

RAINBOW BEACH

VISUAL ANALYSIS



Luke & Company Pty Ltd

August, 2010

VISUAL ANALYSIS

Prepared for:

**Part 3A Concept Plan – Rainbow Beach (MP
06_0085)**

**Part 3A Project Application – Rainbow Beach
(MP 07_0001)**

**Part Lot 1232 DP 1142133, Lot 5 DP 25886
and
Lots 1,2,3 & 4 DP 1150758
Rainbow Beach, BONNY HILLS**

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VIEW ANALYSIS

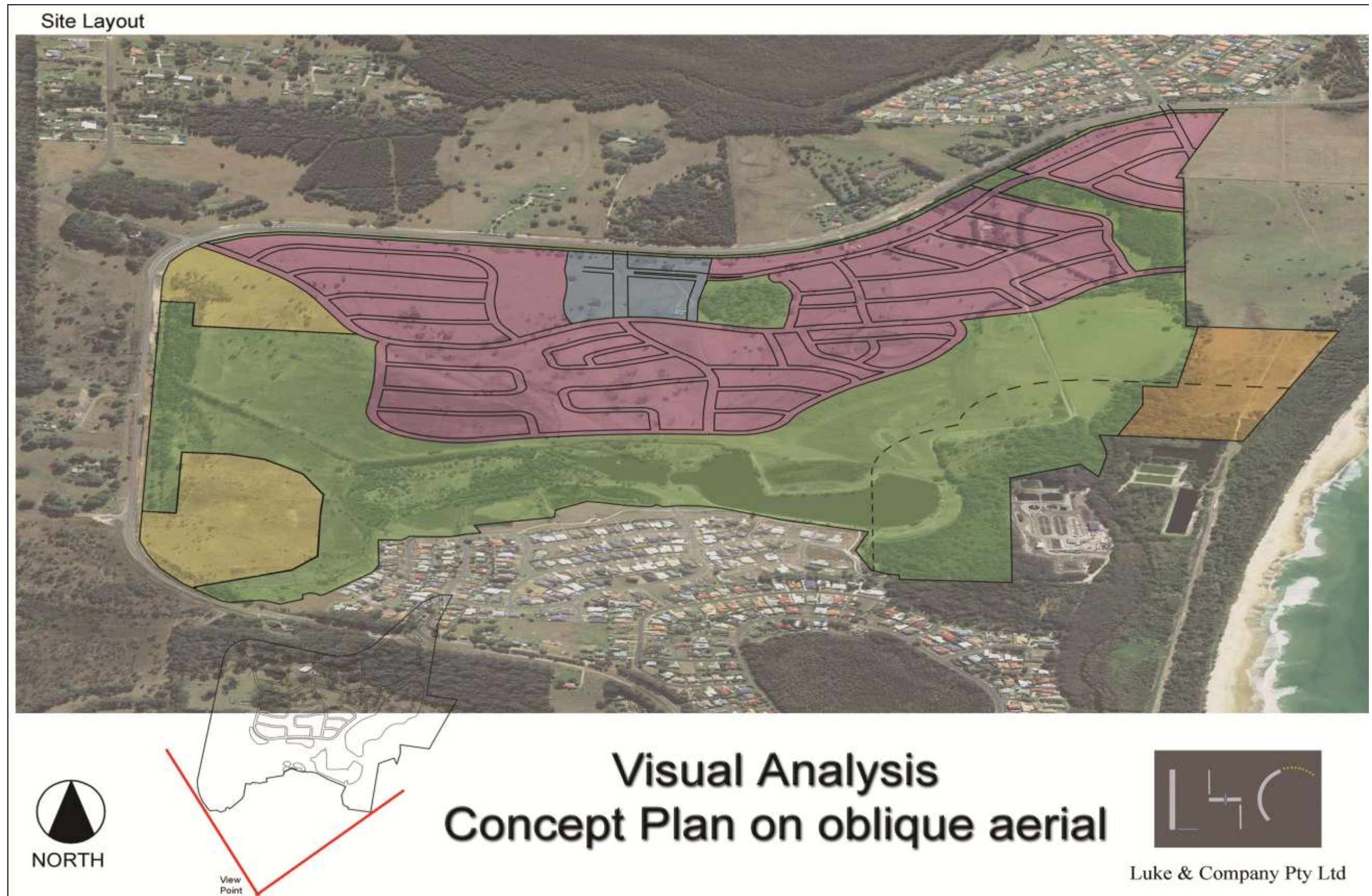
When assessing the visual impact of a change in landuse, it is important to identify the existing public viewing areas. The viewing locations of greatest importance are those from which the most number of people experience the view, and for the longest period of time. The viewing distance is also important as views of distant objects have less visual impact than those closer to the viewer. The type of structures being viewed is also considered – that is, structures that evoke a negative emotional response, such as industrial or manufacturing plants, may have a greater perceived visual impact than structures that are associated with socially desirable buildings such as family homes or playgrounds.

The visual impact of the proposed development of the subject land has been considered from a number of different viewing points around the subject land. These include views from the existing residential subdivision to the south (at Magellan Drive), the intersections which will provide views into the property being Houston Mitchell Drive and Abel Tasman Drive, and the view of the land from more distant locations including elevated locations from the shops closest to the Rainbow Beach surf club, and the view from North Brother Mountain. The view from Rainbow Beach itself, which experiences high pedestrian activity, was also assessed.

1. THE SUBJECT LAND & PROPOSAL

The current and historic landuses have resulted in a property which is primarily cleared and is used for cattle grazing. The development proposal is to identify landuses which will ultimately result in the land being developed for the creation of a residential estate, a large tract of land which will form an open space, drainage & wildlife habitat corridor. The view of these landuse boundaries has been shown in Figure 1 with an overlay of the proposal on the most recent aerial photograph.

FIGURE 1: OBLIQUE AERIAL



2. VIEW FROM RAINBOW BEACH DRIVE

This viewing location is within the existing residential estate to the south of the subject land. The public reserve in this area is an established landscaped area with a wide footpath which provides links to Rainbow Beach. The views are therefore based on pedestrian level sight distances and heights. Whilst no seating is currently provided, these views will be experienced for a reasonable length of time as the viewer will be travelling at walking or cycling pace.

From this location, the view north will be over the existing lagoon. This area has already been the subject of additional landscaping works to improve the minimal landscaping that was previously in place. The development proposal is for significantly more native vegetation planting to be undertaken. A children's playground and seating area will also be provided in this locality. Whilst the topography of the subject land rises towards the Village Centre, these buildings will not be evident to the pedestrian viewer due to the height of the trees being planted along the open space / drainage / wildlife corridor. Two storey dwellings may result in some minor evidence of rooflines through the landscaped corridor. The current view and the post development view are shown in Figure 2.

Therefore, it is evident that the view for pedestrians and cyclists along this section of public reserve will be enhanced in terms of native vegetation. Whilst pedestrian and cycleway access across the narrowest point of the existing lagoon will be provided, there will be extremely limited views of any built forms to the north of the lagoon due to the extensive landscaping and regeneration works to be undertaken as part of the development.

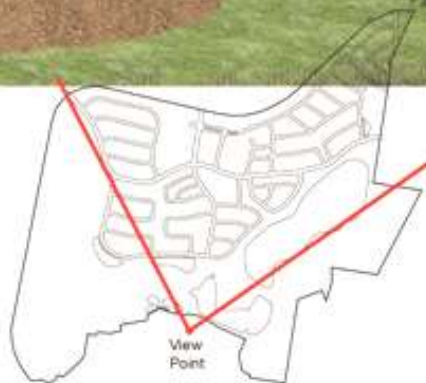
This will create a visually pleasing environment for existing and future residents who utilise the pathway and will be encouraged to utilise the playground and seating areas. Therefore, the view from this location will be retained similar to the current presentation, and improved by the addition of several hundred more native trees and shrubs.

FIGURE 2: VIEW FROM EXISTING ESTATE SOUTH

Before: Existing Lagoon



After: Playground & vegetation regeneration in central corridor



Visual Analysis View from Magellan Drive



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3. VIEW FROM HOUSTON MITCHELL DRIVE

Currently, the view from this location presents as a grazing paddock, with the occasional appearance of cattle. This is an important viewing location as a significant number of vehicle movements occur at this intersection. Therefore, the primary viewer will be drivers and passengers in vehicles. Eventually, pedestrian and cycleway linkages will be created in this area. Therefore, pedestrian level viewers are also considered.

The development proposal includes an access road into the subject land at this location, with traffic controlled via traffic lights. When looking from Houston Mitchell Drive, there will be dwellings located on the left of the intersection, and a primary school located to the right. The dwellings may be two storey in height under Council's planning controls, and Primary Schools should be single storey structures due to access requirements for younger students.

The development proposal includes a noise barrier along the Ocean Drive frontage, which will be contained within a wide landscaped area fronting the road. The noise barrier may be part earthen mound and part fence, and will be between 1.8 and 2.2 metres in overall height (specified by Noise & Sound Services, 2009).

Having regard to this landscaped edge treatment along Ocean Drive, in conjunction with the noise barrier, it will be difficult for persons in vehicles or pedestrians to see much built form along the Ocean Drive frontage. The access into the subject land from Houston Mitchell Drive provides a brief glimpse into the property and this is shown in Figure 3.

From this view analysis, it may be seen that the development is well screened and provides a view that is not displeasing to the eye. The topography of the site is such that the land falls away from this point and thus the buildings, especially the primary school, are not visually prominent.

FIGURE 3: VIEW FROM HOUSTON MITCHELL DRIVE

Before: View from Houston Mitchell Drive



After: Intersection



Visual Analysis Houston Mitchell Drive View



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4. VIEW FROM ABEL TASMAN DRIVE

The current view from this location is to the cutting of Ocean Drive, and to the grazing land that forms the subject land. The view from this location will be seen by the residents of this adjacent estate, and to a lesser extent, those travelling along Ocean Drive. Again, this location will be screened from Ocean Drive via a noise barrier and landscaping.

The development of the subject land in this location is identified for residential development. The visual analysis shown in the following figures has incorporated two storey dwellings, as this is the height of development permitted under Council's current planning controls.

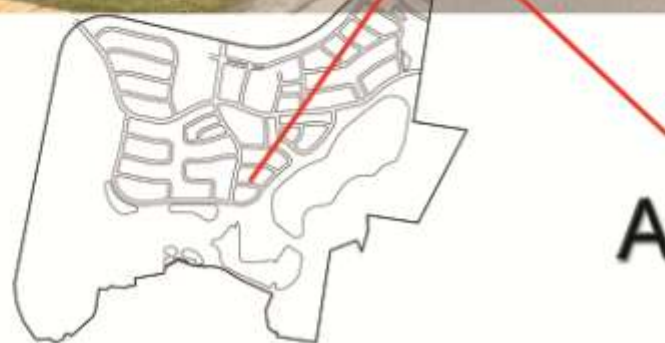
The Visual Analysis demonstrates that the view post development will be of a landscaped, screened and low scale residential development, not dissimilar to the estate in which the existing residents are living. The road widths are sufficient to enable a landscaped median strip to be incorporated into the design, and the noise barrier and landscaped buffer to Ocean Drive certainly provides visual relief from any built form on the subject land. This may be seen in Figure 4.

FIGURE 4: VIEW FROM ABEL TASMAN DRIVE

Before: View from Abel Tasman



After: New Roundabout at Abel Tasman & Ocean Drive



Visual Analysis Abel Tasman Drive View



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5. VIEW FROM OCEAN DRIVE WITHIN BONNY HILLS VILLAGE

The view of the subject land from the Bonny Hills village was assessed from a location along Ocean Drive which is significantly more elevated than the subject land, and which is part of a pedestrian link within the village. The location is adjoining a small shopping area directly above the main swimming area of Rainbow Beach. The locality is shown in Figure 5. This site was chosen as it is an activity hub for the Bonny Hills village, and an elevated site.

FIGURE 5: LOCALITY SHOT - BONNY HILLS



The photograph in the following figure (as taken from the area shown above in Figure 5) shows the newly constructed Bonny Hills surf club in the middle ground of the photograph. This beach, surf club and adjoining playground are well utilised, and the shops on Ocean Drive are accessed by pedestrians. Therefore, viewers in this location will be pedestrians, as well as those travelling along Ocean Drive. The view may be seen for an extended period of time whilst pedestrians stop for a snack at the takeaway shop in this area.

FIGURE 6: VIEW FROM BONNY HILLS VILLAGE

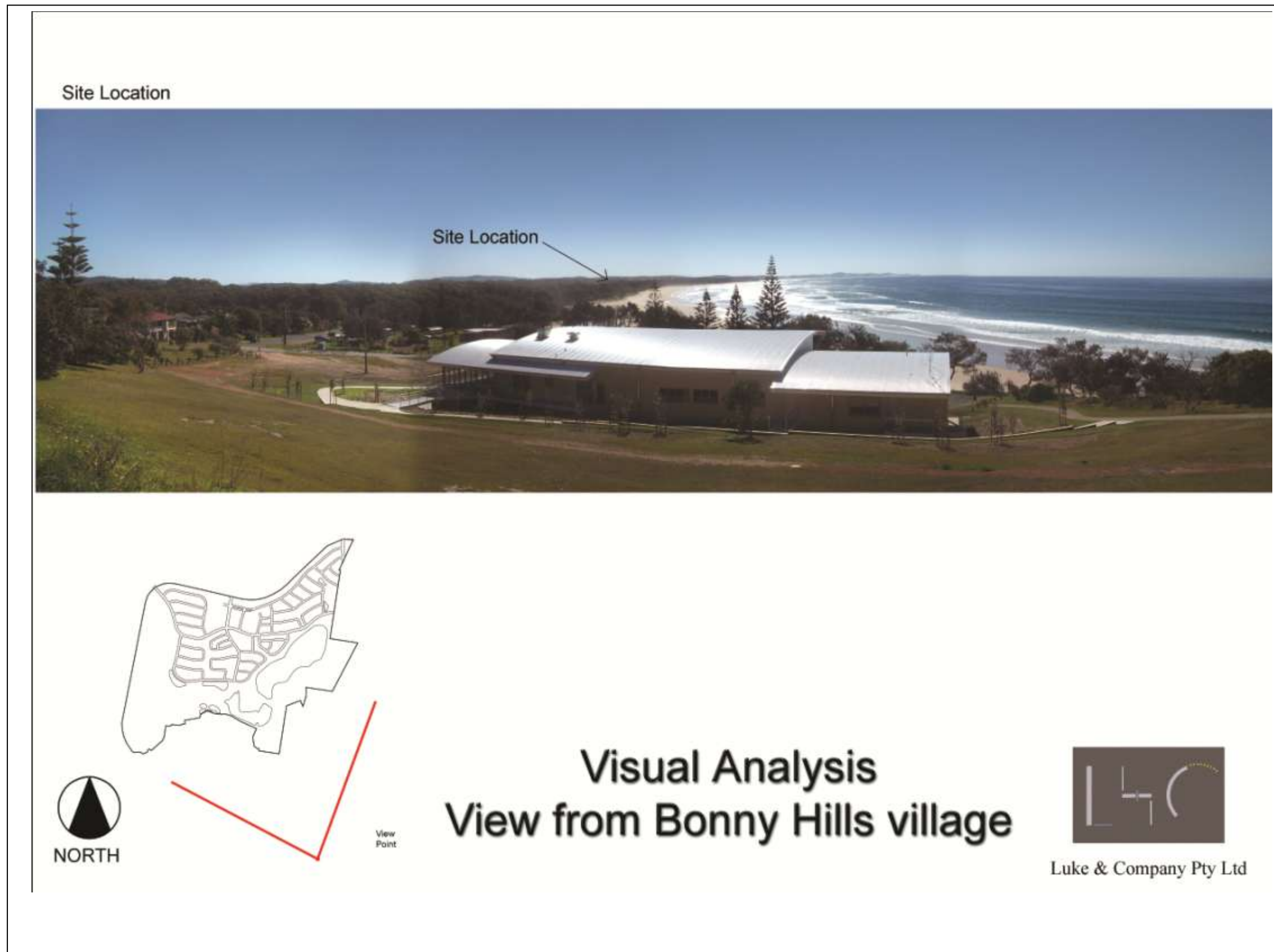


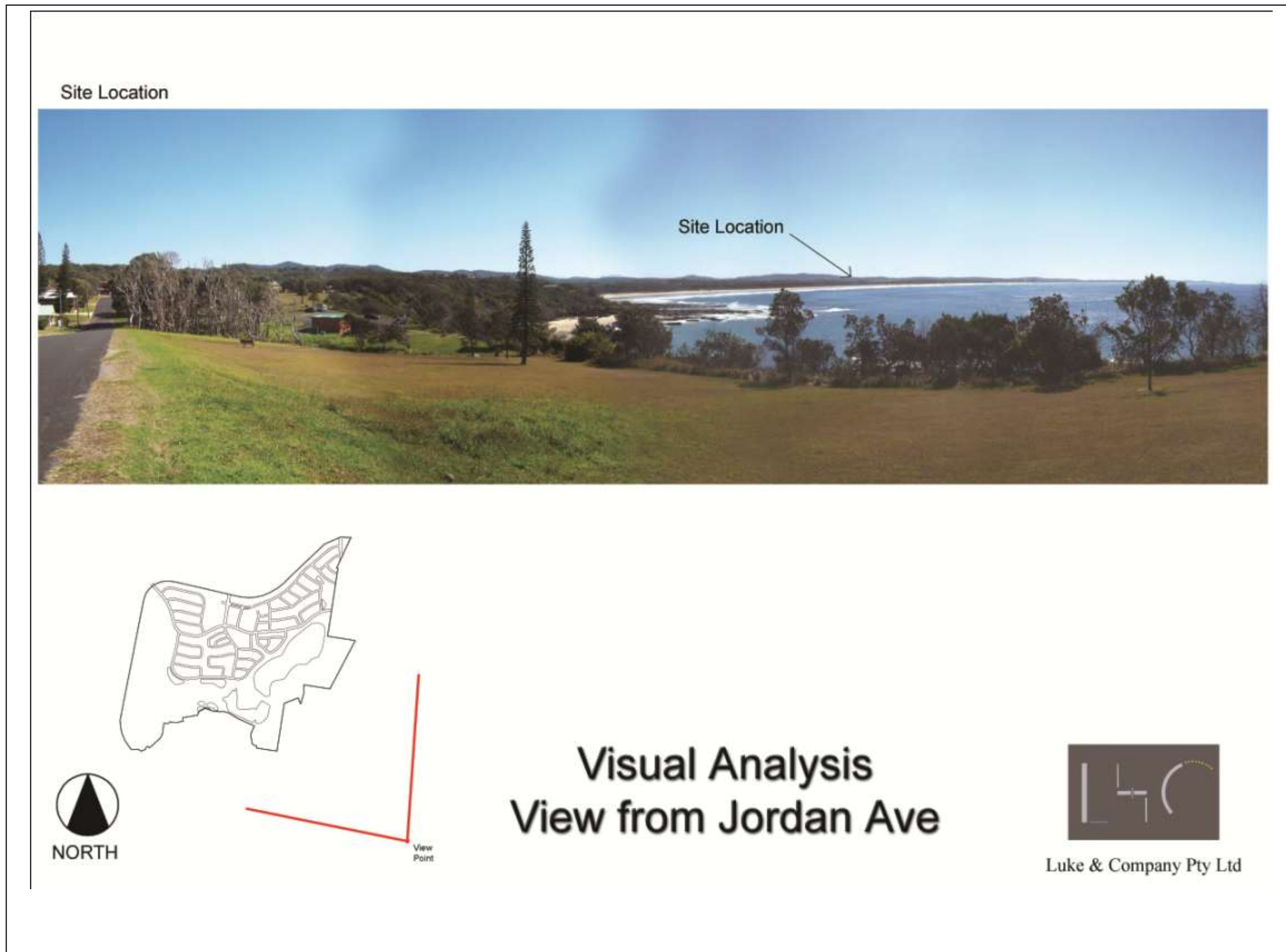
Figure 6 demonstrates that the dunal vegetation provides a significant screen to the subject land. The frontage to Rainbow Beach is limited and even this elevated vantage point provides very limited glimpses of the subject land.

6. VIEW FROM JORDAN AVE, BONNY HILLS

Consideration of other elevated sites within Bonny Hills resulted in the identification of Jordan Avenue as being a location which was elevated and also adjoined a large public open space area. This is a site which may be used for picnics or passive recreation, where the viewer may be in this location for an extended period of time. Therefore, the view from this location becomes more significant.

Figure 7 demonstrates that again, this elevated site does not provide a significant view of the subject land. The dunal vegetation, as well as vegetation along Duchess Gully and around the STP provides a significant buffer to the elevated public areas of Bonny Hills village, and the subject land.

FIGURE 7: VIEW FROM JORDAN AVE, BONNY HILLS



7. VIEW FROM NORTH BROTHER MOUNTAIN

Consideration of other elevated viewing sites resulted in an assessment of the view of the site from North Brother Mountain. This location is a popular picnic and viewing area for both locals and visitors. The primary purpose of the location is to enjoy the view, and therefore the view from this location has significance.

The following figure shows the pedestrian level view from the picnic area at the top of North Brother Mountain. It is evident that the subject land is some considerable distance from the site and thus the built form proposed will have limited visual impact.

Additionally, the viewer is presented with a site which will retain the vegetated setting. The coastal vegetation will be retained, as will the vegetation south of the proposed residential area. The revegetation works which have commenced and will continue as part of this development will result in a treed landscape setting. This will maintain and enhance the scenery in this location.

These factors result in a visual presentation that will not be significantly altered once the proposed development is completed.

FIGURE 8: VIEW FROM NORTH BROTHER MOUNTAIN



Visual Analysis View from North Brother Mountain



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8. VIEW FROM RAINBOW BEACH

The view from Rainbow Beach itself is a significant viewing location. This is an area which experiences high use by pedestrians. In addition, the view from this location is significant due to the natural setting. It may be considered that the view of built form from coastal locations detracts from the environmental features of the locality. In addition, it is important that the public beach areas are not overshadowed by any development on the subject land.

In order to fully assess the potential visual impacts of development of the subject land, a survey was undertaken to determine the elevation of the land fronting the coast, in relation to pedestrians walking along the beach. The resultant section is shown in Figure 9.

FIGURE 9: SECTION FROM RAINBOW BEACH TO PROPERTY BOUNDARY

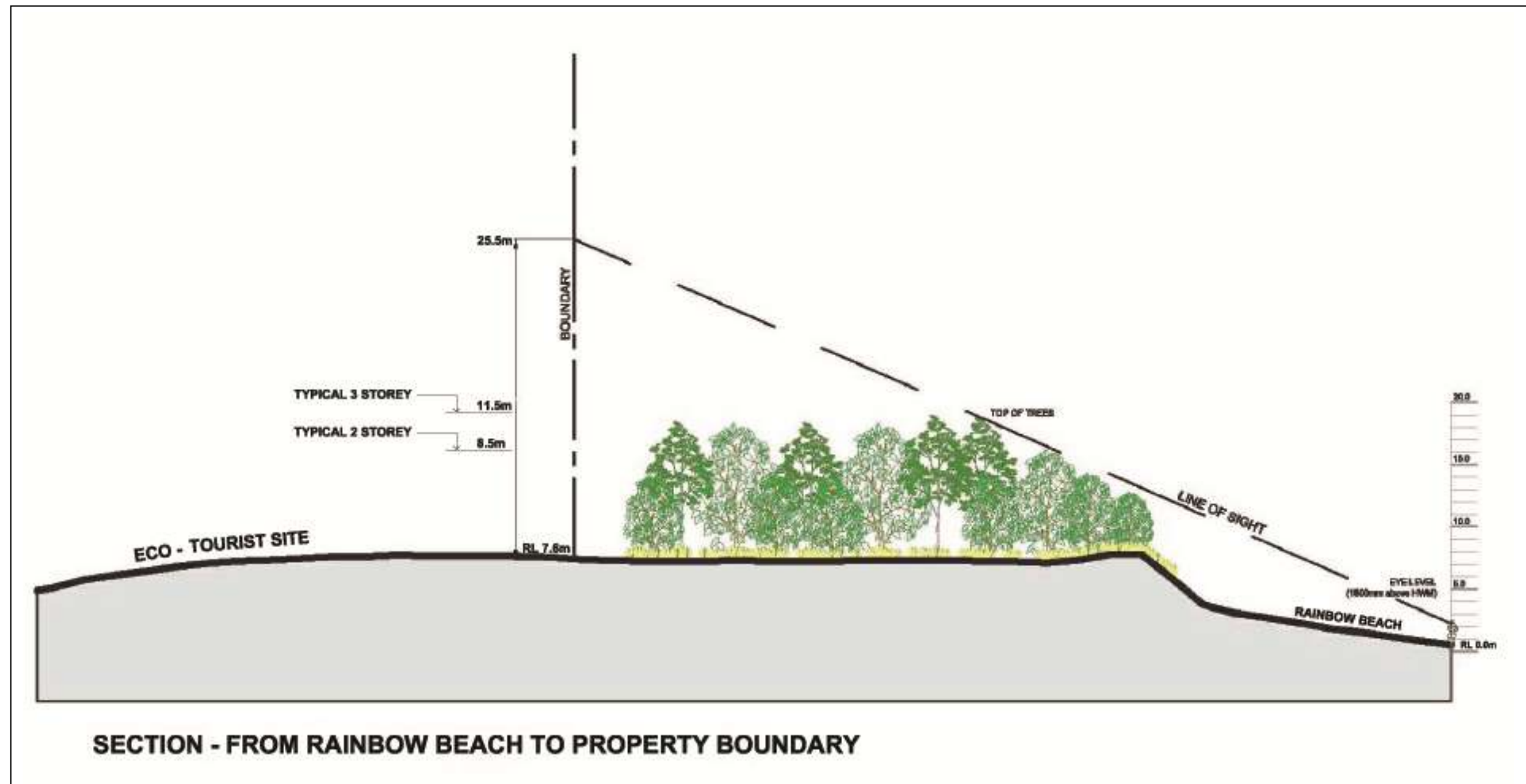


Figure 9 demonstrates that a building to 25.5 metres in height on the Eco-Tourist site would not be visible to a pedestrian on Rainbow Beach. This height is of course well in excess of a two or even three storey building, which is also shown in the diagram.

The existing beach access from Rainbow Beach is shown in the following Figure. This beach access will be upgraded to meet current standards. This access will follow the current alignment and will therefore not be a direct line of sight to the beach. This further enhances the visual buffer from any future development, and the public beach areas.

FIGURE 10: EXISTING BEACH ACCESS



9. CONCLUSION

The visual analysis has demonstrated that the subject land is not highly visible from most public area in the locality. The elevated sites within Bonny Hills show a distant property screened by vegetation which will be retained and enhanced as part of the development proposal. The property provides a very limited view to properties in Lake Cathie and this is primarily from Ocean Drive.

The Ocean Drive frontage will be screened to future road users due to the need to provide noise barriers from 1.8 to 2.2 metres in height. In addition to these noise barriers, the developed areas will maintain a landscaped buffer to the main road, thereby further reducing visual impact to public areas.

The most critical viewing location was considered to be Rainbow Beach. Using photography, as well as a topographic survey, it was found that the land could not be seen from Rainbow Beach. In addition, an analysis of building heights was undertaken and it was found that a building would need to be up to 25.5 metres in height before it would be visible. This is far in excess of any building height proposed for the subject land.

It is considered that the retention of large areas of vegetation around the existing lagoon, the enhancement of this vegetation with further planting and regeneration works, along with a limited building height, will result in a development which does not significantly adversely impact on the visual presentation to public areas.