



## Attachment A

### Results of Preliminary Visual Analysis Skennars Head Coastal Village

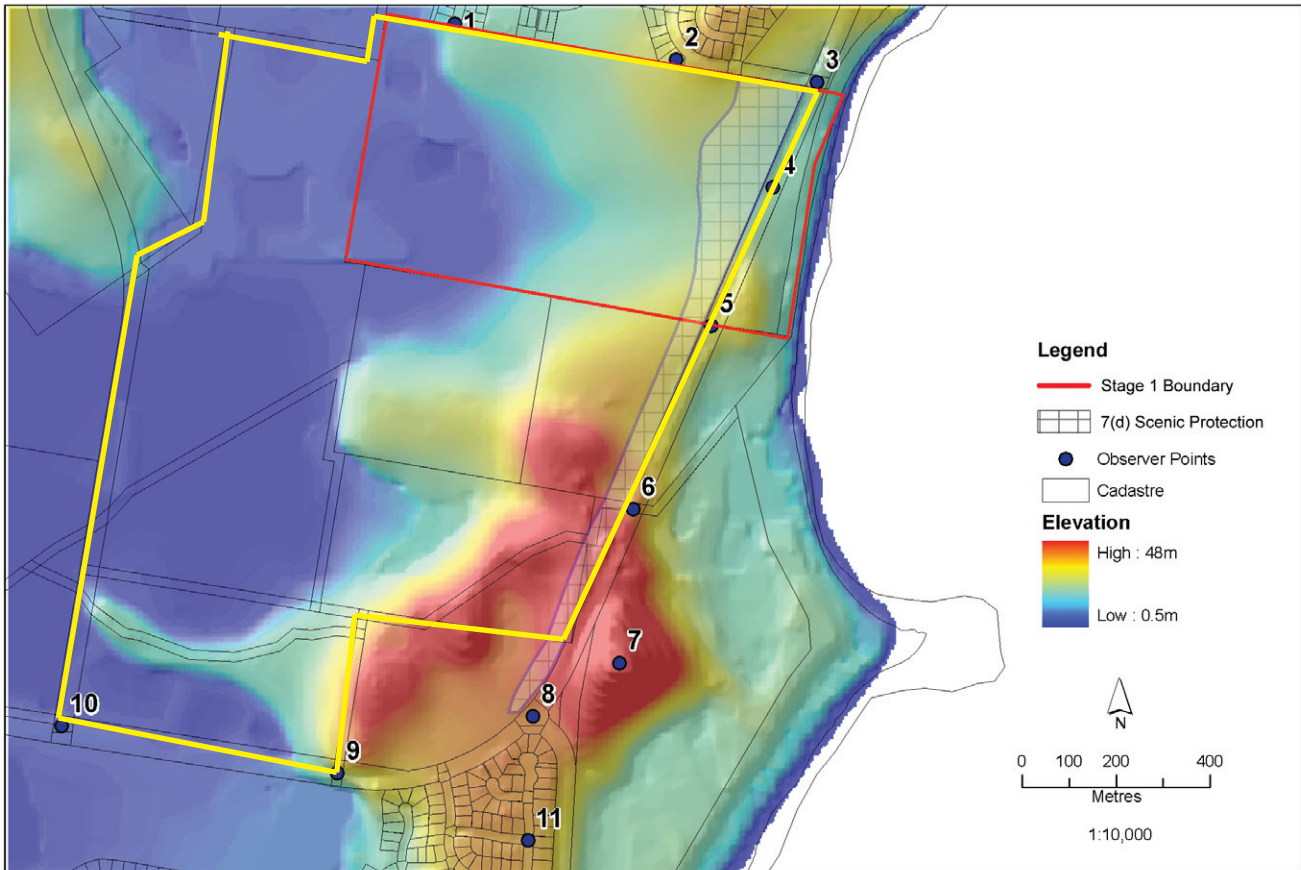
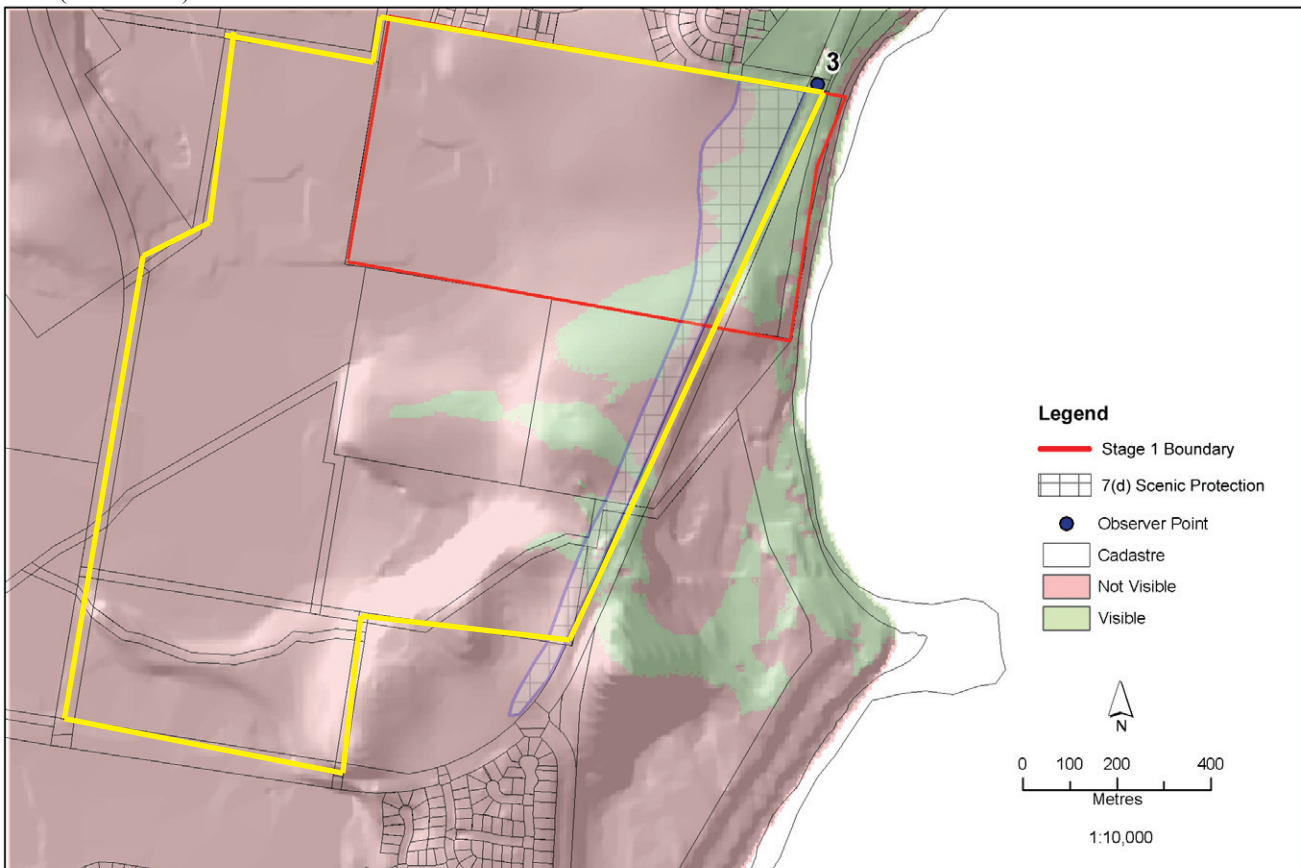


Figure 1 - Establishment of topographic capacity of the land, extent of 7(d) land and location of viewpoints for purposes of analysis. NB: Observer parameters for viewpoints were placed 1.8m above ground to simulate a human focal point and views out were calculated for 360 degrees.

Figure 2 - From viewpoint 3, the 7(d) land almost completely contains the visible land. within the intended development area (red outline).



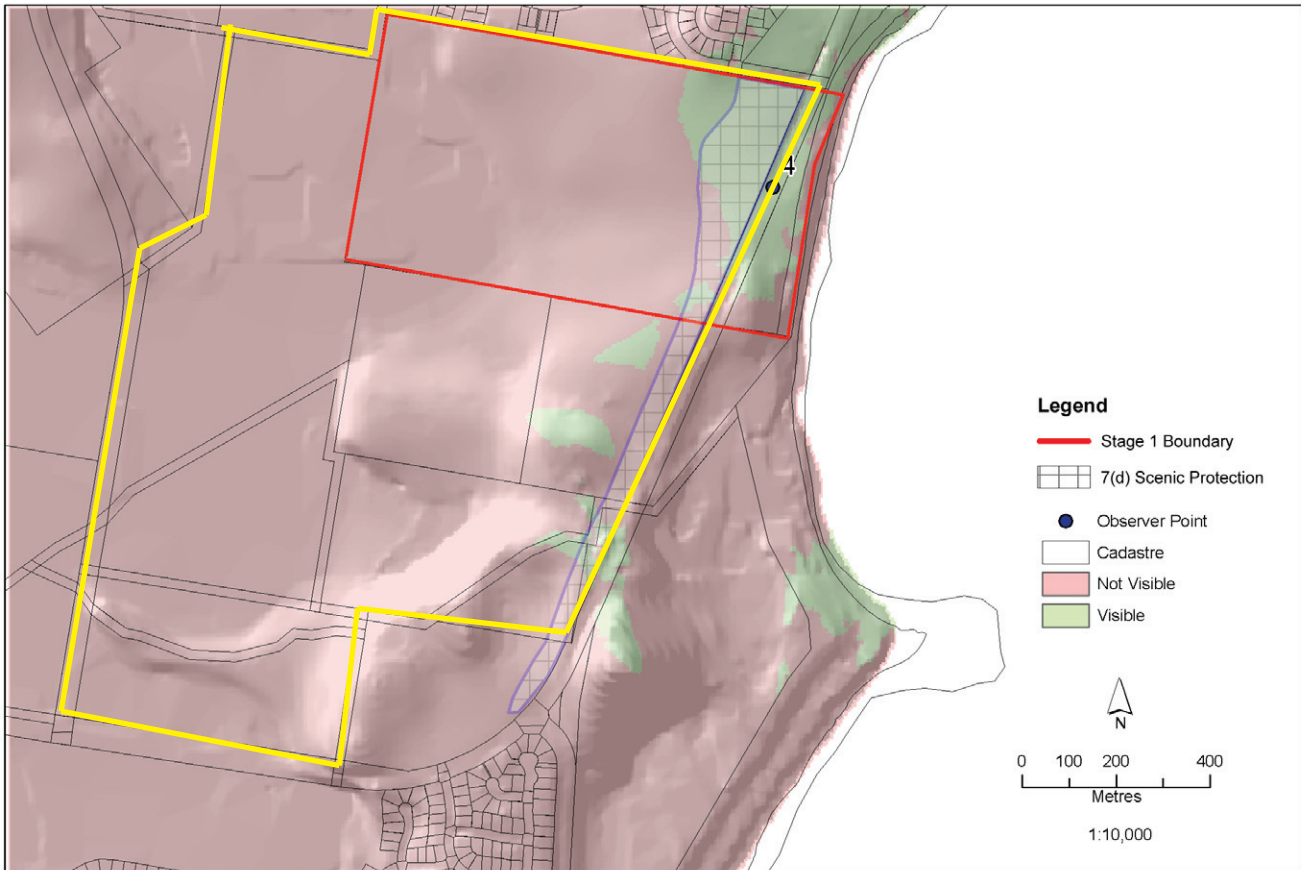
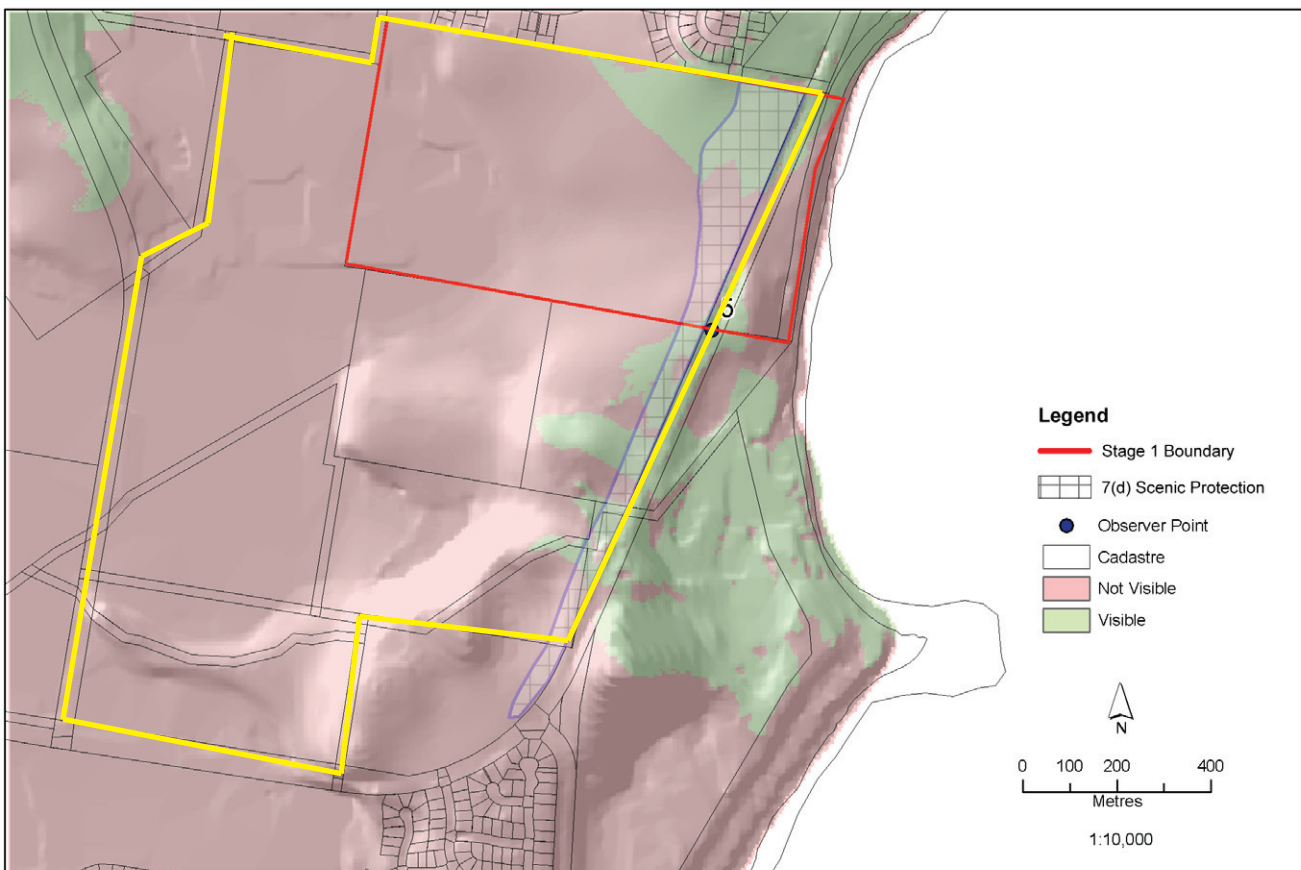


Figure 3 - Again, from viewpoint 4, the 7(d) adequately contains the visible land; some vegetative mitigation may assist in reducing the impact outside the 7(d) is needed.

Figure 4 - From viewpoint 5, land is visible to the north and some to the south outside the proposed developable area but within the land to be conserved.





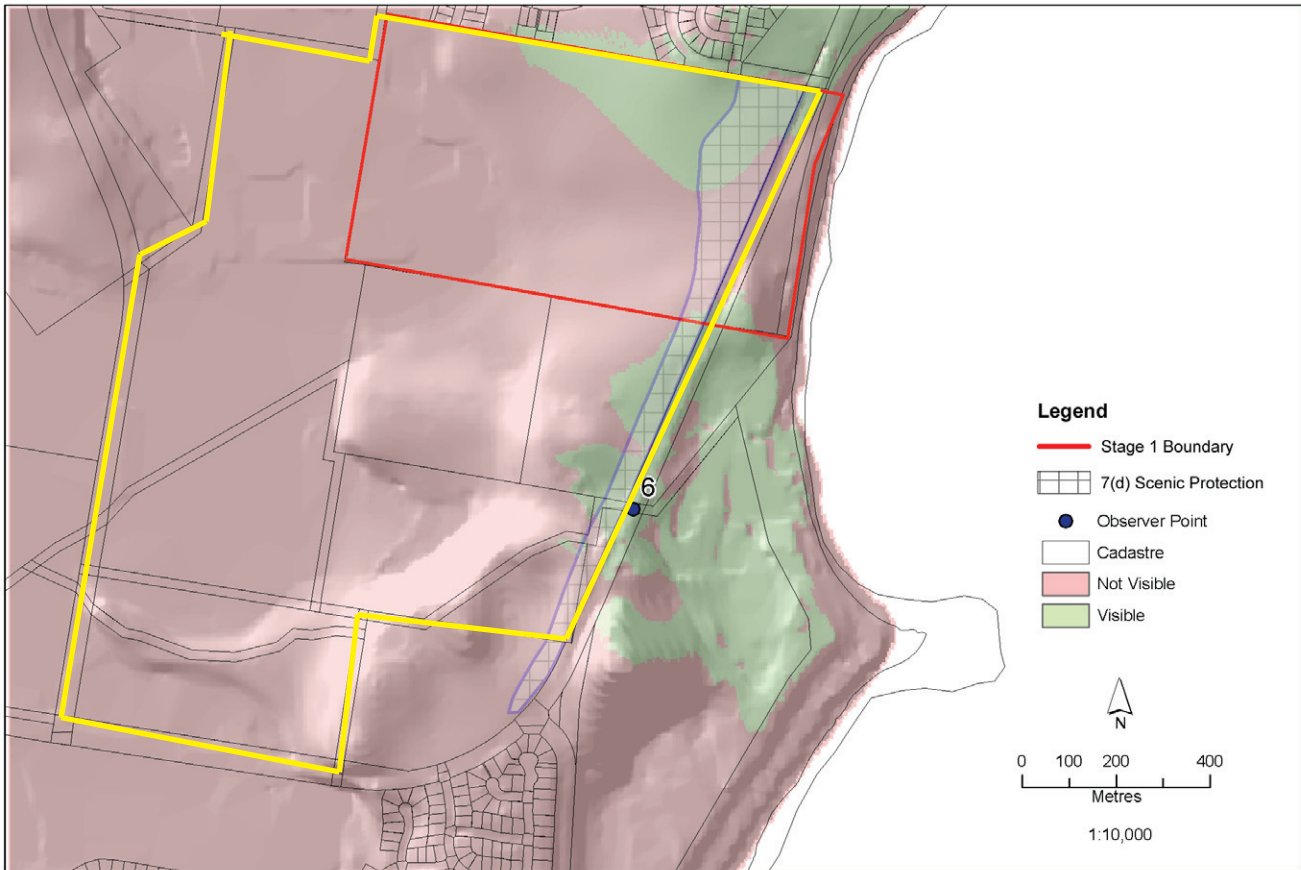
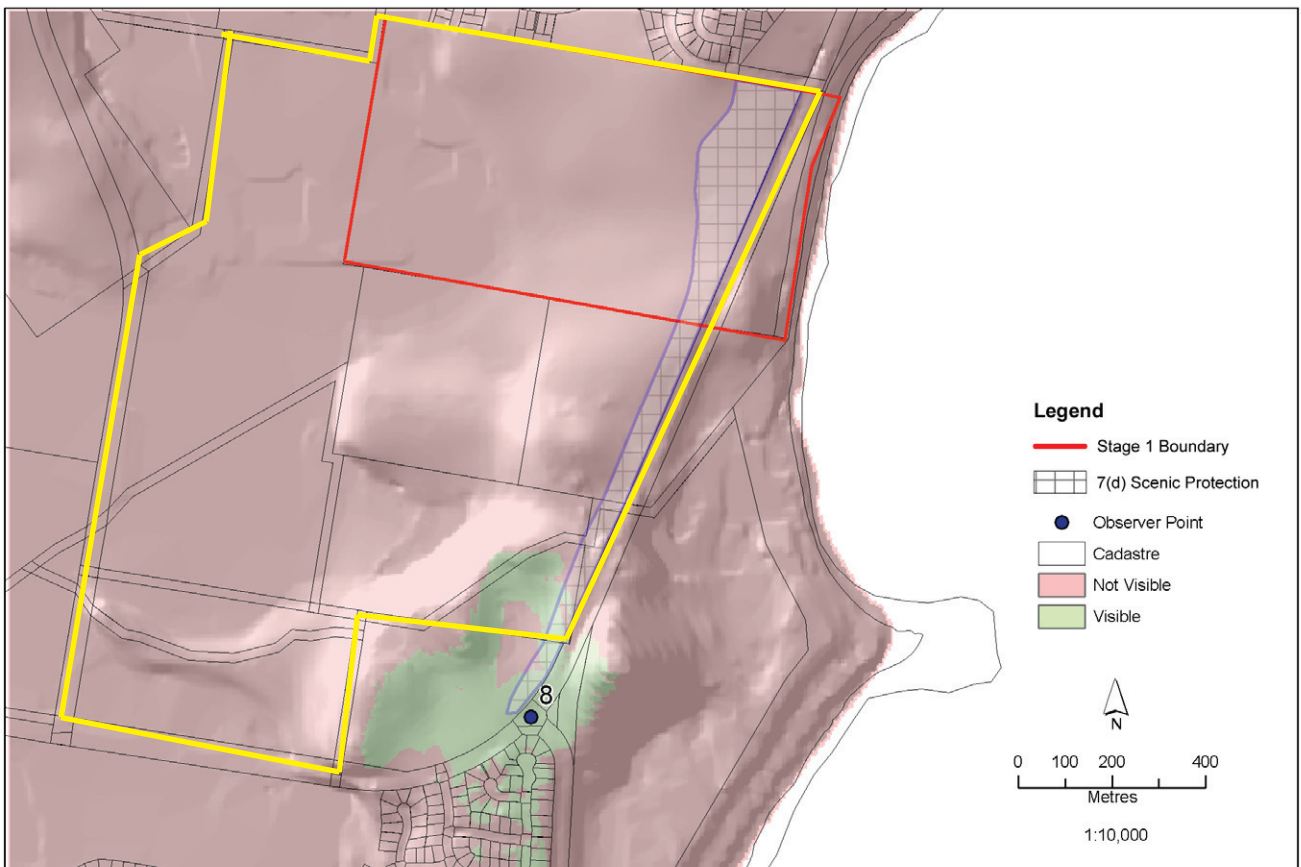


Figure 5 - From viewpoint 6, the intersection at Headlands Estate is still visible within and without the proposed site. Other areas of visibility are negligible to the situation.

Figure 6 - Viewpoint 8 shows that at this curve in the road, the visual amenity of the adjacent land is affected, however, the land here is not part of the study area and has already been approved for development.



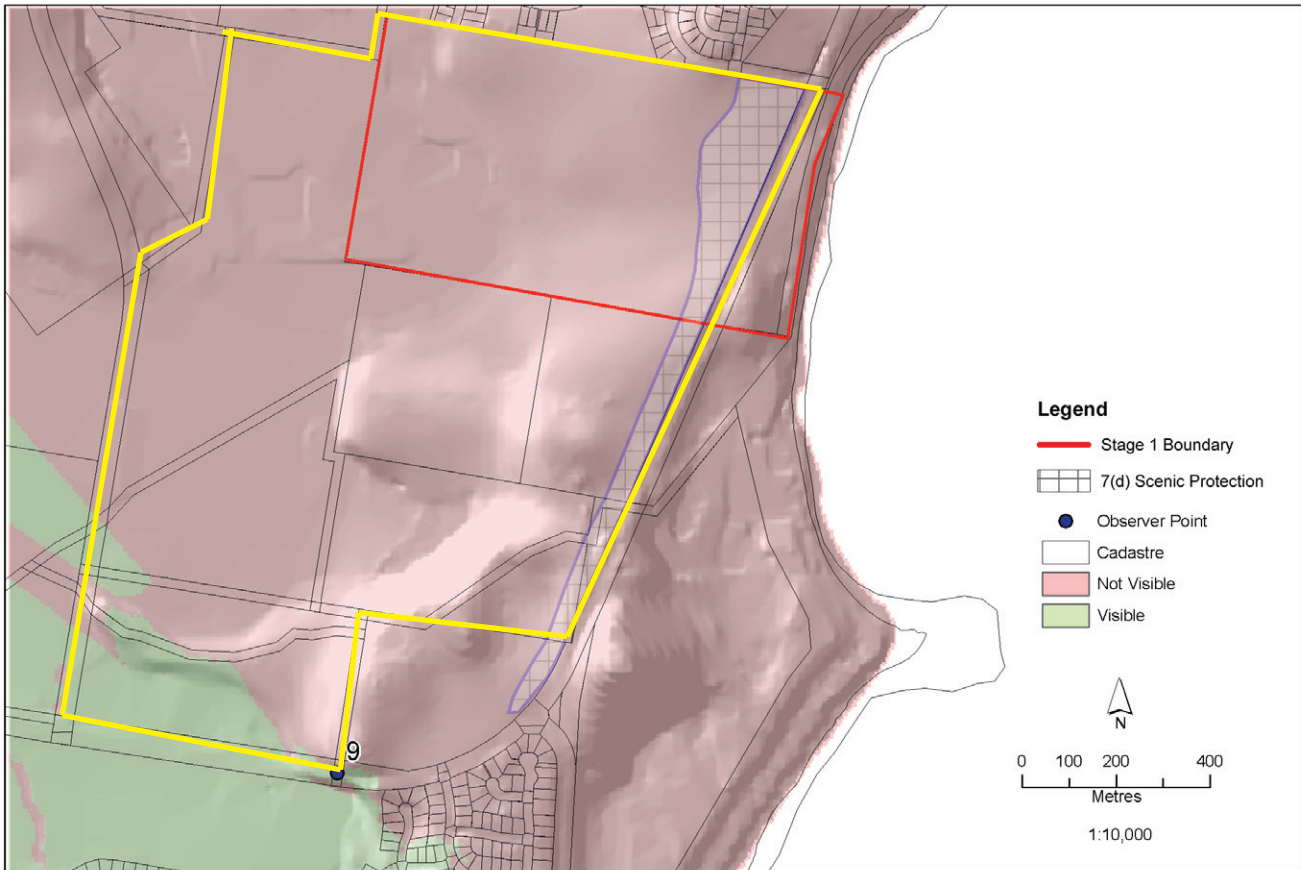
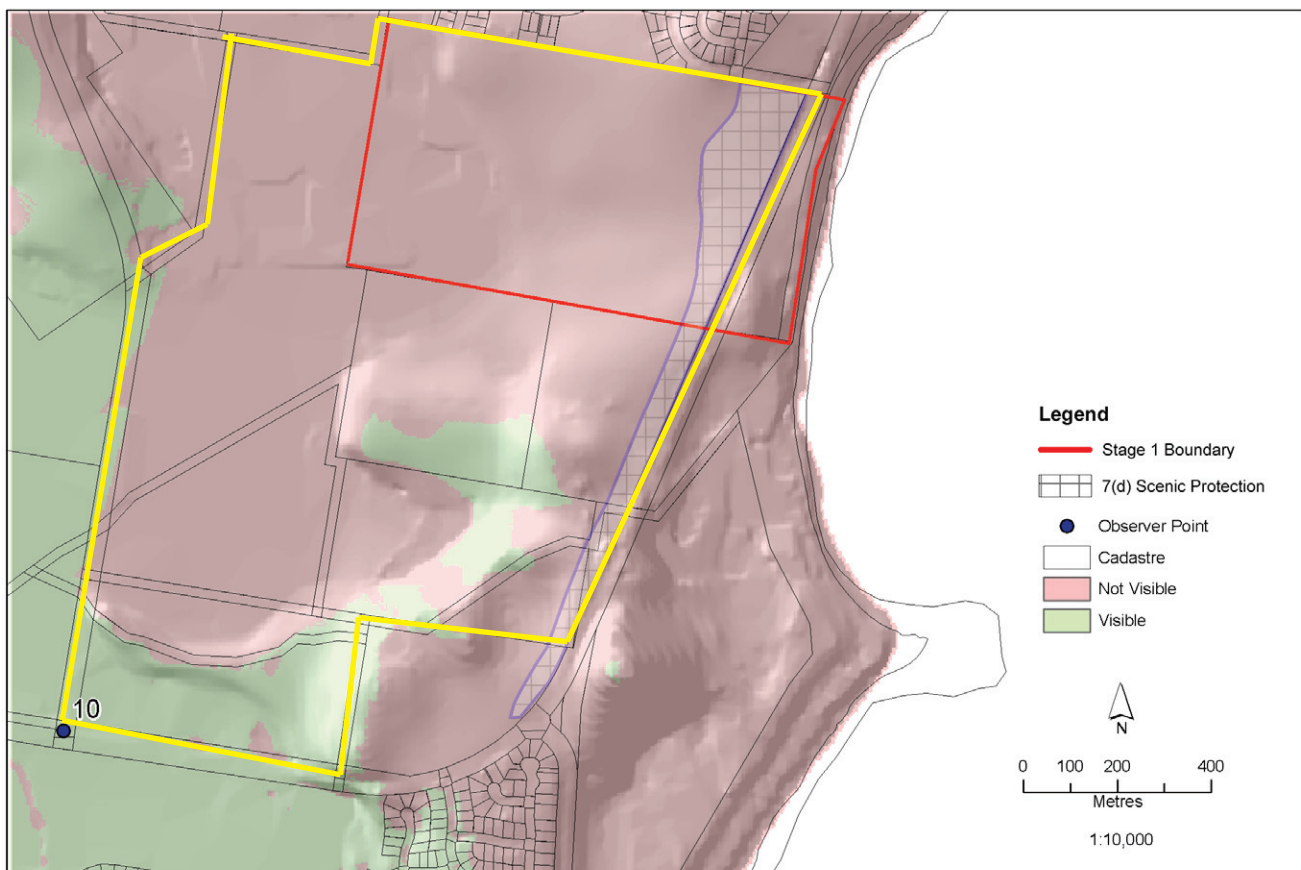


Figure 7 - No influence on the subject land is possible from Viewpoint 9.

Figure 8 - Although some land in the overall study area is visible from this position, it is not subject to this development application and is part of the land to be conserved.



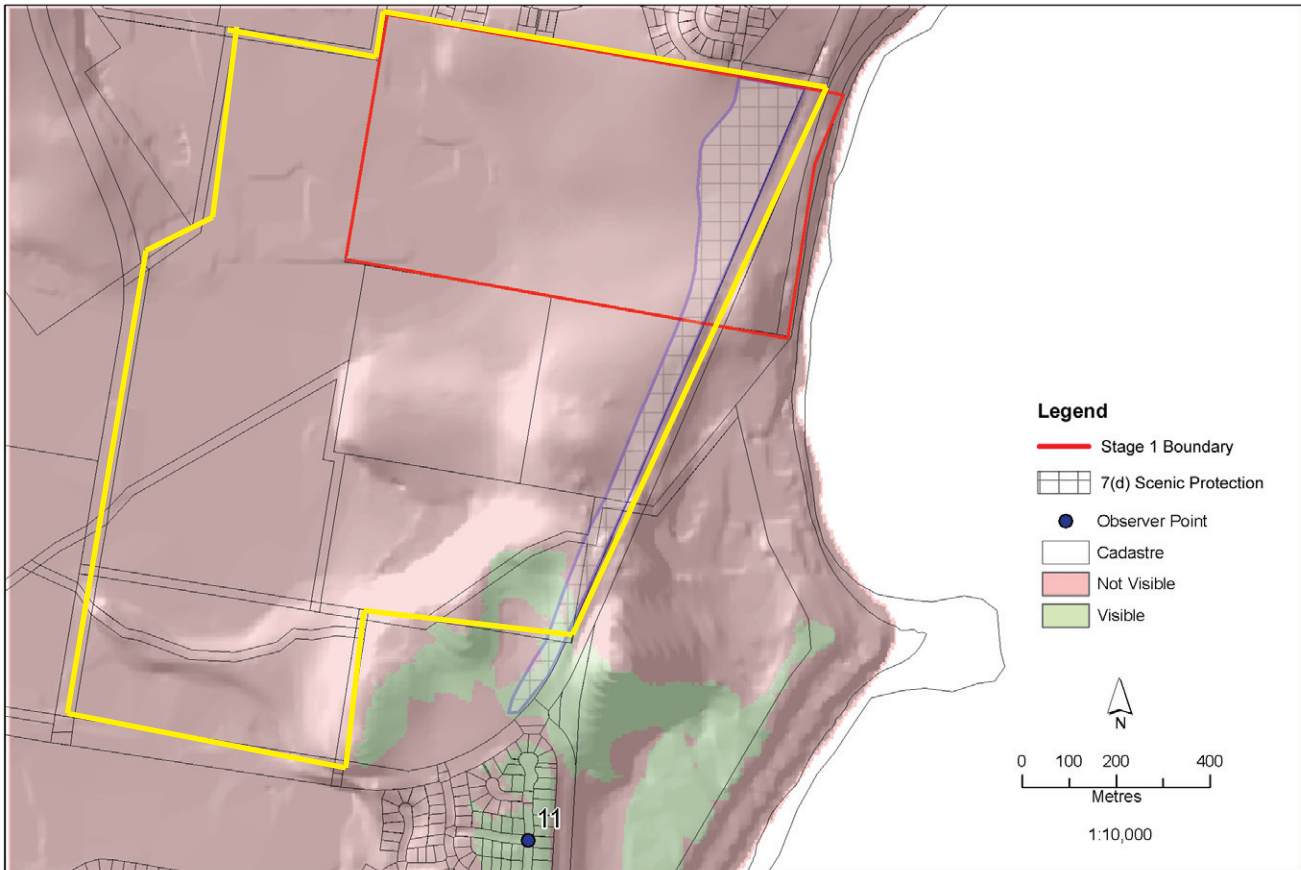


Figure 9 - Viewpoint 11 provides insight into the visibility of Skennars Head from this existing development to the south. As shown, no influence to this area from the proposed development is possible due to topography.



## Memorandum

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**Ref/Job Number** Skennars Head Coastal Village

**Subject** Visual Assessment Report

**Date** 3 November 2006



Environmental Resources Management Australia (ERM) has been engaged by Wavebreak Properties to conduct a visual analysis and constraints mapping at the near Headlands Estate residential development at Skennars Head. The visual assessment forms part of a rezoning request. This report forms part of that application in which a full description of the land and its location is found.

Since August of this year, ERM has conducted a site investigation, attended stakeholder workshops and performed visual analysis and viewshed models of the area using a GIS framework for the determination of visual capacity. The analysis has been based upon a various CAD-based files provided by the client and personal site assessment.

The site is part of a coastal landscape that has a history of appreciation from the local community as a visual amenity to their travel experience along Angel Beach Drive/The Coast Road between East Ballina and Lennox Heads. The visual intent for the land has been described in a number of Ballina Shire Council planning documents as follows:

“... visually significant land to be retained and protected.”

“Recognise the desire for Lennox Head to remain physically and visually separate from other urban areas.”

“need for buffer to provide for ongoing visual separation of Lennox Head from East Ballina.”

From a visual analysis stand point, it is important to know how the site fits into the existing visual experience. This can be done from both driving and pedestrian experiences. Both provide a similar result in that the site is part of a diverse landscape. As was discussed during the stakeholder workshops, the particular visual amenity of the land is subject to individual interpretation. Travelling south to north from East Ballina, the view from the road changes from a vegetatively enclosed environment, to an open pasture land, to developed urban setting and then into an undulating semi-open landscape before leaving the viewshed entirely. Therefore, the future of the site needs to respect this diversity and the role it plays in it.

A closer examination of the context, i.e. the topography and viewshed, of the site reveals that its viewshed is shared by the Headlands Estate development to the north. And, that had ownership of property not been the deciding factor of where the estate boundary existed, the development could have easily been continued into the site without disturbing the flow of the visual experience. Wavebreak Properties' request to develop this site to the south of the existing development completes what has already been arbitrarily and abruptly truncated due to legal boundaries. The ability to better complete the edge of the development with an extension to the south that responds to the land's form rather than a man-made line is a positive outcome for this setting. The urban design form provided by a coastal village would not be interpreted as contradictory to this setting.

Early in the planning for the rezoning application, it became apparent that the role of the 7(d) environmental land that borders the site would be a key factor in protecting the visual amenity of the site. The 7(d) land was used in the visual analysis modelling as a factor that could be mitigated to ensure that the visual amenity would be protected.

The 7(d) land along with additional land, approximately 800m, in the southern half of the site will be conserved for ecological and archaeological purposes both to ensure that the views onto the development are sufficiently screened and in some cases non-existent.

To better understand the visual extent of views from adjoining land, a visual analysis was performed. This first preliminary analysis used only the landform as the most conservative approach. That is, it was assumed that no vegetation was present. This gives a baseline dataset of visual entrances onto the land that can be verified by groundtruthing and later assessed as to the value and/or extent of mitigation.

The images and description of Attachment A provide the results of the visual analysis.

In summary, as the viewpoints move along the road, the ability to 'view' the site and the extent of that view changes. However, in most cases, the extent of the view into the site is limited due to topography. Further, if travelling by vehicle along the road, the duration, another factor sometimes used in determining the impact on an observer, is considerably short-term. The only long-term consideration is from the four or five homes that border the southern edge of the estate. It is understood that consultation with these landowners will occur. Final analysis shows that it would be possible through appropriate mitigation measures such as landscaping, dwelling type and material finishes that any perceived visual impact can be lessened, if not alleviated.





The vision for **SKENNARS HEAD COASTAL VILLAGE** is

To create a **SUSTAINABLE COMMUNITY** in a scenic beachside location, integrated with the surrounding neighbourhoods and its bush settings.



It will be a liveable neighbourhood that promotes a **WALKABLE ENVIRONMENT** and a healthy and active lifestyle. It will encourage a casual and relaxed beach lifestyle with a **SAFE VILLAGE ATMOSPHERE**.



It will **PROTECT AND ENHANCE** the character and ambience of the natural environment with design responses driven by the preservation and rehabilitation of environmental protection areas, **RESPONSIVE LANDSCAPE DESIGN** and the provision of an interconnected network of passive and active open spaces.



The Skennars Head Coastal Village aims to create an **AUTHENTIC PLACE** achieved through carefully designed village centre, housing and community infrastructure, integrated with landscape solutions that enhance the characteristics of the site.

The **BUILT FORM** must be responsive to the natural environment and local climatic conditions and shall adopt a palette of colours and materials **SYMPATHETIC TO SKENNARS HEAD LANDSCAPE**.



It will provide a **DIVERSITY OF HOUSING TYPE** and tenure to respond to the aspirations and needs of the local community and its demographic changes.

It will create a **SENSE OF PLACE** where local residents will be empowered to own their own community. The urban framework will facilitate the building of a unique social structure providing spaces and homes that **MAXIMISES ENCOUNTERS** to stimulate **SOCIAL INTERACTION** but also ensuring areas of privacy.

## OPPORTUNITIES AND CONSTRAINTS

The map shown on Figure 1.0 is a compilation of the Opportunities and Constraints derived from site inspections and preliminary technical studies from the consultants reports. The information provided is preliminary only, subject to further investigations.

### **The existing Headland Estate and the urban investigation area have defined and protected edges**

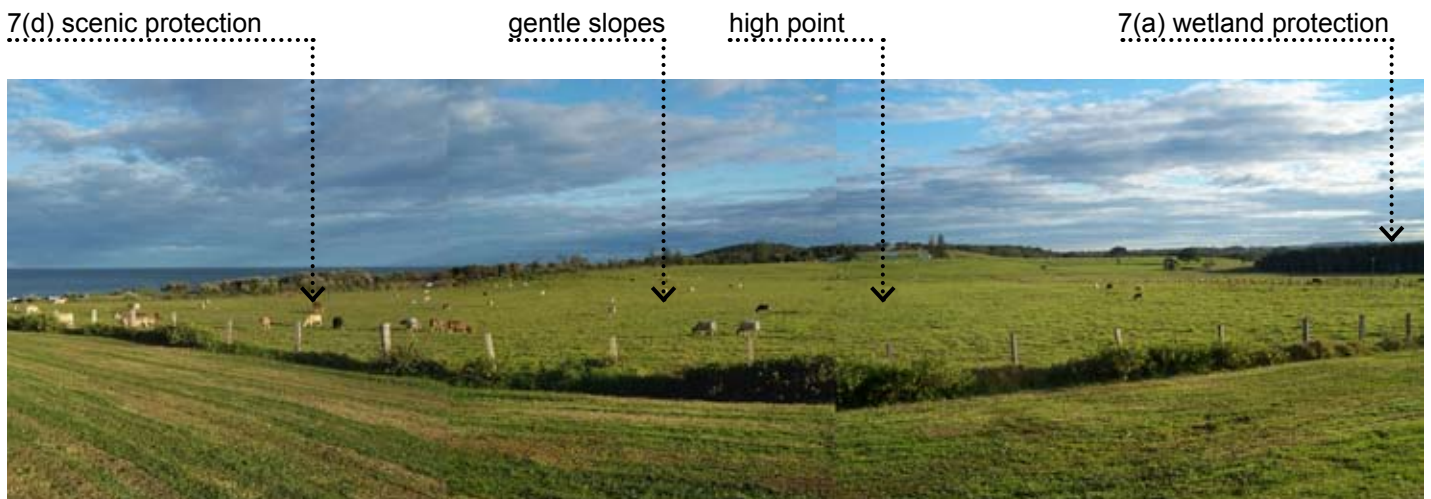
- Environmental protection (coastal and scenic) to the east
- Environmental protection (wetland) and proposed green buffer to the west and south
- Skennars Head Sporting Fields to the north

### **The urban investigation area is further defined by:**

- Floodline (RL 1:79) to the west
- Buffers to the environmental protection areas and proposed green buffer to the west and to the south respectively
- Interface with Headlands Estate (park and lots) to the north

### **The topography is suitable for residential development**

- Gentle slopes - great part of the site ranging from 0% to 15% (1:6m)
- High point to the south



## DEVELOPMENT FOOTPRINT



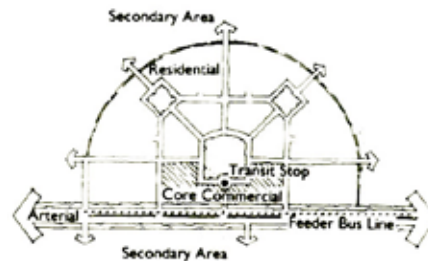
The proposed Skennars Head Coastal Village is:

### CONTAINED AND LEGIBLE

- The developable area is surrounded by strong green edges - wetland protection, coastal protection, scenic protection and proposed green buffer.
- The study area has approximately 168ha. The preliminary structure plan establishes approximately 37ha of developable area, which represents 22% of the total site area.

### COMPACT AND WALKABLE

- The neighbourhood will have a discernible centre with the majority of residents within 400 to 800m walking distance from local shops, community hall, schools, beach, bushland and public transport
- There will be neighbourhood parks and small playgrounds within 200m to 400m walking distance from dwellings
- Emphasis will be given to public open spaces linkages to provide a variety of passive and active recreation, including walking trails, pedestrian and cycleways, playgrounds, barbecue facilities, etc.
- The streets within the neighbourhood will be an interconnected system of streets, pathways and cycleways to create an urban structure that is easily accessible by foot, bicycles, cars and public transport. The transit node will also ensure connectivity to the surrounding neighbourhoods.



Transit Oriented Development - Diagram from Calthorpe

### VISUALLY BUFFERED

- The proposed green buffer to the south of the developable area will provide a visual buffer between Skennars Head and East Ballina.
- The 7(d) scenic protection land to the west of Coast Rd. will offer great opportunities to enhance the natural characteristics of the site and to provide a diversity of visual experiences

### MIXED USE AND MIXED DENSITY

- The proposed Skennars Head Coastal Village will promote social diversity and equality by providing a mix of lot sizes and housing types according to income, age and local community needs.
- The urban pattern will be designed to respond to temporal changes in use and form to maximise opportunities for growth and evolution over time.