

SOUTH WEST ROCKS

VISUAL ANALYSIS REPORT

PREPARED FOR
RISE DEVELOPMENTS
OCTOBER 2023
FINAL

URBIS

ACKNOWLEDGMENT OF COUNTRY

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge the Traditional Owners on whose land we stand, the Dunghutti peoples in Dunghutti country.

We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present, and emerging.





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We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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PURPOSE

Urbis have been engaged to provide advice in relation to the visibility and potential visual effects of a proposed Concept DA located at 2/DP1091323 Phillip Drive, South West Rocks, within the Kempsey LGA.

The proposed Concept DA occupies several lots located at the south-east edge of the wider, approximately 5Ha site. The Concept DA includes a detailed Stage 2 that is four RFBs and future potential Stage 3 built forms which are shown as envelopes. Other proposed development across the site is either approved (Stage 1B Townhouses and 1C Commercial development) or will be included in future Development Applications for example Stage 3 (A-E) residential, hotel, serviced apartments and tourism uses across the northern half of the site.

This report is limited to an analysis of the potential visibility of the Concept DA residential flat buildings and does not assess potential visual impacts of this change on the local visual context, scenic character or scenic quality of the site or its wider setting.

This report has had regard to the Kempsey LEP 2013, DCP 2013 and the South West Structure Plan (SWSP) but is primarily based on fieldwork observations, view shed mapping and an analysis of certifiably accurate photomontages from a variety of close, medium and distant view places..

Certifiably accurate photomontages have been prepared by Urbis which show the location, height, scale and massing of the proposed Stage 2 Development. In addition, to understand the potential visibility of the development across the whole site, Urbis have included additional and marginally taller 'Concept' built forms which will be further refined and included in a future Stage 3 for northern parts of the site.

The concept DA will cover stages 2 and 3 however Stage 3 envelopes do not form any part of this application but serves to inform Council that Stage 2 and the approved Stage 1 works form part of a holistic, strategic long term approach to development of the site where multiple dwelling types, tourism and retail services are proposed.



01 INTRODUCTION

1.1 EXISTING SITE

The site is located on the north side of Phillip Drive, approximately 1.7 km east from South West Rocks town centre, where the road provides an important link to the Arakoon Headland, Arakoon National Park and Trial Bay Goal ruins heritage item. The site is currently open, clear of all development and vegetation and is characterised by a minor underlying south to north cross fall. The north and east side boundaries of the site are adjoined by dense evergreen vegetation associated with Saltwater Creek which varies and reaches approximately 20m in height. The continuous band of vegetation along the northern boundary is visually significant in public views from Phillip Drive, isolated locations in South Rocks Township and from Arakoon National Park. The site is zoned R3 which allows for medium density residential development.

1.2 THE PROPOSED DEVELOPMENT

The Concept DA includes four 4 RFBs located in the south-east quadrant of the site and 5 mixed-use buildings in the northern part of the site. The proposal includes internal access roads, one parallel to Phillip Drive, north of the proposed buildings and one at the east end of the site offering potential access to Phillip Drive. The buildings are part three, part-four and part-five storeys in height (above ground) where upper levels are setback from a four storey street wall height and are located 12m from the site's southern boundary. The 4 buildings are well separated, and connected by one level of basement parking. We are advised that the location and spatial separation between buildings comply with and in some instances exceed ADG requirements.

The wide southern setback will include the retention of visually significant canopy trees and proposed planting, including canopy trees and understorey species. The planting plan details has been prepared by others and is included in the DA pack. The height, forms, number and placement of proposed planting is shown in photomontages B and C.

1.3 RELEVANT PLANNING MATTERS

Notwithstanding the site is zoned R3 in the KLEP 2013, which allows for medium density residential development, the LEP is silent in relation to a height control. The site is also subject to a 30 year old consent, upheld by the LECNSW which allows for built form across the site and along Phillip Drive of between 7 and 15m above natural ground level.

The site is not included in KLEP 2013 Scenic Protection Land Map SCP-013B and as such is not subject to any specific objectives or controls in relation to scenic protection.

1.3.1 SOUTH WEST ROCKS STRUCTURE PLAN

We note that the SWRSP has recently been adopted by the Kempsey Shire Council the purpose of which is to guide planning changes across the LGA to allow for sustainable growth and development. Relevant aims of the plan in relation to infill development on sensitive sites are as follows;

- considers land use opportunities and other supporting controls for the long term growth of the town and its immediate surrounds.
- provides specific design principles to enhance the character and environment of the town, guides strategies and the consideration of future development projects, either public or private, in a sensitive and sustainable manner.

Urbis comment

The subject site is unique in terms of its visual and physical isolation location, size and single ownership.

It is identified as a current development area (Figure 27, page 19). The site does not contribute to the visual character of the town centre and is not visible from any part of it, including Trial Bay Beach and Front beach.

The settlement pattern for South West Rocks is acknowledged as being highly varied (page 19 Key Observations) and the site as such reflects this observation. In our opinion, the size and location of the subject site does not relate to the established settlement pattern of the town centre or neighbouring residential development. In this regard medium density development in this location presents an opportunity to

contribute to the long term objectives for the LGA in relation diversity and quantity of housing types (as anticipated by the existing R3 zone) in a sustainable manner. The proposed development is responsive to retaining the intrinsic quality and visual character of this part of South West Rocks, given that the surrounding continuous band of coastal vegetation will not be affected and views to it between the residential flat buildings, will be retained.

Medium density development on larger key sites can reduce the impacts of low density residential 'creep' into more environmentally and visually sensitive sites such as expanding development around Salt Water Creek south of the site.

In our opinion to reduce visual impacts, it may be more prudent to introduce buildings of greater height, where they have narrower footprints and floorplates.

Height in itself does not necessarily cause a visual impact. Other factors can mitigate this visibility in the ground plane where the effects (visibility) and impact of built forms is potentially more acute, particularly in close views.

Visual effects and impact mitigation techniques may include; wide spatial separation between buildings to create visual permeability via through site links.

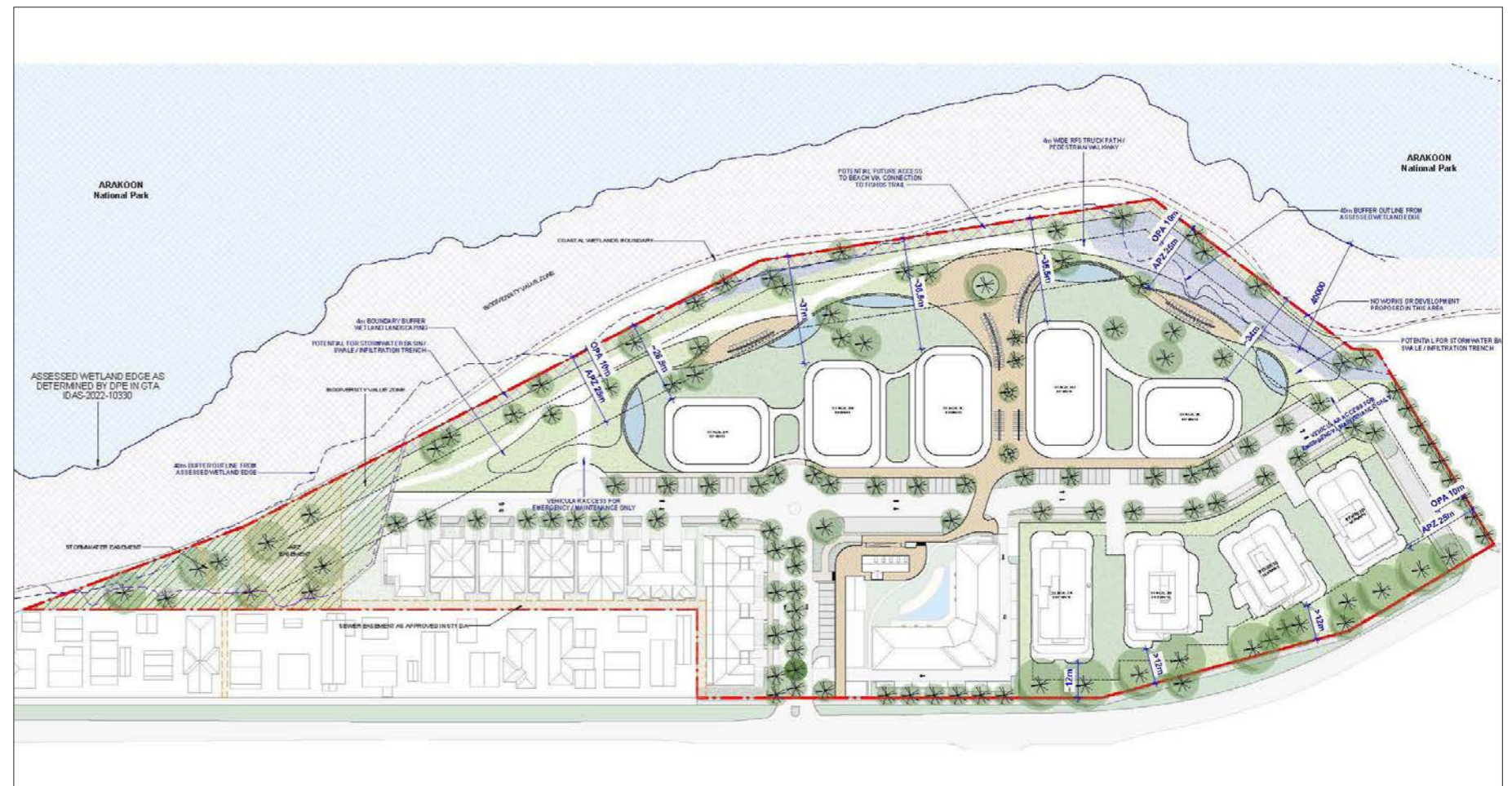


Figure 1 Site Plan.

An aerial photograph of a dense forest, viewed from above. The trees are packed closely together, creating a textured canopy. The entire image is overlaid with a semi-transparent teal color. In the center-left area, the text '02 REPRESENTATIVE PHOTOS' is displayed. The '02' is in a large, light teal font, while 'REPRESENTATIVE PHOTOS' is in a smaller, white, bold, sans-serif font.

02 REPRESENTATIVE
PHOTOS



Figure 2 Viewpoint location map.



Photo 1. VP 1 - View east from west end of Trial Bay.



Photo 2. VP1 - View east from South West Rocks Surf Lifesaving Club sea wall - Trial Bay.



Photo 3. VP1 - View south from South West Rocks Surf Lifesaving Club sea wall - Trial Bay.



Photo 4. VP 2 - View north from opposite 13 Waiambar Road towards site.



Photo 5. VP3 - View north towards the site from opposite 3 Waiabar Avenue.



Photo 6. VP4 - View north-east towards the site from opposite 2 Waiabar Avenue on Phillip Drive.



Photo 7. VP5 - View west towards site from opposite 99-111 Phillip Drive.



Photo 8. VP6 - View west towards the site from 151 Phillip Drive.



Photo 9. VP7 - View west opposite 159 Phillip Drive.



Photo 10. VP8 - View north-east towards the site from the driveway of 97 Phillip Drive.



Photo 11. VP9 - View north-east towards the site from the driveway of 93 Phillip Drive.



Photo 12. VP9 - View north-east towards the site from the driveway of 93 Phillip Drive.



Photo 13. VP10 - View south towards the site from Trial Bay Gaol Tower.



Photo 14. VP11 - View south-west towards the site from Trial Bay Gaol Beach.



Photo 15. VP12 - View east-north-east towards the site from Royal Pines Parade.



Photo 16. VP13 - View north-east towards the site from Burrawong Drive.

An aerial photograph of a dense forest, viewed from above. The image is overlaid with a semi-transparent teal color. The text '03 VISUAL CATCHMENT' is prominently displayed in the upper left quadrant. The number '03' is in a light teal color, while the words 'VISUAL CATCHMENT' are in white.

03 VISUAL CATCHMENT

3.1 VISUAL CATCHMENT

The potential visual catchment is a theoretical geographical area within which parts of the site may be visible. In this regard, the potential visual catchment is larger than the area within which there would be discernible visual effects of the proposal. The smaller area is referred to as the effective visual catchment for example in medium-distant and close views where materiality, colours and details are more likely to be perceived compared to distant views where only part of the mass may be visible.

The effective visual catchment is a much smaller area, typically constrained to close locations such as adjoining streetscapes from which materials, colours and details of a proposal may be perceptible as new or novel features within an existing setting.

3.1.1 FIELDWORK

Prior to undertaking fieldwork Urbis reviewed the immediate and wider topography around the site to identify local high points and potential view places from which any part of the site would be visible. During fieldwork, Approximately 20 view places within 3 kilometres of the site were inspected and documented. View places are all publicly accessible locations including from high-traffic or use areas, sensitive view locations such as from Trial Bay and Headland, Horseshoe Bay reserve and Salt water Creek, Trial Bay Gaol and Campground. Urbis acknowledge that view places such as heritage items, heritage conservation areas, national parks, beaches and reserves are of high sensitivity when considering visual effects and impacts of development.

The visibility of the subject site and the tallest built form proposed was tested using various data sources including the natural underlying landform (GIS), the RL for the tallest part of the stage 2 buildings. The location of the camera at each view place was established using GPS and location of the proposed massing cross-checked using LiDar data.

3.1.2 ANALYSIS OF VISIBILITY

- The purple colour in the viewshed analysis indicates topographical high points which serve to block views of the proposed Concept DA.
- Views from areas that are not shaded are predominantly blocked by intervening mature vegetation in all directions within 3km of the subject site.
- The visual catchment appears to be potentially expansive because it falls over relatively flat land and lower land to the west that includes significant mature vegetation. The presence of sand dunes and mature vegetation located along the northern boundary of the site and to the north-west and east, associated with the beach and Salt water Creek, blocks all views to the Concept DA from the immediate section of the beach.
- The potential visual catchment of the site in its current condition is small and immediate.
- The potential visual catchment of the Concept DA including the five storey RFBs is small and constrained to the immediate streetscapes and residential area in this part of Phillip Drive.
- The potential visual catchment of the potential Stage 2 built form in the Concept DA is small and constrained, extending only a few hundred metres to the west, south and east.
- The potential visual catchment of the Stage 3 forms in the Concept DA is not significantly greater than the Stage 2 RFBs.



Figure 3 Potential visual catchment for the Concept DA (excluding screening effects of mature vegetation).
Note: From areas shaded in purple there is no visibility to the Concept DA. The extent of visibility is significantly reduced due to the screening effects of surrounding dense vegetation to the north-west and east. Additional information in relation to visibility is discussed in section 4.1 - Analysis of Photomontages.



04 PHOTOMONTAGES

4.1 PHOTOMONTAGE ANALYSIS

The following is a summary analysis of the representative photomontages in the following pages which found that:

- Photomontages A, D, E and F clearly demonstrate that the screening effects of surrounding, dense vegetation associated with the Saltwater Creek and within the Aarakoon National Park, block all views to the Concept DA.
- The photomontages confirm that none of the Concept DA built forms proposed will be visible in any views from the north-west, north, north-east and south beyond a 300m section of Phillip Drive approximately between Trial Street 200m to the east, a short section of Wianbar Avenue and approximate 100m of Phillip Drive west of the site.
- Photomontages B and C, both close views show the proposed development will be partly visible for Phillip Drive road users and some local residents. The contemporary built forms would be visible predominantly from moving, viewing situations and for short periods of time.
- Potential sustained views from close neighbouring dwellings may be possible but from internal parts of the dwellings are unlikely to create significant visual change. This visual change would in part be mitigated by the wide southern setback to built forms, the spatial separation between the residential flat buildings and inclusion of planting adjacent to Phillip Drive.
- In view B from the east, the majority of the proposed development will be significantly screened for road users due to the filtering effects of retained mature vegetation along the southern site boundary. The screening effects are augmented and enhanced by proposed planting which is shown at 7 years post planting (assuming typical growth rates for each species).
- Photomontage view C from the west, confirms that the lower parts of the Concept DA will be screened by the approved development which includes two storey townhouse built forms along the Phillip Drive frontage provides lower evergreen canopy shown by approved built form (DA stage 1) and retained and proposed vegetation.



Figure 4 Photomontage location map.









- APPROVED STAGE 1
- PROPOSED STAGE 2
- PROPOSED STAGE 3
- PROPOSED STAGE 3 OCCLUDED

DISTANCE TO PROJECT - 1.7KM
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW







-  APPROVED STAGE 1
-  PROPOSED STAGE 2
-  PROPOSED STAGE 3
-  PROPOSED STAGE 3 OCCLUDED

DISTANCE TO PROJECT - 50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



 APPROVED STAGE 1
OCCLUDED

 APPROVED STAGE 1
OCCLUDED





 PROPOSED STAGE 3
OCCLUDED

DISTANCE TO PROJECT - 50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

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






-  APPROVED STAGE 1
-  PROPOSED STAGE 2
-  PROPOSED STAGE 3
-  PROPOSED STAGE 3 OCCLUDED

DISTANCE TO PROJECT - 80M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW






- - - PROPOSED STAGE 3
OCCLUDED

DISTANCE TO PROJECT - 80M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

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PROPOSED PROJECT SCREENED BEHIND
EXISTING VEGETATION

- APPROVED STAGE 1
- PROPOSED STAGE 2
- PROPOSED STAGE 3
- PROPOSED STAGE 3 OCCLUDED

DISTANCE TO PROJECT - 1.77KM
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



STAGE 2 PROPOSAL SCREENED BEHIND
EXISTING VEGETATION

STAGE 3 PROPOSAL SLIGHTLY VISIBLE
ABOVE EXISTING VEGETATION

- APPROVED STAGE 1
- PROPOSED STAGE 2
- PROPOSED STAGE 3
- PROPOSED STAGE 3
OCCLUDED

DISTANCE TO PROJECT - 1.58KM
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





- APPROVED STAGE 1
- PROPOSED STAGE 2
- PROPOSED STAGE 3
- PROPOSED STAGE 3 OCCLUDED

DISTANCE TO PROJECT - 2.0KM
ORIGINAL PHOTO EXTENT - 70MM STANDARD VIEW



05 CONCLUSION

5.1 CONCLUSION

- The site is visually and physically isolated from the township of South West Rocks, its beaches and the majority of residential development. Any development on this site will have no visual effect or impact on the character or setting of the South West Rocks township.
- The site and proposed Concept DA will be of low or nil visibility from all sensitive view locations inspected, documented and modelled.
- The height and scale of the Concept DA is not visible from sensitive public domain locations such as the town ship, beaches and Arakoon National Park or Trial Bay Gaol heritage item.
- The extent of visibility of the Concept DA is not significantly greater than the historic approval. Where only a minor to negligible extent of the upper-most parts of the Stage 3 envelopes, may be visible from isolated elevated locations.
- From such locations, potential impacts can be mitigated using appropriate colours and materials.
- In close views from Phillip Drive, the Concept DA generates a lower level of visual effects compared to the existing historic approval, given the wide front setback to stage 2 buildings and generous spatial separations between forms.
- The built forms proposed will only be visible in close views from location along Phillip Drive that are immediate adjacent to the site.
- Retention of visually significant canopy trees and proposed planting within the wide southern setback will provide positive visual amenity and significant screening effects of the built forms proposed in views from Phillip Drive.
- Most of these close views will be from moving viewing situations of short duration.
- The proposal is part of a wider more wholistic development concept for this large site including the approved Stage 1 and future proposed Stage 3 buildings across the northern part of the site. The visibility of the future Stage 3 concept proposal has been tested and confirmed as being negligible from key, sensitive public domain view places as modelled.
- A site of this size, zoned R3 and subject to an existing historic approval, is a logical location to accommodate medium density development.
- Based on our investigations, visibility of Stage 3 envelopes or taller, narrower built forms, from elevated, distant, sensitive locations would be negligible.
- The visual effects of the proposed Concept DA are appropriately managed by careful consideration of placement, spatial separation and propose planting.