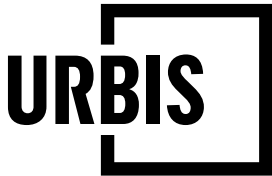


BLUEYS ESTATE HOLIDAY PARK

VISUAL IMPACT ASSESSMENT

PREPARED FOR
BRETT PHILLIPS
24 OCTOBER 2024
FINAL



Issue	Date	Description	Checked
01	18 / 10 / 2024	Preliminary Issue	RH
02	24 / 10 / 2024	Final Issue	RH

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Urbis acknowledges the Aboriginal and Torres Strait Islander peoples as the traditional custodians of all lands on which we do business and we pay our respects to Elders, past and present.

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

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1.0 VISUAL IMPACT STATEMENT



INTRODUCTION

Urbis has been commissioned by Lands Advisory Services Pty Ltd to conduct a preliminary Visual Impact Assessment (VIA) for a proposed caravan park at 3540 The Lakes Way, Charlotte Bay, NSW 2428.

This assessment aims to assist both the client and the Council in understanding the potential visual impacts of the proposed development from the public realm, thereby informing the Council's evaluation of a Concept Development Application.

The assessment includes photomontages, sections, and potential mitigation measures. It is important to note that this is a high-level assessment intended to provide initial comfort to the Council regarding the scale and impact of the proposed development.

THE SITE

The subject site, located at 3540 The Lakes Way, Charlotte Bay, NSW 2428, is approximately 4-5 km from the coastal holiday village of Bluey's Beach. The site is currently zoned RU2 Rural Landscape and spans an area of 304,500 hectares. However, the proposed caravan park will occupy a much smaller portion, approximately 10,000 square meters.

The site has a frontage of approximately 480 meters along The Lakes Way. The topography is relatively flat, with a gentle rise of 1-4 meters in the eastern portion and a small incline of approximately 8 meters in the southwestern portion. Currently, the site is used for cattle grazing in partially cleared woodlands and is surrounded by a private golf course to the north, west, and part of the east.

The majority of the lot, outside the proposed development area, consists of remnant or regrowth native forests, giving the site a distinctly rural character. The site's potential exposure to public view extends for approximately 600 meters along The Lakes Way.



Figure 1 Project Site Location and Surrounding Context



Figure 2 Full Extent of Site (OGE Group Architects)

THE PROPOSAL

The proposed development includes 130 short-term sites and an additional 70 camp sites along with associated car parking.



Figure 3 Proposed Site

IMPACT ANALYSIS - PHOTOMONTAGE 01

VISUAL IMPACTS

The site plan and sections indicate that the built form is set back approximately 100 meters from The Lakes Way, helping to maintain the rural character of the road interface. Existing trees and ground cover will be retained to partially conceal the built form.

PHOTOMONTAGE

The photomontage, taken from The Lakes Way looking east towards the development site, shows that vehicles traveling both north and south will have partial views through the vegetation to the development site.



KEY PLAN

CURRENT SITE

Existing Site Conditions.



1.4

Visual Impact Statement

IMPACT ANALYSIS - PHOTOMONTAGE 03



KEY PLAN

CURRENT SITE WITH PROPOSED DEVELOPMENT

Using Dark Coloured Materials for the Built Form.



SECTIONS

The sections further illustrate the minimal visual impact of the proposed development on the site's visual character. The use of cabins in a caravan park setting is consistent with rural land use.

The retention of existing vegetation and the average 100-meter setback ensure that the built form has minimal presence from The Lakes Way. Localized planting will further screen and soften the built form, maintaining the visual continuity of natural landscape elements.

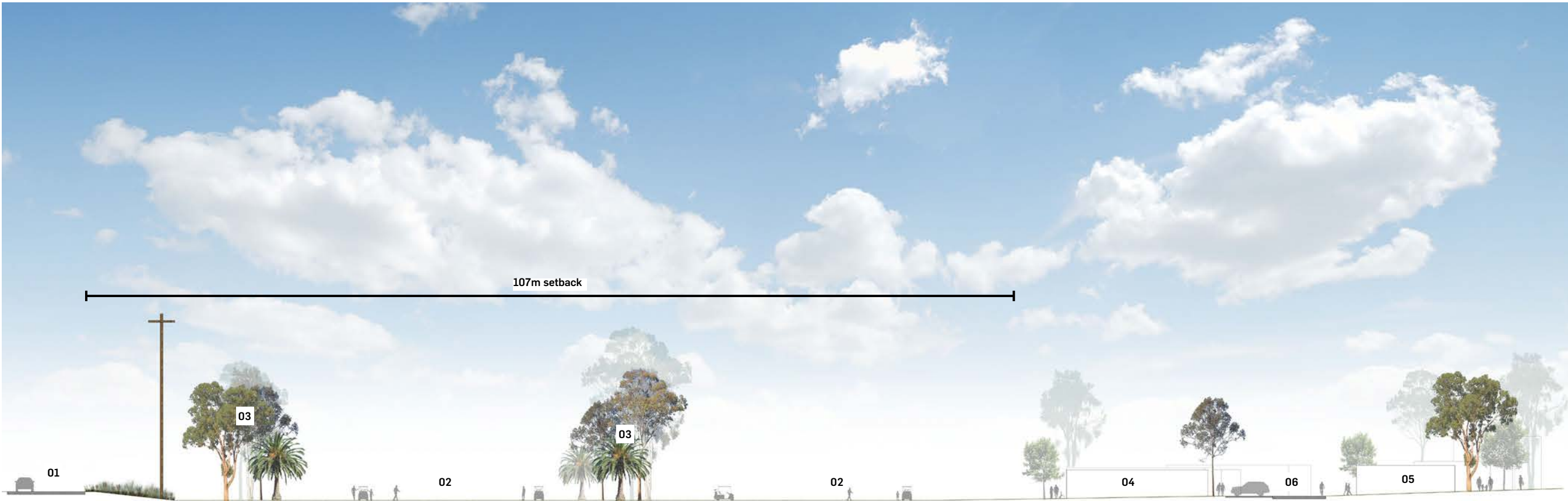


KEY PLAN

LEGEND

- 01 The Lakes Way
- 02 Existing Golf Course
- 03 Existing Buffer Planting
- 04 Proposed Cabins
- 05 Proposed Tiny Home
- 06 Internal Roadway

SECTION 01



SECTIONS

The sections further illustrate the minimal visual impact of the proposed development on the site's visual character. The use of cabins in a caravan park setting is consistent with rural land use.

The retention of existing vegetation and the average 100-meter setback ensure that the built form has minimal presence from The Lakes Way. Localized planting will further screen and soften the built form, maintaining the visual continuity of natural landscape elements.



KEY PLAN

- LEGEND
- 01 The Lakes Way
 - 02 Managed Vegetation to APZ Standards (Refer Bushfire Report)
 - 03 Proposed Tiny Home
 - 04 Proposed Camping Amenities
 - 05 Internal Roadway

SECTION 02



CONCLUSION

MITIGATION MEASURES

To reduce potential negative impacts and enhance the existing landscape from the linear viewshed along The Lakes Way, the following mitigation measures are recommended:

- Use darker tones for built form elements.
- Minimize the use of retaining walls, landscape walls, and fencing. If unavoidable, soften these elements with screening vegetation and muted tones.
- Retain the site's topographical qualities by limiting landform alterations. Position cabins and internal roads along contour lines to minimize excessive cut and fill.

CONCLUSION

This high-level visual assessment concludes that the proposed development is well-concealed from public vantage points, with the linear viewshed from The Lakes Way providing the only public view lines into the site. The retention of existing vegetation and the average 100-meter setback ensure that the built form has minimal presence from The Lakes Way.

Localized planting will further screen and soften the built form, maintaining the visual continuity of natural landscape elements. The site's character will be preserved through the protection of its topographic structure. The layout and scale of the built form are consistent with the RU2 zoning, which permits caravan parks.

Given the site's relative concealment, existing vegetation, zoning allowances, and potential for additional mitigation measures, the proposed development represents a contextually responsive design outcome that satisfies the applicable planning provisions and guidelines related to visual amenity. Therefore, the proposed development can be supported on visual impact grounds.



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