

# PRELIMINARY VISUAL IMPACT ASSESSMENT

PROPOSED RESIDENTIAL REZONING - 40 RAYFORD STREET& 19 DAYDAWN AVENUE, WARNERS BAY



FIGURE 1. SITE LOCALITY PLAN

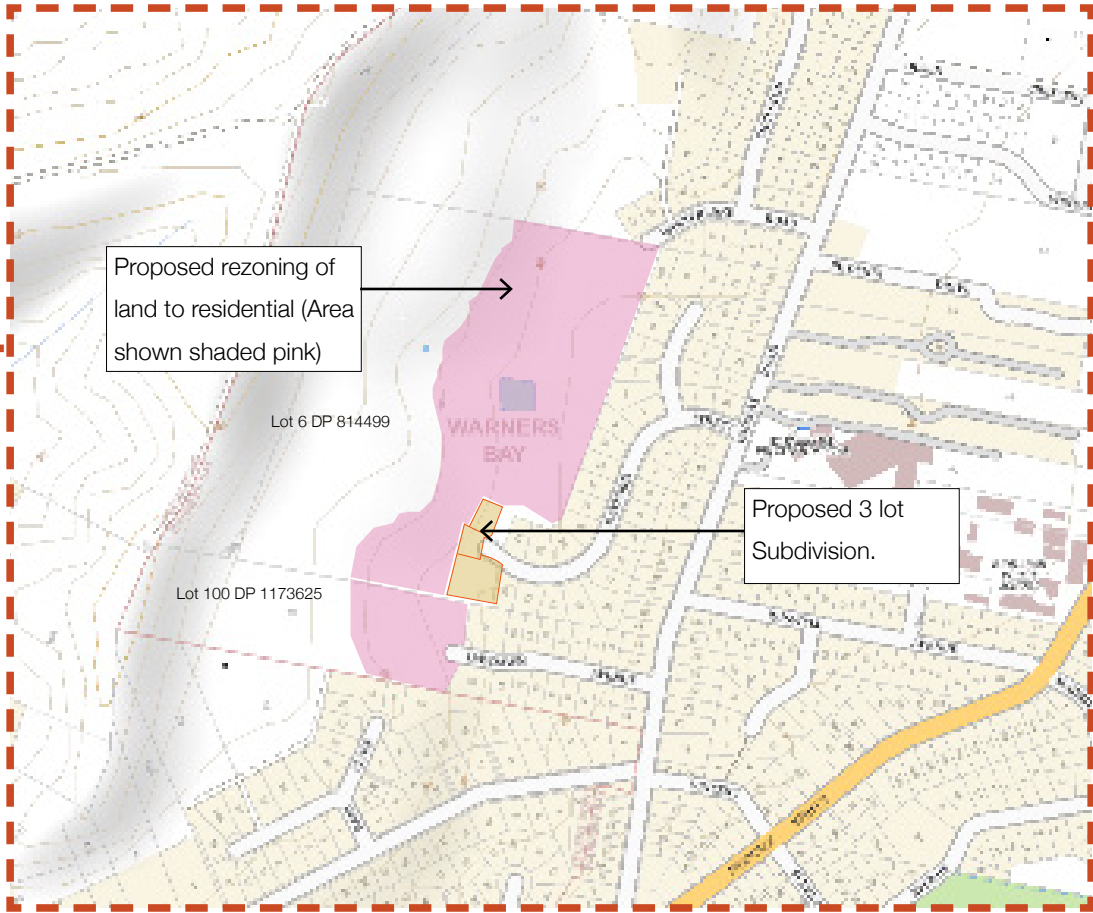


FIGURE 2. THE PROPOSED DEVELOPMENT

- SHEET 1** SITE LOCALITY PLAN & PROPOSED DEVELOPMENT
- SHEET 2** VISUAL IMPACT ASSESSMENT OVERVIEW
- SHEET 3** PRELIMINARY VISUAL IMPACT ASSESSMENT OVERVIEW
- SHEET 4** VIEWPOINTS 1-3
- SHEET 5** VIEWPOINTS 4-6
- SHEET 6** VIEWPOINTS 7-9



## 1.0 PRELIMINARY VISUAL IMPACT ANALYSIS (PVIA)

The objectives of this Preliminary VIA are as follows:

1. To identify and describe the existing visual/landscape environment and to evaluate its current qualities.
2. To determine the visibility of the study area from the general surrounds including major roads and surrounding residential areas.
3. To provide general mitigation measures for consideration in the site planning and design development of the proposal.

## 2.0 METHODOLOGY

1. The undertaking of a viewpoint analysis to identify sites likely to be affected by development of the study area.
2. A photographic survey using a digital camera. Some viewpoints are included simply to provide a general idea to the character of the different areas surrounding the site.
3. A preliminary assessment of those areas most likely affected.

## 3.0 SITE DESCRIPTION

### Site description

The subject sites 40 Rayford Street and 19 Daydawn Avenue, Warners Bay are legally described as Lot 6 DP 814499 and Lot 100 DP 1173625 respectively. The Sites are currently a mix of vegetated and cleared land.

### Surrounding Land use

Land to the west is characterised by a corridor of dense vegetation. Land slopes down to the east of the Site and is predominantly residential development consisting of one and two storey dwellings.

The vegetated ridgeline to the west of the Site forms a backdrop to the residential areas of Warners Bay. Vegetation associated with the Site forms a vegetated backdrop to the residences of Rayford Street.

## 4.0 THE PROPOSAL

This PVIA relates to two proposals (refer to **Figure 2**):

- The proposed 3 lot subdivision at the end of Rayford Street;
- The rezoning of existing land from E2 Environmental Conservation land to Residential. The rezoning is generally confined to cleared land on the lower part of the 40 Rayford Street and 19 Daydawn Avenue.

Access to the Site is off Rayford Street, Winterlake Street and Daydawn Avenue. For the purpose of this PVIA it is assumed clearing of vegetation below the 54m contour line will occur to accommodate future development.

## 5.0 LMCC SCENIC MANAGEMENT GUIDELINES

### LMCC Landscape Values:

Generally, the core landscape values for Warners Bay, as identified in LMCC's Scenic Management Guidelines (2013) are focused on protecting the foreshore and encouraging appropriate development for the town. There will to be no adverse impacts on the foreshore as a result of the development.

### LMCC Scenic Management Zone:

An overview of the scenic management guidelines applicable to the development (as outlined in LMCC for the Warners Bay setting) have been noted in the following table.

Scenic Management Guidelines
View corridors to the lake and western ranges along streets, within public reserves and from town centres are retained and enhanced where possible.
Buildings are of a scale that does not dominate views from the lake nor breach the tree-line of surrounding ridgelines.

## 6.0 FINDINGS

The visual analysis illustrates that views towards the site are limited. From a regional context, the proposal is in keeping with the existing character of residential development associated with Warners Bay. Due to a combination of distance, vegetation and the existing visual character of Warners Bay, it is likely the proposal would be viewed as an extension of the existing residential development in the area.

The study area is largely screened from surrounding residential properties due to topography, vegetation and local screening factors (such as residences and vegetation associated with residential lots). The study area is not likely to be visible from Lake Macquarie foreshore.

The highest visual impact is likely to be from the residential areas immediately adjoining the proposal. In particular houses along Rayford Street, Peachwood Close, Rani Close, Daydawn Avenue and Winterlake Road.

## 7.0 CONCLUSION

Overall the proposed rezoning is likely to have a low visual impact on the existing surrounding environment in terms of landscape and scenic values. The proposed development is in keeping with the existing visual character of the area. To ensure the proposal has a minimal visual impact, the design should consider some or all of the following mitigation strategies:

- Retention of significant existing vegetation where possible.
- The height of the development will not exceed the ridgeline or tree line.
- Building materials are selected to reduce colour contrast and blend any new and existing structures as far as possible into the surrounding landscape;
- Vegetation is integrated within the development to minimise the contrast between natural and built elements;





**FIGURE 3.** PRELIMINARY VISUAL IMPACT OVERVIEW





#### Viewpoint 01.

This photograph was taken from Ruswell Avenue looking in a generally west direction towards the Site. Views from this location are contained by residential dwellings to the north and south. Views extend to the west towards the vegetated ridgeline.

It is likely some loss of vegetation associated with the Site would be noticeable from this location. Vegetation to the west of the Site would remain and is likely to maintain the vegetated backdrop from this location.



#### Viewpoint 02.

View from the end of Winterlake Road looking in a generally south west direction towards the Site. Views from this location extend across open grazing land to the vegetated ridgeline. Existing residential development associated with Rayford Street and Peachwood Close backs onto the paddocks. From this location it is likely removal of existing vegetation associated with the residential subdivision will be noticeable. The proposed rezoning of land would alter the existing rural character from this location.



#### Viewpoint 03.

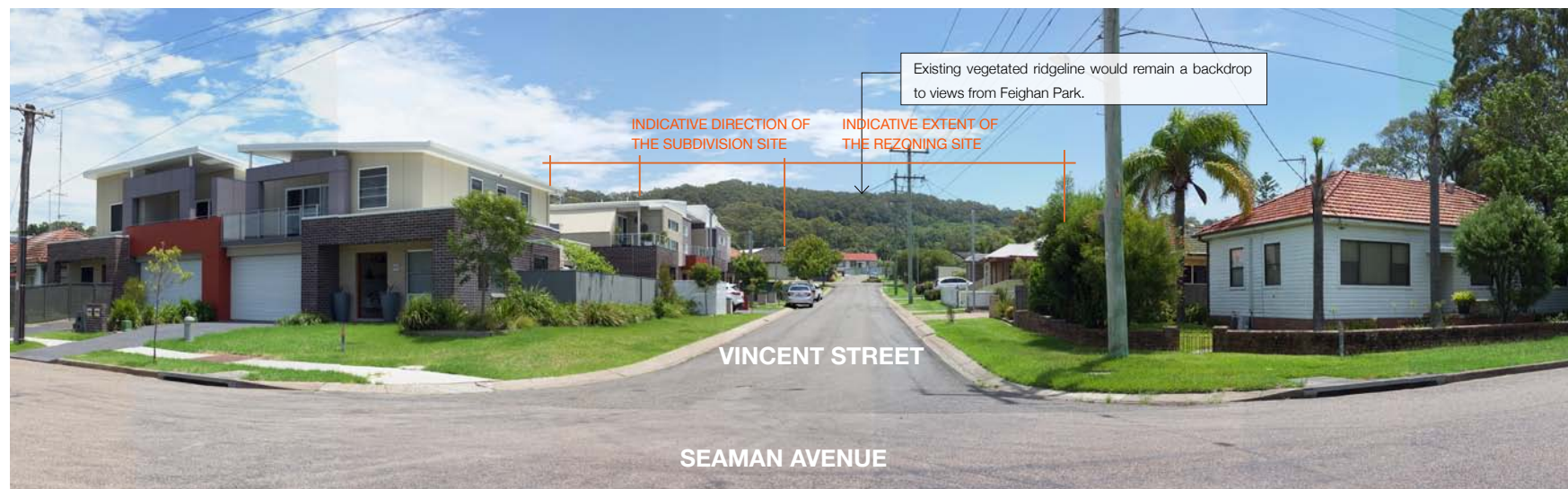
This photograph was taken from Peachwood Close looking in a west direction towards the Site. Some loss of vegetation associated with the residential subdivision (to the south west) may be noticeable from this location. Views towards the rezoning Site would be available, however fragmented by a combination of vegetation and residences in the foreground.





#### Viewpoint 04.

This photograph was taken from Rayford Street, from the front of house number 22. Views at the end of Rayford Street are currently terminated by dense vegetation associated with the Site. It is likely vegetation associated with the proposed residential lots will require removal to accommodate any future development. The visual character from this location would be altered, however it is likely existing vegetation to the west of the Site would assist in maintaining a vegetated backdrop to Rayford Street.



#### Viewpoint 05.

This photograph was taken from Seaman Avenue (adjoining Feighan Park) looking along Vincent Street towards the hillside associated with the Site. Due to a combination of existing vegetation and residences it is unlikely vegetation removal associated with the residential subdivision off Rayford Street would be noticeable from this location. It is likely the rezoning of land would be noticeable from this location. Residential development forms apart of the existing visual character and it is likely any development (if similar to the existing scale of existing residences) would appear in keeping with the character of the area.



#### Viewpoint 06.

View from foreshore carpark off The Esplanade, approximately 40 metres east of Fairfax Road. Views from the foreshore are contained to the north west by the vegetated ridgeline. It is unlikely the removal of vegetation to accommodate development on the Site would be noticeable from this location. The vegetated visual backdrop would not be impacted.





#### Viewpoint 07.

View from Daydawn Avenue looking in a generally west direction towards land associated with the Site (19 Daydawn Avenue). Views along Daydawn Avenue extend to the vegetation associated with the Site. It is likely views from this location would be altered by the proposed rezoning. However, any residential development associated with the Site would be in keeping with the existing visual character.



#### Viewpoint 08.

View from Daydawn Avenue looking in a generally north direction towards the Site. It is likely proposed residential development associated with the rezoning would be predominantly screened by existing residences associated with Rani Close. Some views towards residences may be visible between existing houses, however the visual impact would be minimal. Proposed residential development would be in keeping with the scale and character of existing residences. The existing vegetated ridgeline to the west would be retained.



#### Viewpoint 09.

View from Fairfax Road, near Vincent Street looking in a generally north west direction towards the Site. Views towards the Site from this location are generally screened by existing residences and vegetation in the foreground. Views towards the vegetated backdrop to the west would be unimpeded. The visual impact would be unnoticeable from this location.