is to be retained. Minimal signage is to be used at the entry.

> There will be minimal visual impact created by the development along Broke Road.

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Broke Road Entry

VIEW 2

Visibility

The proposed development site is not visible from Broke Road.

Impact

> Nil

Broke Road Entry

VIEW 3

Visibility

The proposed development site is not visible from Broke Road.

Impact

> Nil

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Broke Road Entry

VIEW 4

Visibility

The proposed development site is not visible from the southern end of Hermitage Road due to vegetation cover.

Impact

> Nil

Hermitage Road

VIEW 5

Visibility

The south-eastern corner of the proposed development site is partially visible. Visibility of the site is limited due to topography and tree cover. The site is elevated when viewed from Hermitage Road and remnant Forest vegetation screens the site.

Proposed planting along the eastern boundary will further screen views into the development.

Impact

> Nil

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Hermitage Road

VIEW 6

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Visibility

There are distant views of the north-east corner of the proposed development site. Visibility of the site is limited due to topography and vegetation. The site slopes away from Hermitage Road and a remnant stand of Forest vegetation and drainage line vegetation screen the site.

Proposed planting along the eastern and northern boundaries will further screen views into the proposed development. Buildings associated with the development will not project into the view of the Broken Back Range

Impact

> Minimal

Hermitage Road

VIEW 7

Visibility

The proposed development site is not visible from Hermitage Road near the intersection with Deaseys Road due to topography and vegetation.

A low point exists in this section of the road and the adjacent vineyard creates a visual barrier to the site due to its relative level.

Impact

> Nil

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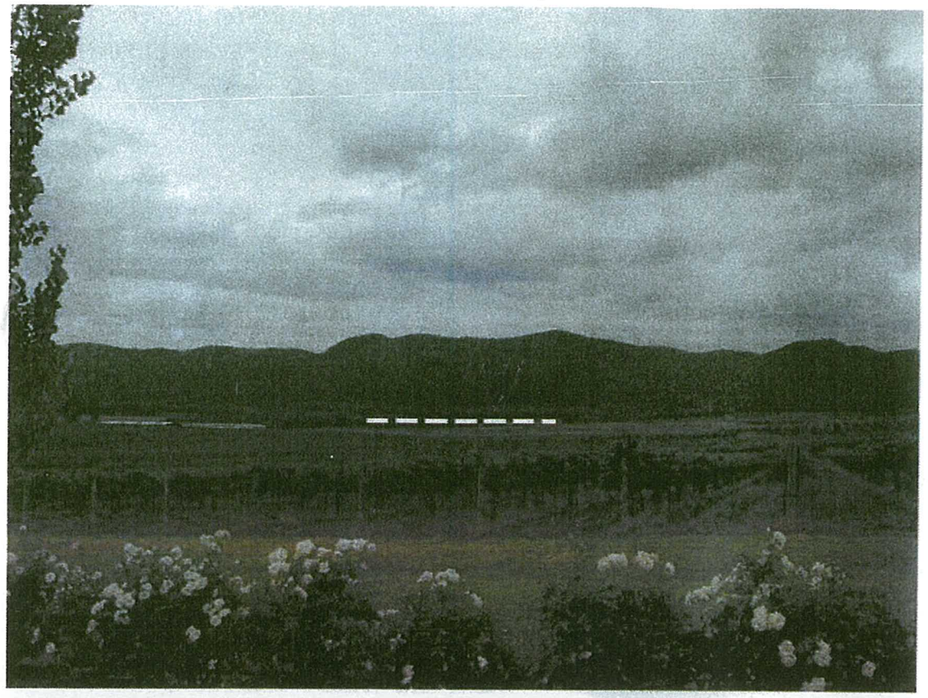


Hermitage Road

VIEW 8

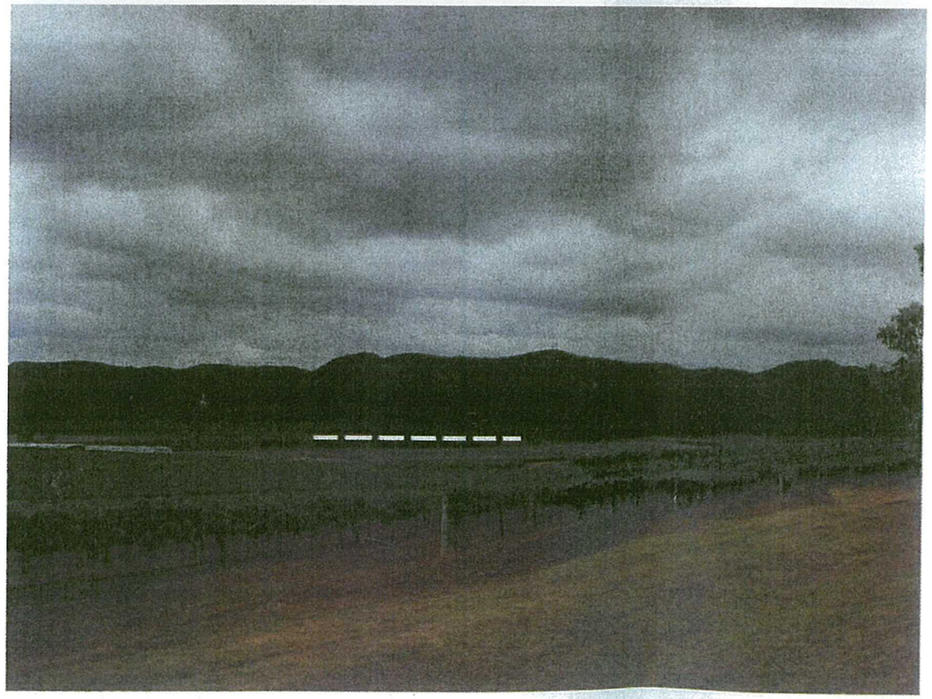
Visibility

There are partial distant views of the proposed development site from Hermitage Road near the intersection with Mistletoe Lane. Visibility of the site is limited due to topography, vegetation and the existing shed in the middle ground.

The level along the northern boundary of the site is approximately 80-90m AHD and Hermitage Road at the viewing point is approximately 80m AHD. The vineyard between the two is approximately 80-95m AHD. This land form in combination with the existing Forest vegetation restricts visibility of the site. Views of the vineyard will not be interrupted and buildings associated with the development will not project into the view of the Broken Back Range.

Impact

> Due to the distance of the site, approximately 1km from this viewing point and the extensive screen planting within the proposed development the visual impact will be minimal.



Mistletoe Lane

VIEW 9

Visibility

There are partial distant views of the proposed development site from Mistletoe Lane near the intersection with Hermitage Road. Visibility of the site is limited due to topography, vegetation and the existing shed in the middleground.

The level along the northern boundary of the site is approximately 80-90m AHD and Mistletoe Lane at the viewing point is approximately 85m AHD. The vineyard between the two is approximately 80-95m AHD. This landform in combination with the existing Forest vegetation restricts visibility of the site. Views of the vineyard will not be interrupted and buildings associated with the proposed development will not project into the view of the Broken Back Range.

Impact

> Due to the distance of the site, approximately 1km from this viewing point and the extensive screen planting within the proposed development the visual impact will be minimal.

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Mistletoe Lane

VIEW 10

Visibility

There are partial distant views of the proposed development site from Mistletoe Lane. Visibility of the site is limited due to topography and vegetation.

The level along the northern boundary of the site is approximately 80-90m AHD and Mistletoe Lane at the viewing point is approximately 100m AHD. The vineyard between the two is approximately 80-100m AHD. This landform in combination with the existing Forest vegetation restricts visibility of the site. Views of the vineyard will not be interrupted and buildings associated with the proposed development will not project into the view of the Broken Back Range.

Impact

> Due to the distance of the site, approximately 1km from this viewing point and the extensive screen planting within the proposed development the visual impact will be minimal.

Mistletoe Lane

VIEW 11

Visibility

There are partial distant views of the proposed development site from above Mistletoe Lane. Visibility of the site is limited due to topography and vegetation.

The level along the northern boundary of the site is approximately 80-100m AHD and the viewing point above Mistletoe Lane is approximately 110m AHD. The vineyard between the two is approximately 80-100m AHD. This landform in combination with the existing Forest vegetation restricts visibility of the site. Views of the vineyard will not be interrupted and buildings associated with the proposed development will not project into the view of the Broken Back Range.

Impact

> Due to the distance of the site, approximately 1km from this viewing point and the extensive screen planting within the proposed development the visual impact will be minimal.

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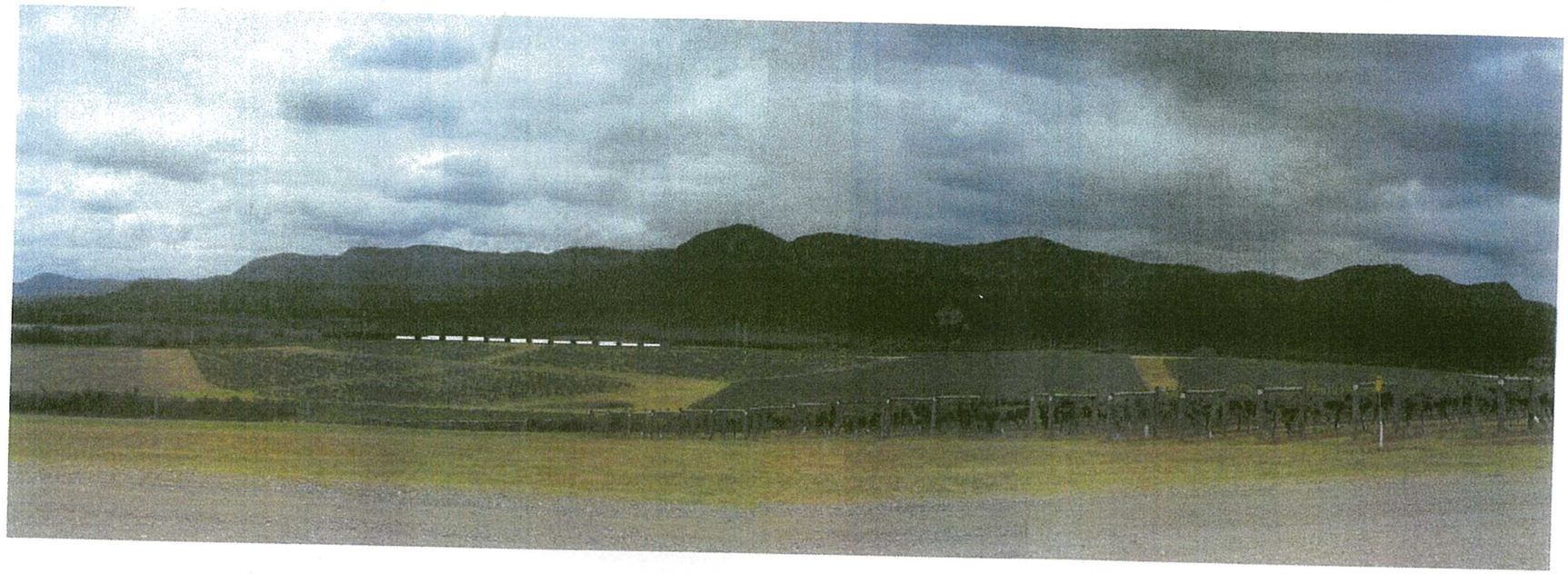

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Mistletoe Lane

VIEW 12

Visibility

There are partial distant views of the proposed development site from Mistletoe Lane. Visibility of the site is limited due to topography and vegetation.

The level along the northern boundary of the site is approximately 80-90m AHD and Mistletoe Lane at the viewing point is approximately 100m AD. The vineyard between the two is approximately 80-100m AHD. This landform in combination with the existing Forest vegetation restricts visibility of the site. Views of the vineyard will not be interrupted and buildings associated with the proposed development will not project into the view of the Broken Back Range.

Impact

> Due to the distance of the site, approximately 1km from this viewing point and the extensive screen planting within the proposed development the visual impact will be minimal.

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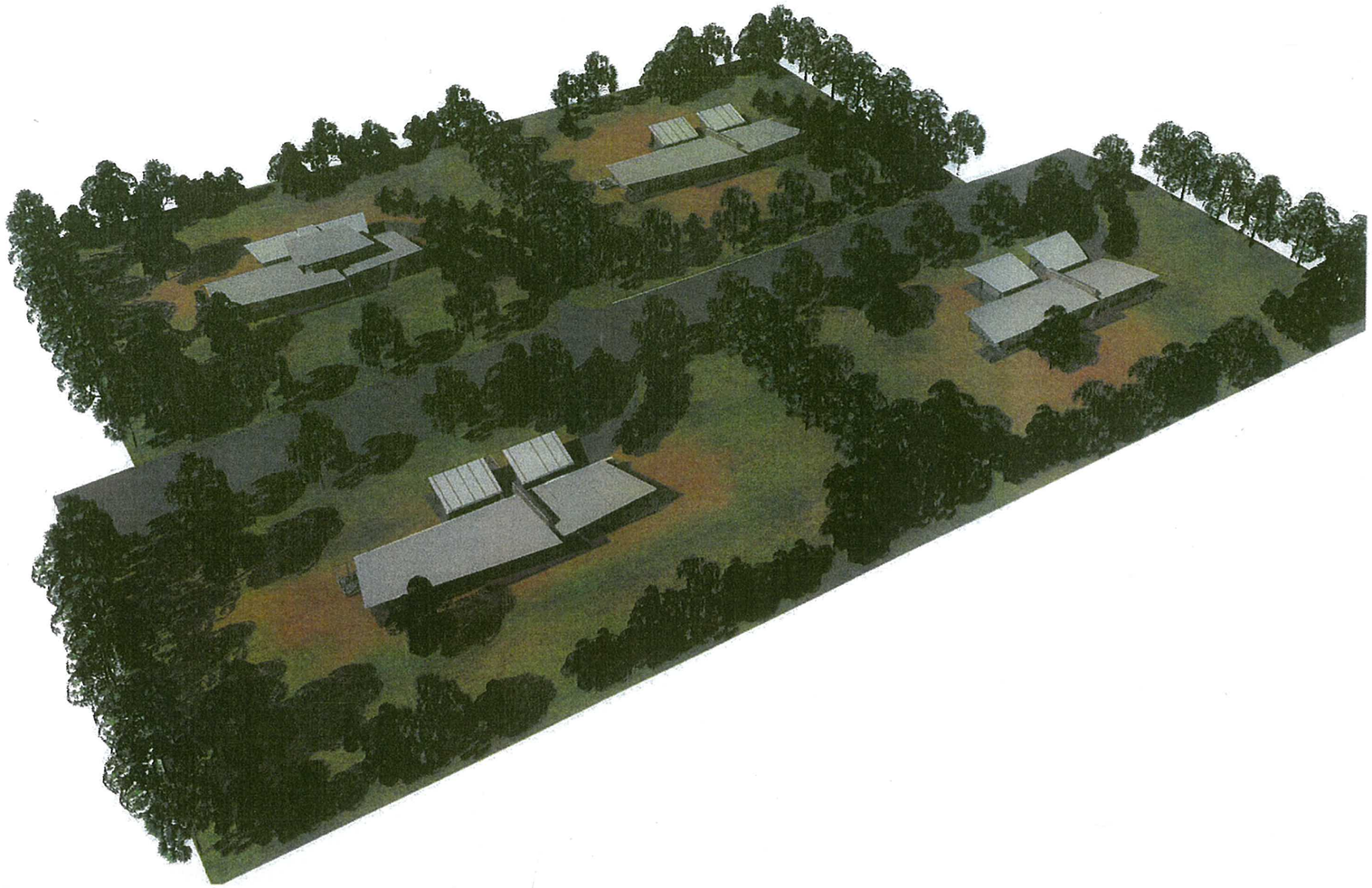

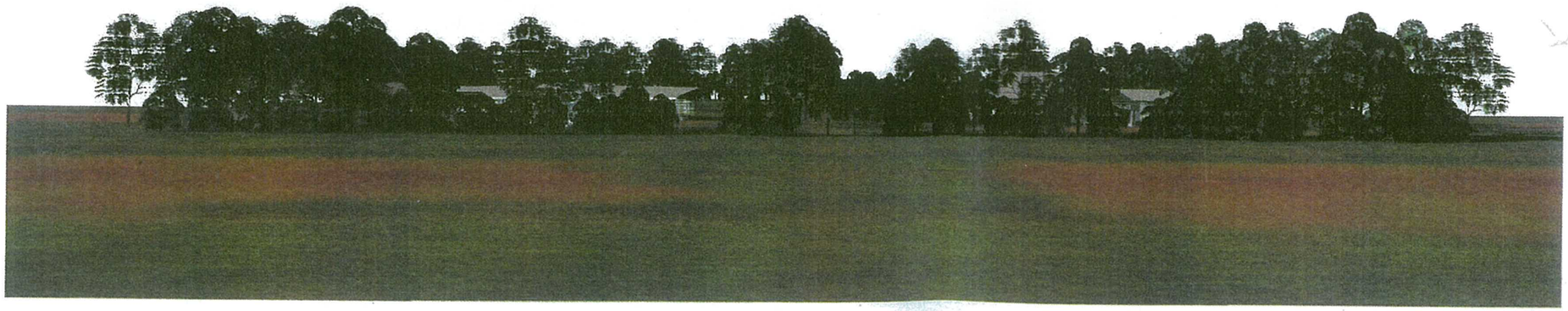

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3D

Typical Lot Layout

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part 2 – visual character

This section of the report identifies design principles, elements and features of the buildings and landscape in the Pokolbin area that have been utilised in the proposal for the Broke Road, Pokolbin Development.

Incorporation of these elements contributes significantly to the integration of the site with the surrounding cultural landscape

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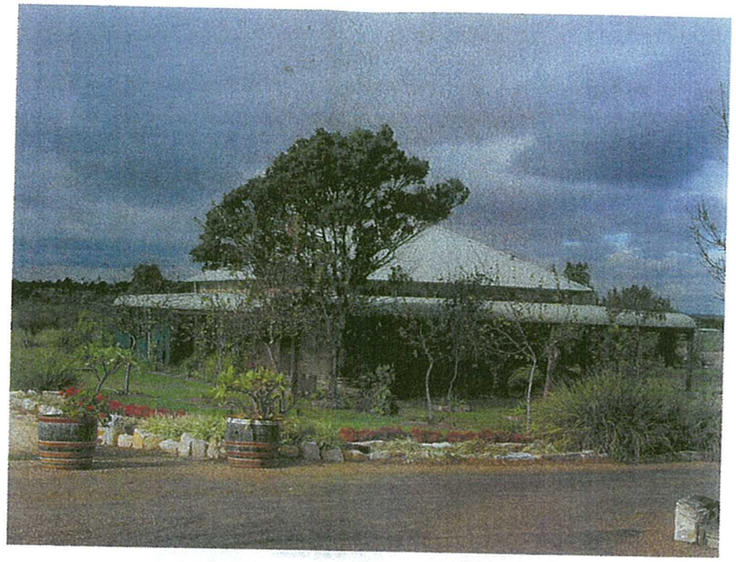

visual character

built form

The built form for the proposed tourist facility off Broke Road, Pokolbin draws from the character and basic principles of rural architecture in the Hunter region.

The villas draw from the essential principles of the traditional farmhouse typology whilst the communal buildings draw from the language of the rural barns and woolsheds.

The designs of the villas incorporate passive ESD design. All the villas are oriented north to maximise the site opportunities for solar access and site topography that falls gently to the north. A strong relationship between the inside and outside spaces is maintained and the balconies wrap around to the sides to enable enjoyment of the mountain views to the south.

The primary materials for the villas and communal buildings are structural steel, stone facing, timber decking to balconies, clear glazing to doors and fixed glass panels and metal deck roofing. The colours draw from that of the local surrounds, being of natural timber, metallic roof decking and the landscape.

Key elements incorporated in the design are shown in the accompanying photographs. All photographs have been taken in the Pokolbin area and are representative of its built form character.

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visual character

landscape

The landscape design for the Broke Road, Pokolbin development retains significant areas of forest vegetation associated with drainage lines as well as selected species in the west of the site. Additional planting of native species is to occur throughout the site as well as in the linear parkland.

The landscape treatment for the development also draws upon the design principles and attributes of the rural landscape. Key elements incorporated in the design are shown in the accompanying photographs. All photographs have been taken in the Pokolbin area and are representative of its landscape character.

- Combination of native & exotic vegetation
- Retention of existing drainage line vegetation
- Use of exotic trees as feature trees and street trees
- Use of timber fence and exotic shrub and groundcover planting to street property boundary

- *Street tree planting of Populus sp to Hermitage Road*
- Street tree planting along major roads as a unifying element and to reinforce their role as major circulation routes

- Hedging to road

- Timber fence to road

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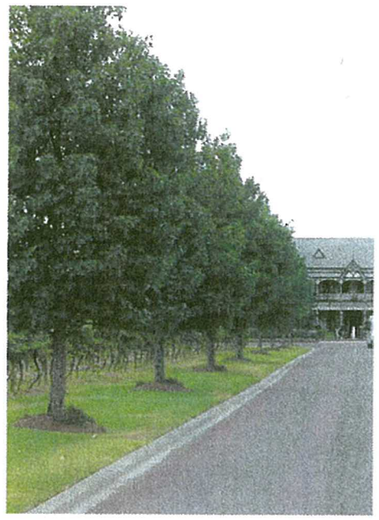
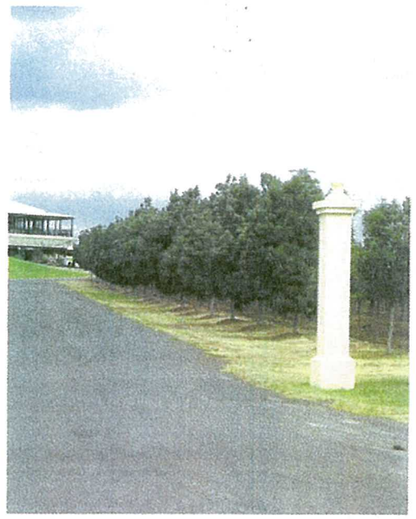
landscape

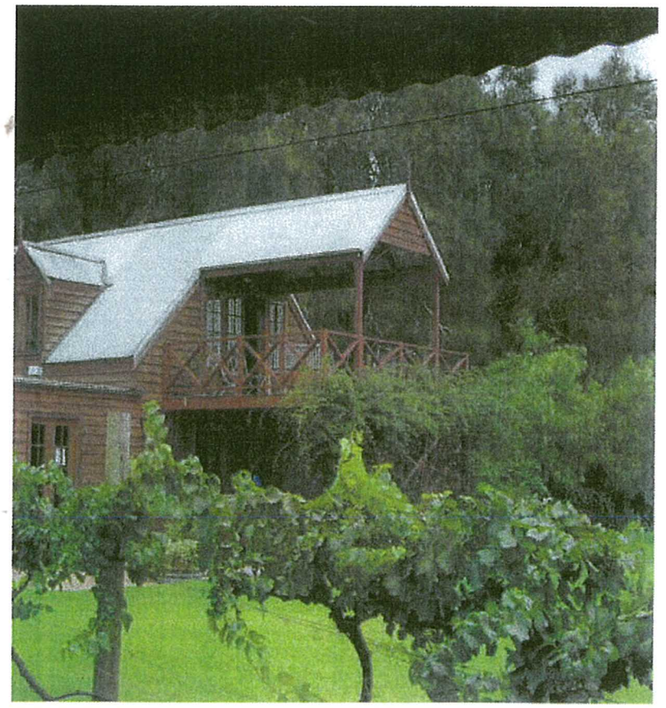




- Avenue tree planting along driveways

- Timber fence to highlight entry

- Use of exotic trees as feature trees
- Mass planting to screen between lots and to screen distant views into the site



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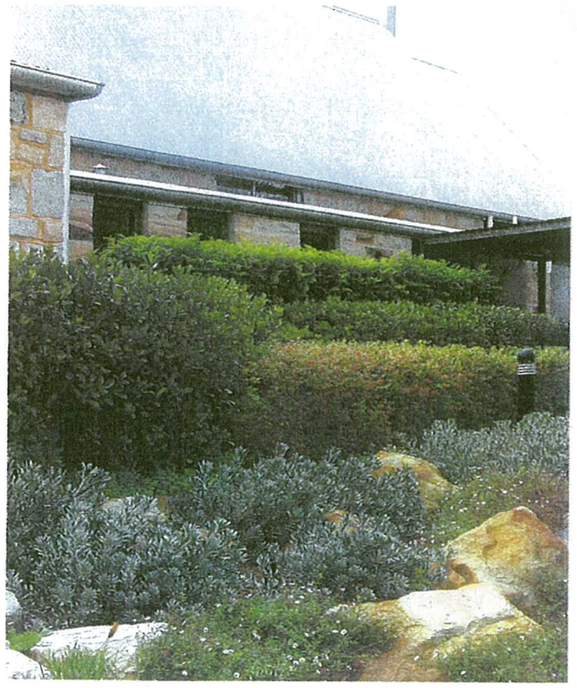
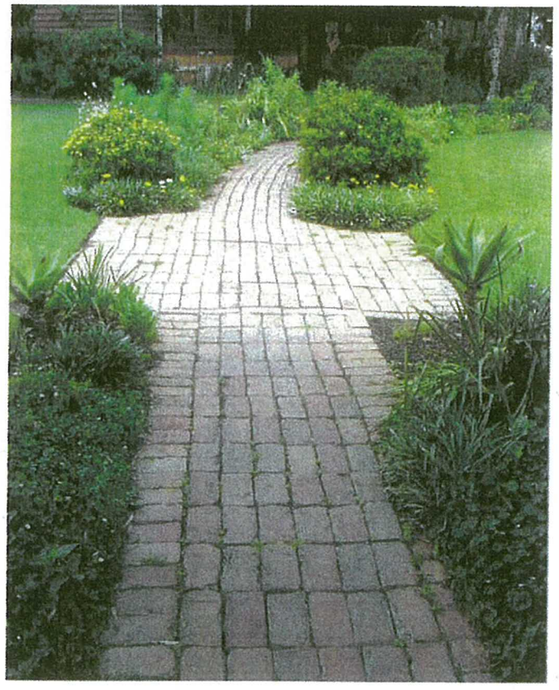
visual character

landscape

- Mass planting to screen between lots
- Views out from building maintained

- Mass planting to define boundary to screen between lots and to screen distant views into the site





- Detailed planting adjacent to buildings – colour variation and species diversity
- Views out from buildings maintained

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summary

The visual analysis and visual character study of the development site and surrounding area have been undertaken to address community objections concerning:

- The visual impact of the development on the surrounding landscape, and;
- The character of the dwellings.

visual impact of the development

The visual analysis of the site from surrounding public roads shows that visibility of the proposed development is limited primarily due to topography, vegetation and the distance of the site from the roads.

Where distant views of the site are available, screen and feature planting within individual lots reduce visibility of the proposed development.

Due to the limited visibility of the site from surrounding roads and the extent of proposed planting within individual lots the visual impact of the proposed development upon the surrounding landscape will be minimal.

character of the dwellings

The built form for the proposed development draws from the character and basic principles of rural architecture in the Hunter region. The individual villas incorporate key elements of traditional farmhouse typology and communal buildings draw from the language of barns and woolsheds.

The landscape for the Broke Road Pokolbin development retains and supplements existing forest vegetation and establishes a cultural landscape that draws upon the design principles and attributes of the wider Pokolbin rural landscape.

The incorporation of principles and elements from the surrounding rural area into the built form and landscape design ensures that the character of the proposed development is in keeping with the character of the locale.

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appendix 1

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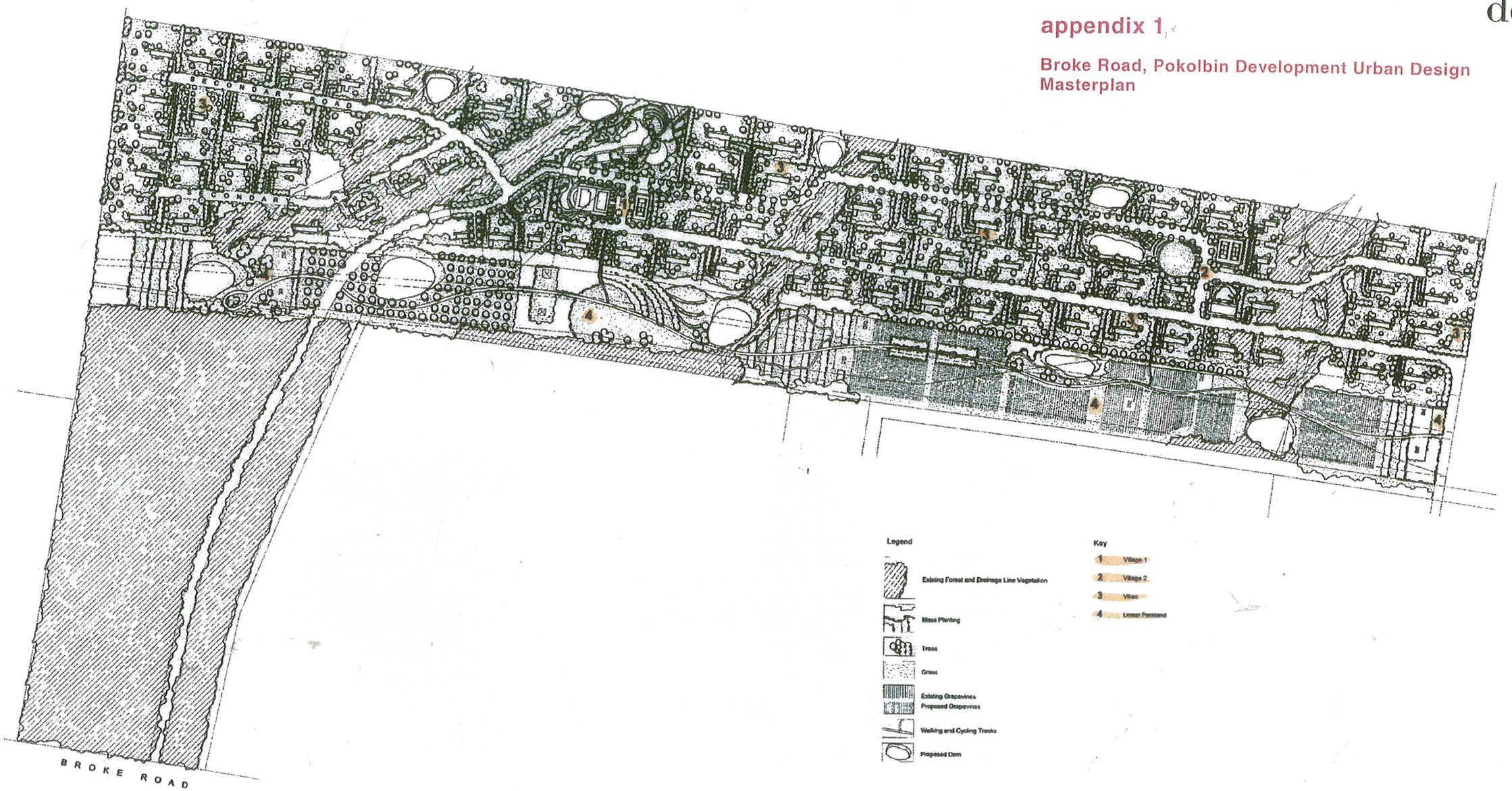

broke road - pokolbin

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