



Roberts Day
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VISUAL ASSESSMENT

NORTH TUNCURRY JANUARY 2019



VISUAL ASSESSMENT

Introduction

RobertsDay has been engaged by Landcom to prepare a Master Plan to support a rezoning proposal for the 615 ha North Tuncurry Development Project (NTDP) and to provide a basis for this Visual Assessment (VA).

The VA responds to the State Significant Precinct (SSP) Requirements outlined by the Department of Planning and Environment in a letter dated 8 December 2011 as well as the former Great Lakes Council (now MidCoast Council) Submission to DPE regarding Visual & Scenic Amenity considerations.

The NTDP will be sensitively delivered with respect to environmental and community coastal values. The NTDP Master Plan has been designed in accordance with the Coastal Design Guidelines for NSW and the guiding principles of Landcom is NTDP Vision.

The North Tuncurry Master Plan proposes broad community benefit and will enhance the adjacent 9 Mile Beach experience for visitors and local residents with minimal change to the visual amenity from the beach and surrounds.

The VA mainly focuses on coastal value and the scope is limited to the impact of the project from the surrounding and adjacent public beach areas as well as The Lakes Way to study the potential visual impact from the business and industrial zones. This report documents the built form principles and intent established during design development and tests the NTDP proposal against these principles and the visual amenity objectives of the Coastal Design Guidelines and NTDP Vision and SSP Requirements.

The key vantage points that are investigated within the VA have been determined through consultation with key stakeholders and feedback from the local community and focus on external views of the NTDP proposal as the priority.



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Assessment Criteria

The following requirements have been used to assess visual impact:

State Significant Precinct Study Requirements (Department of Planning and Environment, 8 December 2011)

- Provide a visual assessment of the study area, which identifies scenic qualities, the landscapes' capacity to absorb change without significant detriment, and its potential resiliency or likelihood to recover visual qualities after initial disturbance; and
- The assessment should consider visual prominence visibility and areas where change in vegetation or appearance would be particularly noticeable.

Consideration has also been given to the now MidCoast Council submission that helped to inform the above requirements. The excerpt from this submission regarding Visual & Scenic Amenity is documented below:

Former Great Lakes Council (Now MidCoast Council)

The study area contains several visual elements which contribute towards the natural amenity of the South Forster area. Development, which causes the removal of vegetation, may reduce visual and scenic qualities, particularly in the study area, and as viewed from along The Lakes Way.

The consultant must prepare a visual assessment of the study area using a suitable methodology, which identifies scenic qualities, the landscapes' capacity to absorb change without significant detriment, and its potential resiliency or likelihood to recover visual qualities after initial disturbance. The assessment should consider visual prominence (the degree to which a place can be seen from other locations), visibility (the degree to which a place enjoys fore, mid and background views) and areas where change in vegetation or appearance would be particularly noticeable and/or objectionable.

The results of the visual assessment must be mapped at an appropriate scale. The assessment should identify landscape or visual units with sufficient precision to allow council to consider the need for specific environmental protection zones or development controls.

The NTDP meets the following objectives and guidelines that relate to retaining visual amenity, taken from the relevant documents:

Coastal Design Guidelines for NSW

- Foreshore vegetation is not removed to create views;
- Views and vistas of the foreshore and natural features in or surrounding the site are aligned with public streets;
- Where visual prominence is not apparent three storey buildings may be appropriate;
- Celebrate views and vistas - throughout and around the settlement, distant views, local context views (from 100m - 500m away) and streetscape views;
- Enhance the beauty, ecological values and visual amenity of the NSW coast;
- Design and locate foreshore facilities, such as carparks, toilet blocks and picnic areas, to reduce their visual intrusion on the foreshore, view corridors and vistas;
- Set new development back from the foreshore edges of the ocean, lakes and other waterways to protect visual amenity and create opportunities for public access;
- The design of buildings and other structures on properties adjoining the foreshore complements the function and character of the foreshore;
- Important vistas and skylines are framed throughout the settlement;
- Protect streets that provide access and views to the coast, foreshores and headlands, other significant natural features and places of public importance;
- Maintain the main street's visual connections to landmarks, vistas, views and places of public importance within and surrounding the settlement;
- Industrial areas are located appropriately within the urban, environmental and visual context;
- In a new subdivision outlook and views from housing is maximised by providing edge roads to foreshore reserves and open spaces; and
- Views and view corridors have been maintained. This maximises visual connections to the foreshore, reinforces pedestrian access and relates to the original street pattern.

Excerpt from NSW NTDP Vision

(Visual Amenity Principles Only)

- Maintain a 200m foreshore conservation area to protect the foredunes, mitigate against coastal erosion and provide a 'natural' buffer between the beach and development;
- Iconic indigenous themed landmarks to link the community to the beach, the sea and the existing community; and
- A mix of building heights and form to create interest in an otherwise flat environment.

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Scope and Methodology

SCOPE

The scope of the VA is to address the potential visual impacts and changes to landscape associated with the NTDP and to:

- Review SSP Requirements and the principles and visual amenity objectives of the Coastal Design Guidelines NSW and NTDP Vision to be used to assess visual impact;
- Identify the assumptions used in the VA;
- Review existing local context and site information relevant to the coastal visual environment, including existing landform, nature of vegetation, adjoining land uses, statutory controls and development limitations and visibility of the site from locations and the degree and nature of use in these locations;
- Describe the NTDP Master Plan proposal components that require assessment to determine visual impact;
- Document the Master Plan intent in relation to built form principles and within the context of the proposed Height controls being sought at part of the NTDP;
- Document the transformation of the coastal and foreshore development affected area and the broader community benefits resulting from this transformation that should be considered holistically with respect to any coastal visual impact;
- Identify and locate the key vantage points;
- Assess the significance of impacts on coastal visual amenity and landscape character changes from the vantage points as a direct result of NTDP; and
- Document the key findings and proposed mitigations strategies where applicable.




METHODOLOGY

The methodology for the identification of the existing environmental values of the area surrounding the site and the identification of the visual catchment is detailed below:

- Visitation by Roberts Day and Landcom to a number of locations that the NTDP site is visible from to understand the scenic qualities and visual prominence of the site and cross reference these locations with aerial photography to identify areas from which the fully developed NTDP could potentially be seen;
- Identification of the visual catchment, defined as the potentially affected areas and vantage points which are accessible to the public including surrounding and adjoining public beaches, suburbs and site access points;
- Site verification of a publicly accessible visual catchment with photographic documentation to provide a representation of typical views from identified areas to the NTDP. These vantage points reflect particular coastal and landscape characteristics which contribute to the overall scenic amenity. The vantage points were chosen due to the significant users of the areas and the need to understand and document any potential changes to the view and/ or experience;

- The visual catchment for the purposes of this VA are limited to coastal views and views from The Lakes Way towards the Business and Industrial Zone. The vantage points were chosen because they provide assessment from at least one, if not more, of the following view categories from:
 - Public beaches
 - Public recreation routes (existing and proposed)
 - Beach/ foreshore interface
 - Foreshore dune
 - Main public road
- The following additional vantage points are discussed and assessed as part of the SSP Study and taken from:
 - Residential neighbourhood to the south east of the NTDP site
 - Northern parkway business zone
 - The Lakes Way
 - Surrounding Industrial Zone
 - Bennett's Head

A qualitative assessment of the visual impacts and changes to landscape has been undertaken using seven vantages points as a basis (refer to page 11 for locator map). The below table documents the rating system used to assess the vantage points.

Visual Impact Rating	Rating Criteria
	No visible development or only roofscape is visible from vantage point. Vegetation appears completely intact. Additional landscape builds on and contributes to the existing coastal character.
	Development is partially visible from vantage point. Existing values from prominent public areas are retained. Existing and new vegetation partially screens development and changes to existing landscape.
	Partial development is clearly visible due to proximity from vantage point but screened by existing dune formations. Vegetation is obviously but minimally disturbed.

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Scope and Methodology

Finalisation of the Master Plan and supporting technical documentation enabled the vantage points to be realistically documented within this VA as 'before' and 'after' photomontages. The accuracy of the photomontages is based on the following process and information:

- Plotting the vantage points using survey accurate details of the site and Master Plan proposal;
- Digitally linking the coordinate data into Google Earth (GE);
- Merging the lidar contour data for the undisturbed foreshore conservation area, beach and ocean with the finished design levels prepared for the NTDP development footprint;
- Creating a 3D GE Sketchup model of the terrain;
- Building an indicative GE Sketchup massing model of the NTDP built form consistent with the Master Plan intent;
- Digitally linking the model to GE for broader context understanding and to match the model view to the photo position and view angle;
- Photo- editing the hybrid photo/ model views to reflect landscaping, intended character, materials and lighting; and
- Adding the proposed maximum height datum line to the image to clearly articulate Master Plan intent and statutory permissibility within the proposed land use zones.

The rationale for the vantage points is discussed below and located on the corresponding map on page 11.

01 The Breakwall at 9 Mile Beach

- To understand the visual impact of NTDP at full development from a prominent and popular public recreation destination;
- To assess to what degree the foreshore conservation buffer mitigates long views of future development; and
- To test the extent to which the change of landscape features may alter the existing coastal character.

02 Main Beach

- To assess the magnitude of change in view at full development of the NTDP from a prominent location where the site is the backdrop to valued ocean views;
- To demonstrate the visual impact in relation to the distance from the vantage point to the site as well as the angle; and
- To assess the extent of screening and filtering of the future development by existing and future vegetation at full maturity.

03 Adjacent 9 Mile Beach

- To further groundtruth the preliminary sectional findings and document the technical findings in a photographic format;
- To assess the visibility of future development from the prominent public area immediately adjoining the site; and
- To understand the degree of coastal visual impact at horizontal intervals approaching the development and at 9 Mile Beach where the majority of foreshore activity would occur.

04 Beach/ Foreshore Interface at 9 Mile Beach

- To assess the landscape impact associated with the introduction of enhanced beach access;
- To establish mitigation techniques for minor vegetation modification;
- To document changes to the coastal character resulting from introduced vegetation;
- To test the visual impact of the most extensive maximum development height zone; and
- To understand the degree of coastal visual impact at the next interval approaching the development where the public beach meets the foreshore conservation buffer.

05 Dune Trail at 9 Mile Beach

- To understand the degree of coastal visual impact at the next interval when within the foreshore conservation buffer;
- To test the ability for the natural dunal landscape to screen development and absorb change without significant detriment;
- To assess the visual impact of the limited community infrastructure that is accommodated within the foreshore conservation buffer; and
- To demonstrate the level of intactness of the ecology.

06 Intersection of The Lakes Way & Northern Pkwy

- To understand the magnitude of change in view from the main public road along the NTDP towards the business development site;
- To assess the extent of screening of the future development by existing and proposed vegetation.

07 The Lakes Way (North)

- To understand the magnitude of change in view from the main public road along the NTDP towards the industrial development site;
- To understand the impact of APZ setback along the industrial site boundary;
- To assess the extent of screening of the future development by existing and proposed vegetation.

Vantage Point	Google Earth Coordinate	RL	Distance to Site	Camera Angle	Image Sensor Size	Focal Length (35mm Equivalent)
_01	32°10'25.08"S, 152°30'25.08"E	0.5m	approx. 1.2- 4.6km	60°	1/3.2in.	33mm
_02	32°10'39.51"S, 152°30'44.42"E	4.0m	approx. 1.8- 5.4m	60°	1/3.2in.	33mm
_03	32°08'56.71"S, 152°30'19.12"E	2.5m	approx. 165m	60°	Full Frame	4.5- 90.0mm
_04	32°08'52.19"S, 152°30'18.89"E	4.0m	approx. 145m	60°	Full Frame	4.5- 90.0mm
_05	32°08'49.19"S, 152°30'18.63"E	5.0m	approx. 95m	60°	Full Frame	4.5- 90.0mm
_06	32°09'38.69"S, 152°29'31.48"E	6.0m	approx. 55m	from Google Earth street view		
_07	32°07'50.36"S, 152°29'25.16"E	3.0m	approx. 45m	from Google Earth street view		

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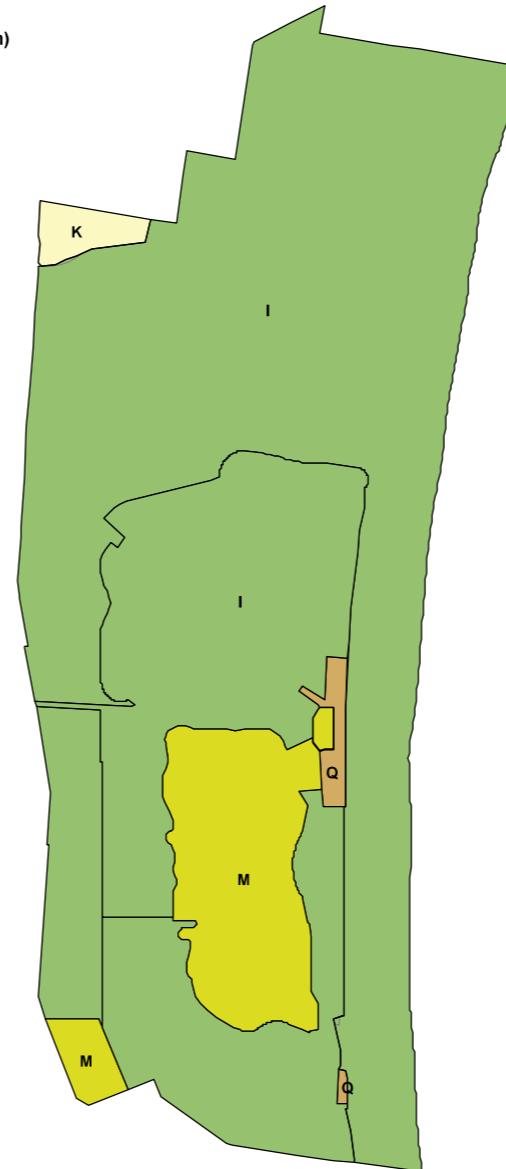
Assumptions

The following assumptions have been made to reflect the Master Plan and for the purposes of this VA:

- Photomontages are generated from photos taken at camera level of approximately 1.63m (Vantage Points 1 and 2) and approximately 1.7m (Vantage Points 3 to 5) higher than the ground RL. Vantage points 6 and 7 are from Google Earth street view;
- Existing topography is based on 2011 contour lidar data at 1m intervals;
- Existing topography is to be maintained within the Golf Course and in all areas outside of the development footprint including conservation and foreshore areas;
- Finished design levels at 0.2m intervals have been generated in response to the Master Plan included in this document. Levels are conceptual and subject to detailed design;
- Norfolk Island Pines will reach approximately 18m at maturity and generally be spaced 20m on centre;
- Eucalyptus and Banksia integrifolia will be naturalistically clustered to provide native screen planting along the foreshore edge of the development and will reach 8m and 6m respectively at maturity;
- Dwelling heights are limited to 1-2 storeys with 3 storey pop- up components (8.5m) to minimise visual impact and meet market demand, with the exception of two development pockets where the NTDP proposal seeks Height limit of 20m in proposed R3 zones, the B2 zone that sits inland as well as B5 zone with Height limit of 12m and General Industrial zone with Height limit of 10m (refer to proposed NTDP Maps opposite);
- Photomontages are created to reflect the statutory upper limit height of 20m which does not necessarily reflect the Master Plan design intent which promotes modulation of building heights with an upper limit of 5 storeys (approx. 17m);
- The height of the dune adjacent to the NTDP site ranges from RL 7- 9m;
- The finished design ground levels of the B2 Local Centre are approximately RL 5;
- Existing vegetation includes a dense blanket of coastal heath on top of the dunes that is approximately 2.5m and clusters of 5m trees; and
- The ground level at the Mean High Water Mark (MHW) is 0 in relation to the surrounding relevant levels.

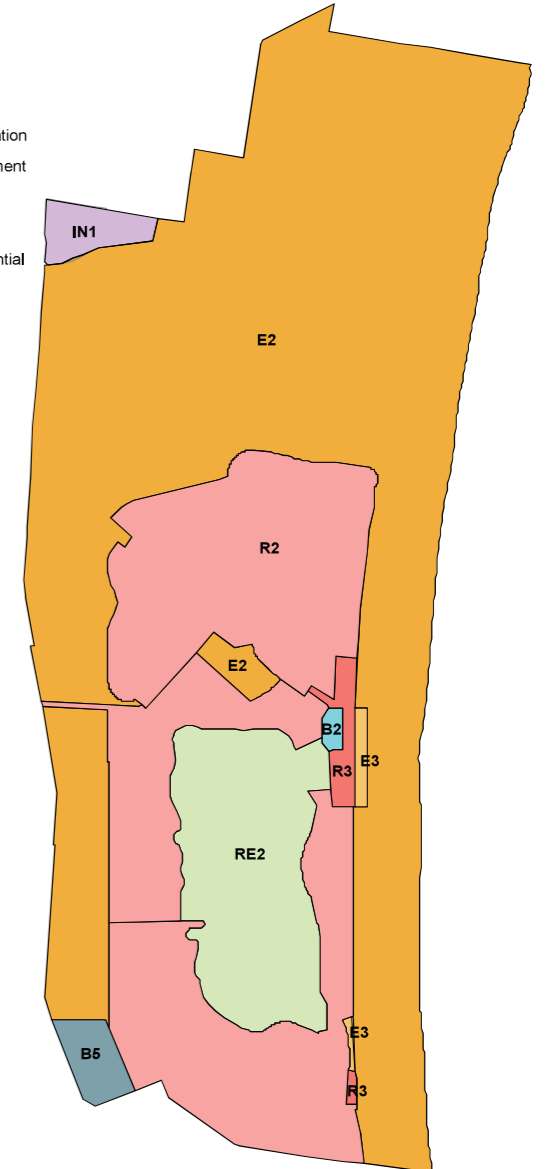
Height of Buildings Map - Sheet HOB_011

Maximum Building Height (m)	
I	8.5
K	10
M	12
Q	20



Land Zoning Map - Sheet LZN_011

Zone	
B2	Local Centre
B5	Business Development
E2	Environmental Conservation
E3	Environmental Management
IN1	General Industrial
R2	Low Density Residential
R3	Medium Density Residential
RE2	Private Recreation



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Site Context

The NTDP shares the Pacific Ocean coastline with a number of proximate cities, towns and coastal villages including Port Macquarie, Harrington, Blueys Beach and Newcastle- all with coastline development greater than 2km.

The site is located approximately 3.5km north of Forster Tuncurry and the NTDP is a natural extension of the twin towns which also enjoy beach frontage. NTDP design response considers integration with the adjoining Tuncurry township, the foreshore and the Golf Course.

The site is visible in the distance from Forster Main Beach, Bennetts Head and limited views can be captured from other vantage points around Forster. Existing development along North Street immediately fronts Main Beach and the Bullring. The northernmost part of Main Beach has a minimum separation from development of 100m.

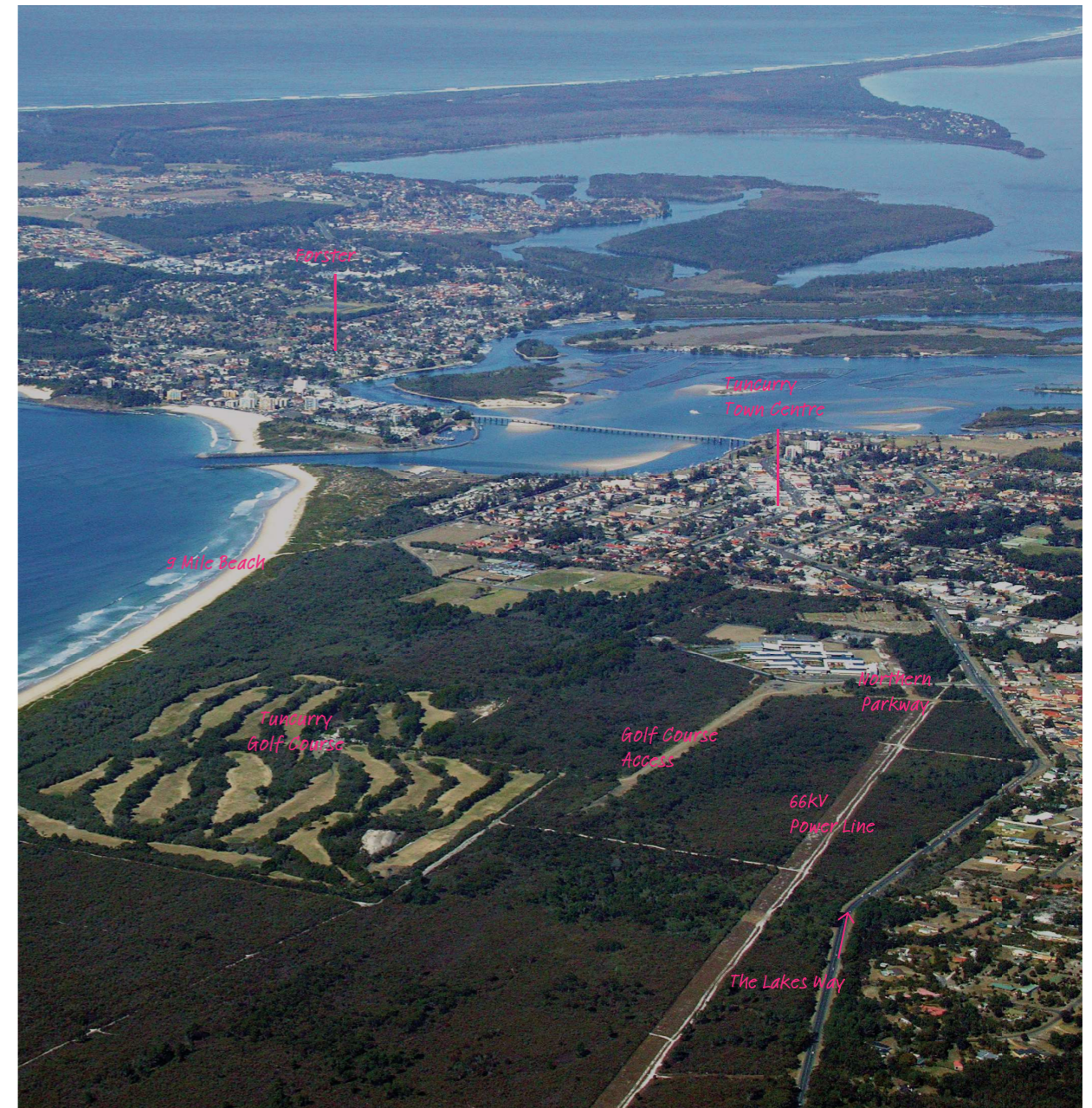
The Rockpool and breakwall are popular destinations in Tuncurry for recreation. The Rockpool is set back from 9 Mile Beach and the site is not visible from this point. Distant views of the site can be captured from the southern end of 9 Mile Beach and along the breakwall. There is a 200m foreshore buffer from development in this area.



Coastal Development



Extension of Forster Tuncurry



Context Responsive Design

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The Site

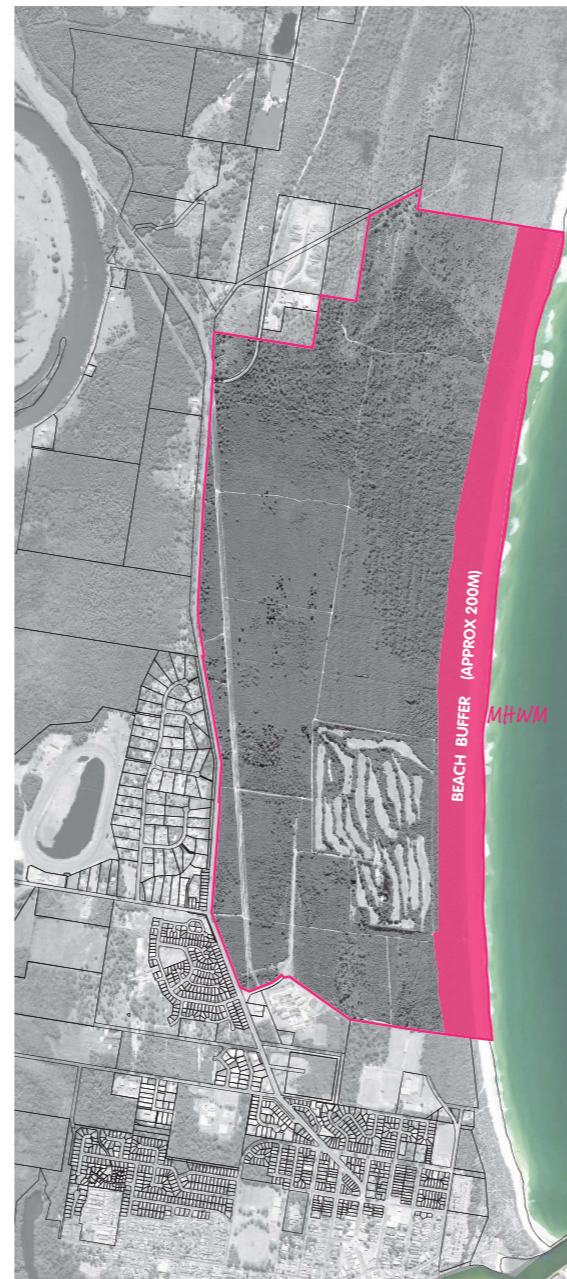
The NTDP site enjoys an ocean beach frontage of more than 4.5 kilometres. Development is limited to two-thirds of this frontage and is set back approximately 200m from the MHWM. This results in a continuous conservation buffer between development and the beach.

The existing dune system remains undisrupted and provides a natural, vegetated visual barrier from the surrounding beaches. There is a 9m level difference from the MHWM to the top of dune and an additional 2.5m of dense coastal heath on top of the dunes, resulting in a perceived height of 11.5m. Clusters of approximately 5m tall trees exist within the foreshore dune area.

There are eight existing informal beach access trails on site. Six of the eight connect the development footprint to 9 Mile Beach and also provide view corridors from the foreshore to the ocean.



NTDP Footprint



Beach Buffer Approx. 200m



Dune High Point and Finished Design Levels



Existing Beach Access Trails

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The Master Plan

The attraction of the beach draws people to live by the sea. The Master Plan balances the joy of coastal living and access with the need to protect the scenic coastal amenity and values.

The North Tuncurry B2 Local Centre is located immediately adjacent to the foreshore and below the dune line. The B2 Local Centre will provide a community centre with a mobile surf club facility to promote beach and ocean activity, access and safety.

4% of the net developable area will have a permissible maximum height of 20m, or 5 storeys, to facilitate a mix of uses and residential flat buildings that meet the State Government's objectives to increase housing supply and enable a variety of dwelling types to allow for social and demographic diversity and provide a proportion of dwellings at different price points.

Three new beach access trails are added to the existing six at key desire lines linking the development footprint to the beach to enhance public access. The trails linking the B2 Local Centre to the beach, two new and one existing, will be formalised to facilitate access for all ages and abilities. The existing trails will remain in their current form to minimise disturbance.



The Master Plan



The B2 Local Centre



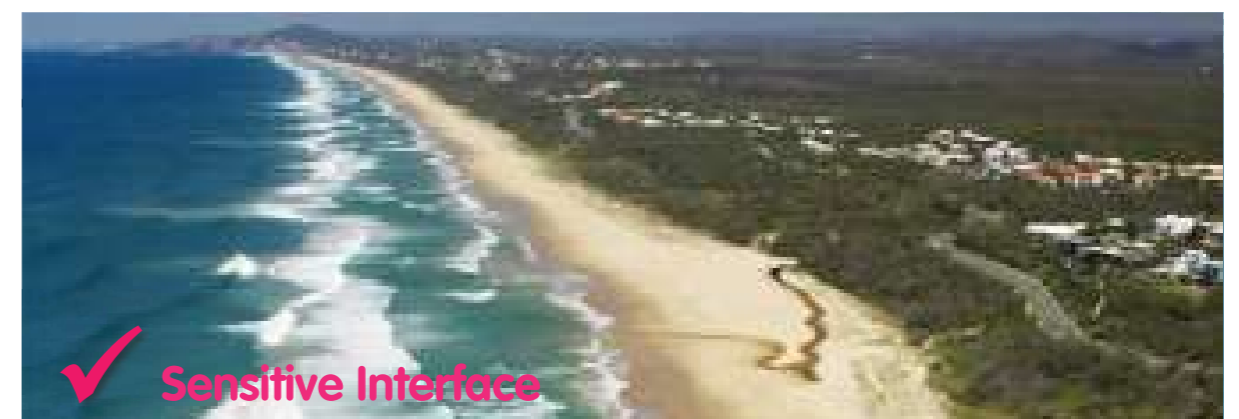
5 Storey Heights (20m)



Proposed Beach Access Trails

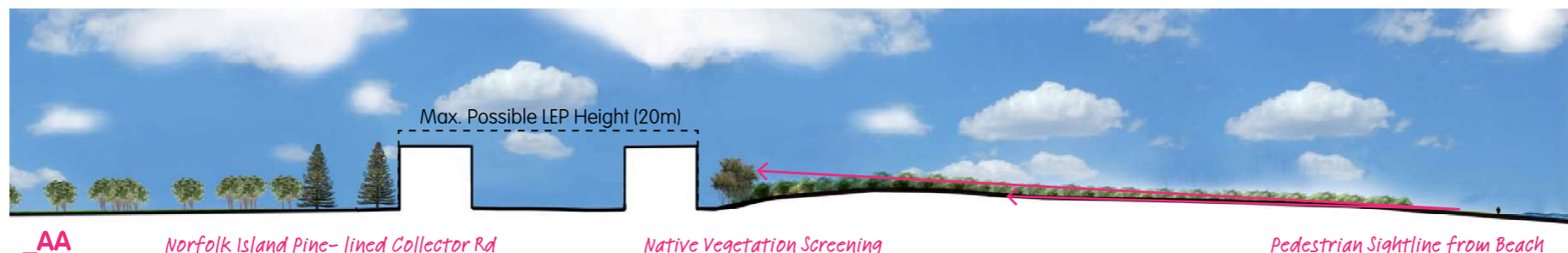
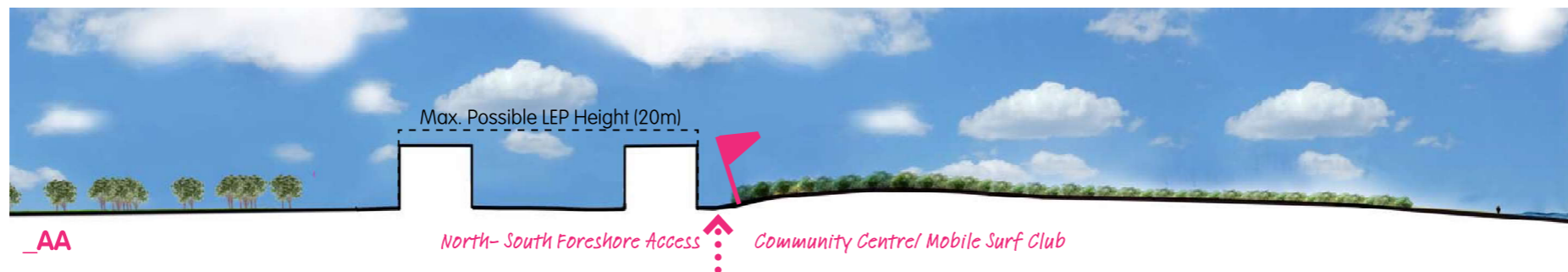
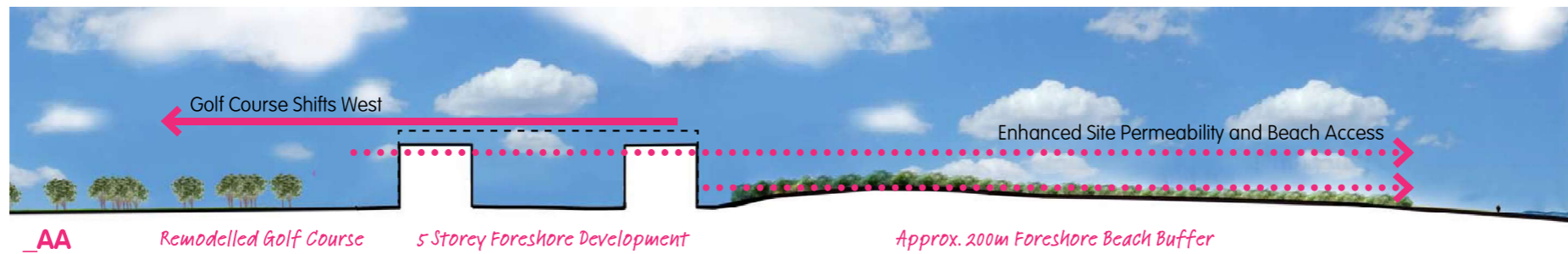
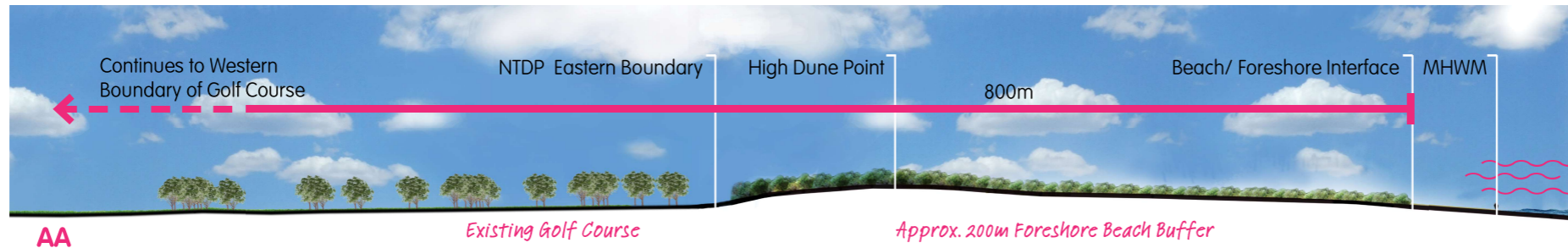
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Built Form Principles



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Master Plan Benefits



Current Condition

- The existing Tuncurry Golf Course and vegetated foreshore create a 1km north- south barrier that has a combined width of approximately 800m;
- Existing and continuous east- west beach access trails are limited and difficult to traverse for the young, old and less able; and
- Lack of lifesaving presence and activity makes ocean swimming unsafe.

Enhanced Access

- The eastern Golf Course land is reclaimed for development. Streets, pedestrian paths and park nodes aligned to beach access trails are introduced enhancing visual and physical connectivity;
- The two new and one existing path near the B2 Local Centre will be formalised with low impact materials such as chain linked timber slatted boardwalks to improve safety and accessibility.

Activity

- A mobile surf club facility is located at the B2 Local Centre to encourage safe swimming;
- A north- south foreshore pedestrian and cycle link extends the existing Tuncurry pedestrian and cycle network and further activates the foreshore.

Native Landscape

- The native foreshore vegetation will be supplemented with Eucalyptus and Banksia integrifolia planted along the outer development edge contributing to the dunescape and screening future development.

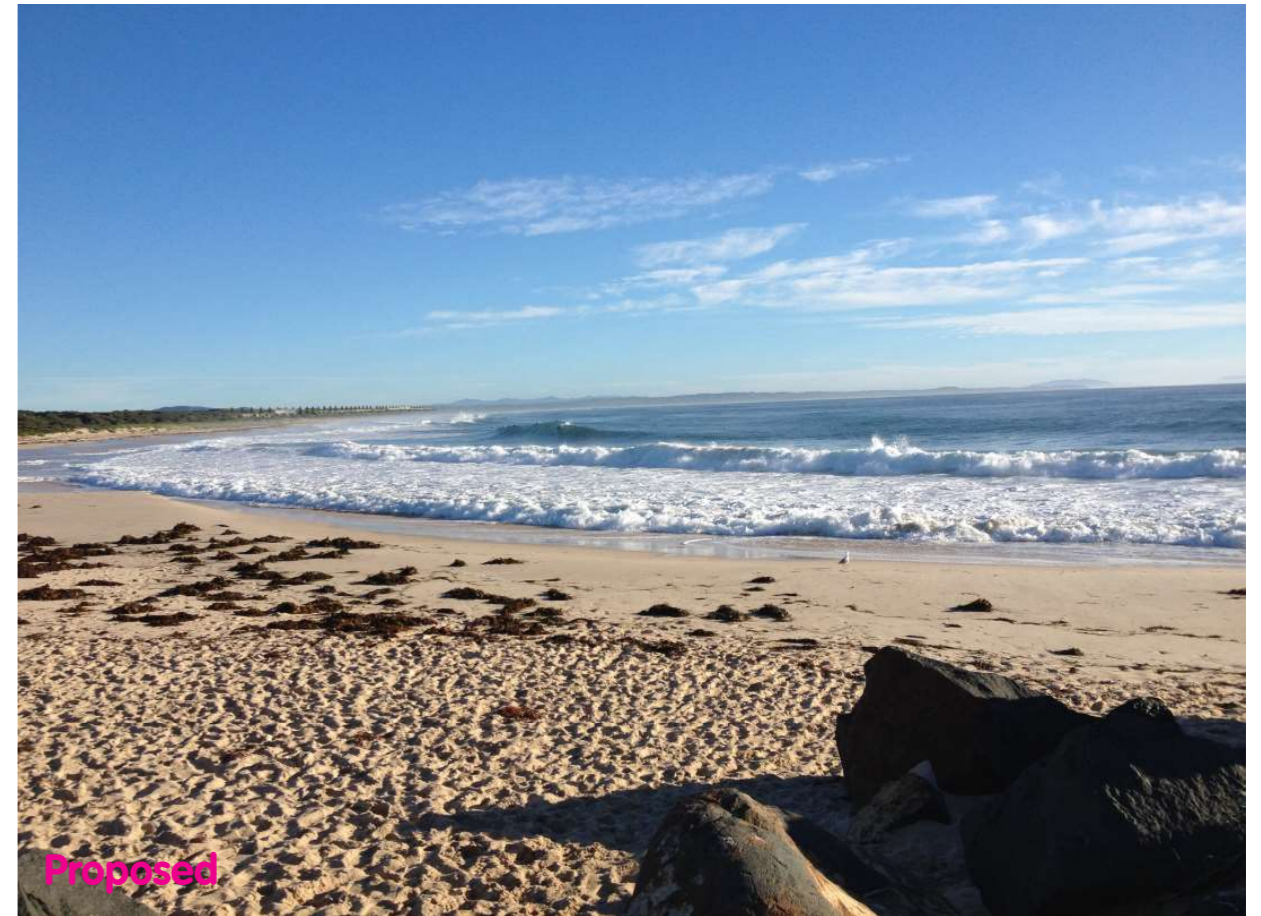
VISUAL ASSESSMENT

Key Vantage Points



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_01 The Breakwall at 9 Mile Beach



Visual Impact Rating: 

- The southeastern boundary of the NTDP footprint is the most visually prominent along the horizon line from the breakwall;
- Distant visible development is limited to the two pockets of 5 storey buildings, glimpses of a roofscape and the introduced Norfolk Island Pines lining the foreshore collector road behind the development;
- Development north of the B2 Local Centre is not visible due to the distance, detached residential product, low impact perimeter access and site coverage limitations;
- Careful consideration of requirements for clearing, replanting and management throughout the design development process and in consultation with landscape, ecology and bushfire consultants have resulted in the preservation of the approximate 200m foreshore beach buffer, of which a significant proportion is densely vegetated providing visual screening of development along the eastern boundary;
- Views to the surrounding mountains are not obstructed;
- Any modifications to existing landform and vegetation are masked by the densely vegetated and undeveloped foreshore; and
- The majority of development is 1- 2 storey detached residential dwellings, with opportunities for a 3rd storey pop- up component, that is not visible from this vantage point.

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_02 Main Beach



Visual Impact Rating:



- The eastern boundary of the NTDP footprint is visible along the horizon line, appearing in the distance directly behind the breakwall, from this vantage point;
- Distant visible development is limited to the two pockets of 5 storey buildings, glimpses of a roofscape and the introduced Norfolk Island Pines lining the foreshore collector road behind the development;
- Careful consideration of requirements for clearing, replanting and management throughout the design development process and in consultation with landscape, ecology and bushfire consultants have resulted in the preservation of the approximate 200m foreshore beach buffer, of which a significant proportion is densely vegetated providing visual screening of development along the eastern boundary;
- Views to the surrounding mountains are not obstructed;
- The overall scenic ocean amenity valued from this prominent vantage point is not impacted;
- Any modifications to existing landform and vegetation are masked by the densely vegetated and undeveloped foreshore; and
- The majority of development is 1- 2 storey detached residential dwellings, with opportunities for a 3rd storey pop- up component, that is not visible from this vantage point.

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The 9 Mile Beach Approach (Vantage Points 03-05)



—_03: 9 Mile Beach, RL 2.5

—_04: Beach/ Foreshore Interface, RL 4

—_05: Eastern Duneside, RL 5

Vantage Points 03- 05 have been taken at three different distances from the eastern development boundary to demonstrate visual impact of the proposed development upon approach from the beach. Vantage Point 03 is taken from the adjoining 9 Mile Beach which is approximately 165m from the eastern development boundary. Vantage Point 04 is taken further west and from the beach/ foreshore interface. Vantage Point 05 is taken further west again and immediately east of the high dune point.

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_03 Adjacent 9 Mile Beach




Visual Impact Rating: 

- The 'Maximum Possible Height Extent' line demonstrates the absolute maximum height sought as part of the rezoning process limited to two pockets at the B2 Local Centre (above) and a minor 130m frontage in the south of the site;
- The Vantage Point 03 photomontage demonstrates that the roofscape of the 5 storey components only will be visible from this beach vantage point;
- Building to the 'Maximum Possible Height Extent' line will result in more visible height, however, from this distance the limited amount of development permitted to this height is evident.
- The visibility of the 5 storey development components increase upon approaching the beach/ foreshore interface due to the change in level (refer Vantage Point 04) and becomes less visible again when immediately surrounded by vegetation within the foreshore.

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_04 Beach/ Foreshore Interface at 9 Mile Beach



Visual Impact Rating: 

- The photomontage demonstrates the realisation of the statutory upper limit and does not reflect the design intent to provide a mix of building heights and form to create interest in an otherwise flat environment, resulting in minimal visual impact;
- From the beach/ foreshore interface development is more visible at this point but that only the 5th storey is visible;
- The Norfolk Island Pines are the predominant visual characteristic from the beach lining the road behind the development, contributing to the coastal scenic amenity and mimicking the character of Beach St;
- View corridors are celebrated and enhanced through street design that provides visual connectivity from NTDP to the beach, reinforces pedestrian access and breaks up the perceived massing visible from the beach;
- Three formalised beach access trails are visible here, one existing remains and two new are positioned along key pedestrian desire lines to provide the opportunity for safe connection and framed views of the ocean. New trails will interrupt the foreshore vegetation and result in some visual impact. This will be mitigated through design that blends the trails into the landscape, are low impact, low maintenance and use robust materials;
- If designed in accordance with the Master Plan design intent, a small component of sensitively designed residential flat buildings with ocean views are provided without significant visual impact to beach visitors; and
- DCP and SEPP 65 controls will regulate bulk and scale and necessitate setback and building separation, ensuring built form is articulated and broken up thereby minimising visual impact. Supplementing this will be the view corridors and breaks in massing that will be retained through the Master Plan located streets, paths and parks.

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_05 Dune Trail at 9 Mile Beach



Visual Impact Rating: 

- Visibility of development is diminished upon approach by the height of the undisrupted dune system and dense coastal heath;
- Upon further approach to the development, less of the development is captured within the field of vision but the nature of the development is more obvious;
- Views in this locality are dominated by the community centre, surf club and beach paths which are typical of structures found in coastal environments. Whilst the structures are more dominant when viewed by the human eye, they are part of coastal character and less visually intrusive in this environment and also contribute to the legibility of the beach connections;
- The Norfolk Island Pines are the predominant visual characteristic from the beach access trails;
- Eucalyptus and Banksia integrifolia planting between the development and the foreshore further screens development and contributes to the native coastal character;
- View corridors remain open through the strategic positioning of streets, parks and built form breaks;
- The new beach access trail above is positioned along the major desire line between the B2 Local Centre park and 9 Mile Beach and provide the opportunity for safe, direct connection and framed views of the ocean. Trails are designed to blend into the landscape and are low impact, low maintenance and use robust materials; and
- Beach access trails are linked to a foreshore pedestrian and cycle network running north- south behind the dunes providing the opportunity to form part of a heritage trail educating on local culture and ecology.

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_06 Intersection of The Lakes Way & Northern Pkwy



Visual Impact Rating: ✓✓

- The existing image is from Google Earth street view with higher elevation than the eye level. The visibility of development will be diminished when experienced by the human eye;
- Upon further approach to the development, less of the development is captured within the field of vision;
- Views in this locality are dominated by the single and double storey detached housing, industrial and educational facilities. The proposed business site will be perceived as an extension of existing TAFE Campus, therefore, less visually intrusive in the environment;
- The proposal is largely covered by the existing vegetation and mature trees retained in the setback and along The Lakes Way;
- The planting and trees along the proposed Collector Road further screen the development and contribute to the native coastal character;
- A future end land use for this land has not been determined as yet. The VA, therefore, considers a worst case scenario, illustrating a built form that maximises the proposed Height and FSR controls. Realistically, a lesser scale of development is envisaged for this part of the NTDP Site.

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_07 The Lakes Way (North)

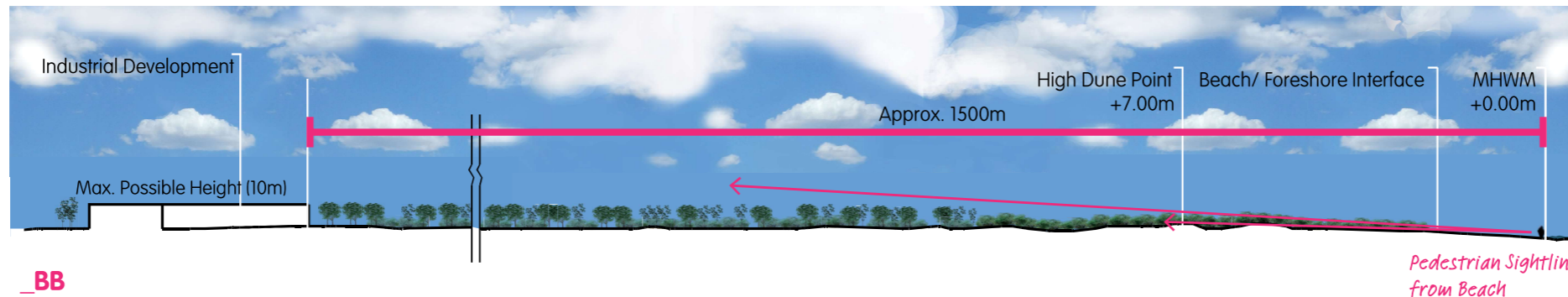


Visual Impact Rating: ✓✓✓

- The 'Maximum Possible Height Extent' line demonstrates the absolute maximum height sought as part of the rezoning process;
- The Industrial Zone is adjacent to a waste depot facility and is isolated from the existing urban context;
- The proposed industrial development is not visible from the vantage point due to:
 - The Industrial Zone is located approximately 28m to 65m east of The Lakes Way;
 - The Asset Protection Zone (APZ) requires 24m building setback from the site boundary along The Lakes Way;
 - The proposed development is covered and surrounded by the existing vegetation and established trees retained along The Lakes Way and within the APZ setback zone.

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Impact on Existing Views from the Beach



- The existing dune system provides a natural visual barrier from the beach. There is a 7-9m level difference from the MHW to the high dune point and an additional 2.5m of dense coastal heath on the top of dunes, resulting in a perceived height of 9.5-11.5m.
- Native vegetation will be planted along the outer development edge contributing to the dunescape and screening future development.
- Future business and industrial developments will not have any impact on the existing views from the beach since both developments are located more than 1km west of the coast and are hidden by the natural and proposed barriers.

Visual Impact Rating:

VISUAL ASSESSMENT

Summary of Findings

- The vantage points assessed within this VA demonstrate that the NTDP proposal complies with the SSP Requirements and the principles and visual amenity objectives of the Coastal Design Guidelines NSW and NTDP Vision;
- In addition to the views assessed within this VA, the SSP Study provides further visual assessment of vantage points taken from surrounding areas and non coastal vantage points and concludes that NTDP will not have significant impact on the local scenic amenity;
- The NTDP proposal is a sensitive development response and adheres to coastal principles for the protection of visual and scenic amenity outlined within the Coastal Design Guidelines NSW and the NTDP Vision;
- The surrounding mountain views are protected;
- The landscape strategy and development contributes to the visual interest of the skyline;
- The design of development adjoining the foreshore complements the function and character of the foreshore;
- NTDP will be noticeable to varying degrees from the vantage points described in this VA and this should be considered alongside the broader community benefit that will enhance the adjacent 9 Mile Beach experience for visitors and local residents including improved public access, safety and activation of the beach and ocean and vegetation contributing to the coastal character of the area;
- The approximate 200m development setback from the ocean protects visual amenity and creates opportunities for enhanced public access;
- DCP and SEPP 65 controls will regulate bulk and scale and necessitate setback and building separation, ensuring built form is articulated and broken up thereby minimising visual impact. Supplementing this will be the view corridors and breaks in massing that will be retained through the Master Plan located streets, paths and parks;
- When approaching the development from the ocean and climbing up the topography, the development becomes more visible until immersion into the foreshore vegetation where extent of visual impact is diminished;
- Development is not expected to be clearly visible from long range or distant views back towards the site from a range of directions; built form will be most visible from shorter views when approaching the site directly from the 9 Mile Beach foreshore, through the dune beach access paths;
- Where awareness of development increases due to proximity, the prominent development features are typical of those found in coastal environments, and fit within, and do not detract from, the coastal context, including community facilities, surf club and beach paths;
- More than 95% of the proposed future development is not visible from key destinations including Main Beach and the 9 Mile Beach breakwall and/ or the beach and foreshore adjacent to the site; and
- The development roofscape only is visible from the adjacent 9 Mile Beach.



9 Mile Beach Foreshore