

Urban Design & Visual Impact Assessment

131 St.Vincent Street, Ulladulla

June 2024

C O X



Contents

1.0	Introduction	03	3.0	Photomontage Assessment	29
1.1	Purpose of this report	03	3.1	Visual Impact Assessment Methodology	30
1.2	Methodology	03	3.2	Detailed Design Statement	31
1.3	Existing Site & Context	03	3.3	View 1 - View from Princes Hwy & St.Vincent St	32
1.4	Ulladulla Greater Context	04	3.4	View 2 - View from Prince Hwy & North St	33
1.5	Ulladulla Context	05	3.5	View 3 - View from Warden Head Lighthouse	34
1.6	Existing Zoning	06	3.6	View 4 - View from Deering & Did-Dell St	35
1.7	Existing Road & Transport Network	07	3.7	View 5 - View from Princes Hwy & Deering St	36
1.8	Opportunities & Constraints	08	3.8	View 6 - View from 116-118 St.Vincent St	37
1.9	Visual Context	09	3.9	View 7 - View from Deering & St.Vincent St	38
2.0	Proposal	12	3.10	View 8 - View from 21 Deering St	39
2.1	Masterplan	13	3.11	View 9 - View from Dunn Lewis Centre	40
2.2	Site Plan	14	3.12	View 10 - View from Princes Hwy & Pitman Ave	41
2.3	Waste & Traffic Strategy	15	3.13	View 11 - View from Seaside Pde (Dolphin Point)	42
2.4	FSR Assessment	16	4.0	Further Urban Design Considerations	43
2.5	Ground Floor Plan	17	5.0	Conclusion & Findings	44
2.6	Typical Floor Plan	18			
2.7	Roof Plan	19			
2.8	Basement 1 Plan	20			
2.9	Basement 2 Plan	21			
2.10	Elevations	22			
2.11	Sections	23			
2.12	Perspective Renders	24			
2.13	Shadow Diagrams	28			

1.0 Introduction

1.1 Purpose of this report

This Urban Design and Visual Impact Assessment has been prepared by Cox Architecture on behalf of The Trustee for the Ulladulla Precinct Trust to support the planning proposal for a Mixed-Use Development at 131 St.Vincent Street, Ulladulla.

This report describes the urban design considerations and visual impact for an indicative mixed-use development concept design for the site in accordance with the planning proposal’s proposed controls.

1.2 Methodology

This assessment is based on best practice and Cox Architecture's experience in the field of the assessment of visual impact.

This assessment has been undertaken in the following three steps:

1. Preliminary visual context analysis

Analysis of the surrounding area, neighbouring sites and broader context of Ulladulla.

All photos used in this report have been taken on 07 August 2023, with the location coordinates and elevation recorded for each image. Specific location of images have been chosen / approved by Council.

2. Photomontage assessment

Detailed assessment of key views identified in the visual context analysis. To assist in the positioning of the views, a 3D model of the proposal, surrounding buildings and landscape was created by Cox Architecture, this overlayed with geo-referenced imagery and matching the positioning of views with the individual images, has made each photomontaged view as accurate as possible .

3. Conclusion and Findings

Conclusion of overall assessment taking into account all information explored in steps 1 & 2.

1.3 Existing Site & Context

The site is located within the coastal town of Ulladulla. 2hrs South of Wollongong and 45mins North of Batemens Bay, it situates itself as a desirable stopover or destination for people travelling along the coast.

The site is located close to the town centre which consists around the main road that runs through town (Princes Hwy). The town centre consisting of a variety of shops with large supermarkets, retail, local cafe & restaurants, medical and cinema. It is also adjacent to the harbour consisting of boating, beaches and public spaces.

The site itself is situated between a mix of industrial, food, residential and sporting areas, which make this an ideal spot for a mixed-use proposal that provides easy access for future residents.

1.0 Introduction

1.4 Ulladulla Greater Context

This diagram highlights the location of the site and its proximity to surrounding areas such as the Ulladulla Town Centre, highlighted by the Woolworths, Ulladulla High School, Rennies Beach, Harbour Beach & the local Sports Park.

This highlights its suitability for the potential proposed future residents of the development.



1.0 Introduction

1.5 Ulladulla Context

Legend	
1	SH Council Ulludulla Branch
2	Dunn Lewis Centre
3	Mollymook Bridge Club
4	Furniture 4U
5	Ulladulla Storage
6	Blue Room Car Wash
7	Project Lighting
8	Masters Builders
9	Mavericks Coffee
10	McDonald's
11	Betta Electrical
12	New Bunnings
13	Zambrero / Oporto
14	Super Cheap Auto
15	Best and Less
16	Subway
17	Service NSW
18	Caltex Service Centre
19	Ampol Service Centre
20	Country University Centre
21	Repco
22	Mitre 10
23	Boots Great Outdoors
24	Office National
25	F45 Gym
26	Lucky's Seafood
27	Hales Douglas Accounting
28	Craft Coffee / Florist
29	Sportspower / Toy World
30	Harris Scarfe
31	Ulladulla Podiatry
32	Sally Jacobs Remedial Massage & Sports Therapy
33	Pigeon House Motor Inn
34	Tribe Fitness Studio
35	Stacey Abbott Podiatry
36	Ulladulla Support Services





This diagram gives a greater understanding of the surrounding businesses located close to the site. Due to the number and types of businesses located close to the site it would not be out of place for the commercial and retail opportunities proposed as part of the proposal.

1.0 Introduction
1.6 Existing Zoning

This diagram is to highlight the surrounding zoning to the site. The site is located between a mixture of industrial, residential, productivity & mixed-use zones, making it suitable to becoming a Mixed-use Zone.

Legend

	Site
	Potential future mixed use zone
E2	Commercial Centre
E3	Productivity Support
E4	General Industrial
MU1	Mixed Use
R2	Low Density Residential
R3	Medium Desnsity Residential
SP2	Infrastructure
RE1	Public Recreation
C2	Environmental Conservation









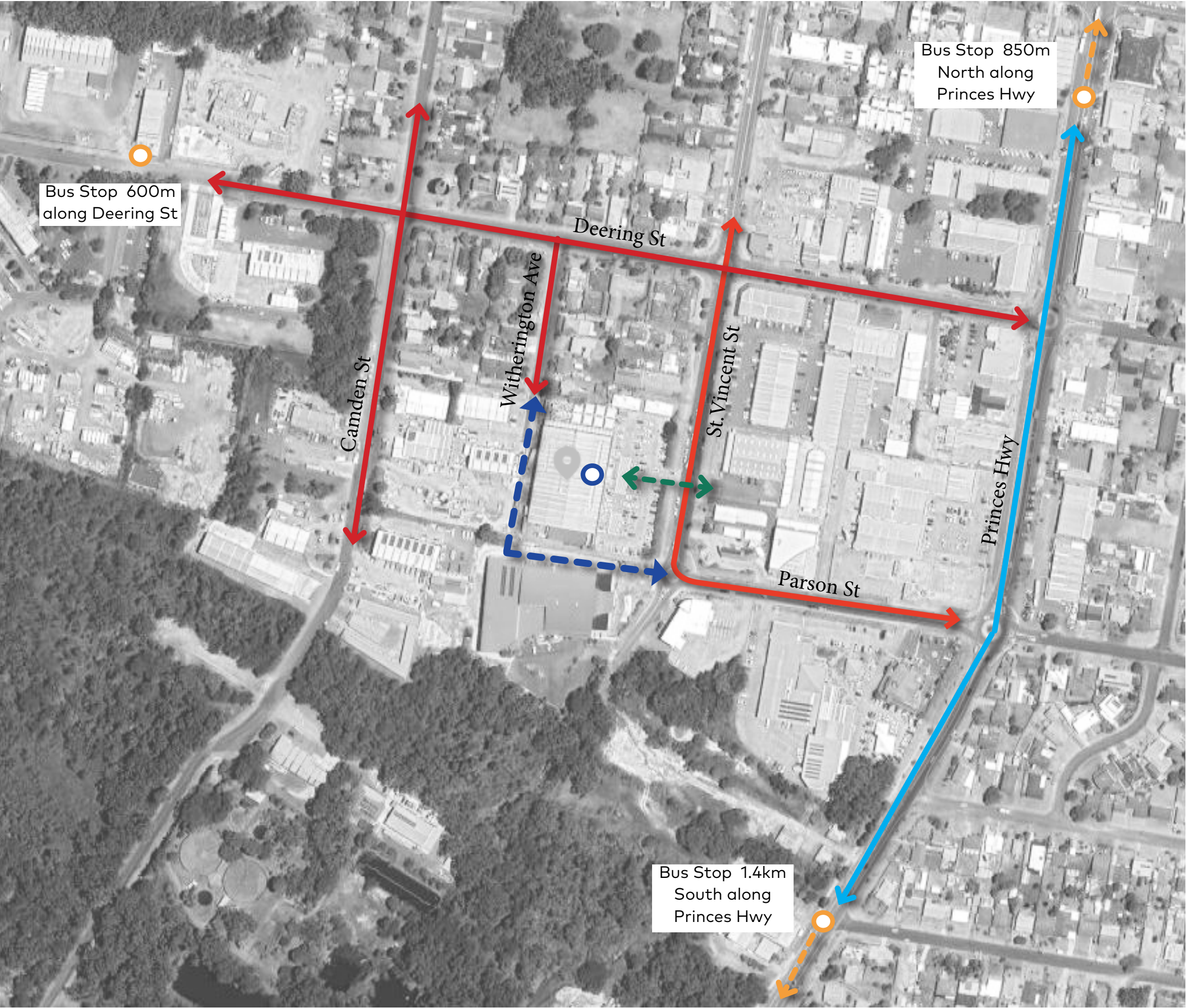
1.0 Introduction

1.7 Existing Road & Transport Network

The site has a frontage to St Vincent Street which provides the dominant pedestrian and vehicular entry to the site.

There is an existing service lane connecting the Parson Street through to Witherington Avenue which is currently used by Bunnings Warehouse. The closest bus stop is 600m away on Deering Street, and there are others North and South along Princes Hwy.

Legend	
	Site
	Existing Service Lane
	Pedestrian Access
	Existing Roads
	Existing Highway
	Existing Bus Stops












1.0 Introduction

1.8 Opportunities & Constraints

Conditions of the site such as solar aspect, sea breezes and views have been considered in the design & layout of the proposal.

There is an opportunity to introduce and reinforce vehicular laneways to the site to assist with vehicular access and servicing. These laneways have the opportunity to be extended in the future with the redevelopment and rezoning of adjacent blocks, creating stronger connections through to Camden St & Witherington Ave.

Legend	
	Site
	Pedestrian Circulation
	Car Circulation
	Existing Laneway
	Potential Extension / Introduction of Laneways
	Potential Extension / Introduction of Laneways (not part of Planning Proposal)
	Sea Breeze
	Sun Path
	Ocean Views



1.0 Introduction
1.9 Visual Context

The view locations identified on the map have been selected and approved by Council. They give a comprehensive and varied perspective of different views within Ulladulla which may be affected by the proposal.

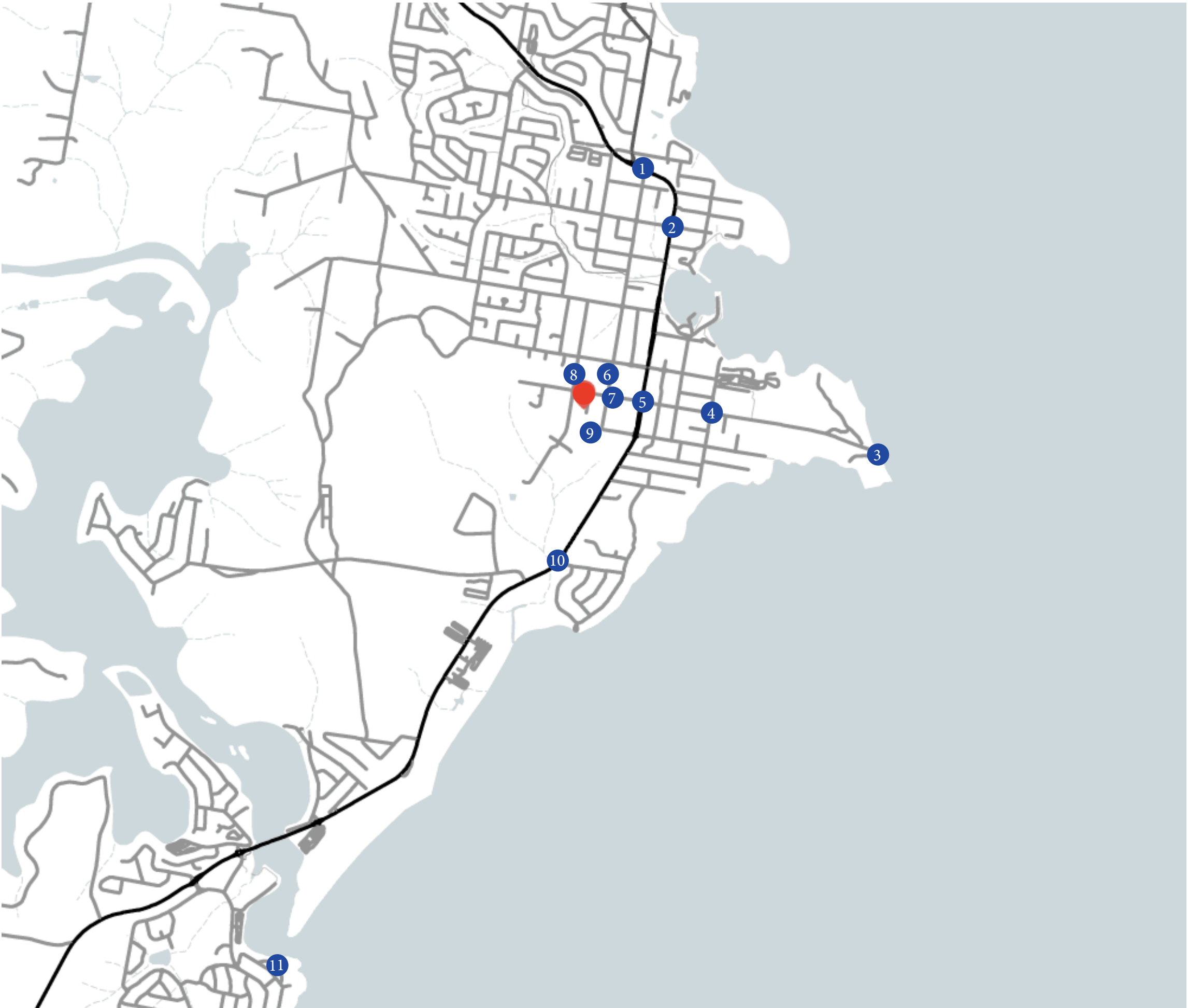
There are views that represent the immediate context surrounding the site, views along Princes Hwy the main route through town and some views from key iconic areas within and around town, namely Warden Head Lighthouse and Dolphin Point.

Legend

Site Location

1

View Location



1.0 Introduction
1.9 Visual Context

Views of surrounding context in close proximity to the site



9 View from the driveway entry to Dunn Lewis Centre



8 View from 21 Deering St



7 View from corner of St.Vincent & Deering St looking toward the site.

View towards the site approaching from the North



1 View from corner of Princes Hwy & St.Vincent St



2 View from corner of Princes Hwy & North St



6 View from 116-118 St.Vincent St

1.0 Introduction
1.9 Visual Context

Views towards the site
approaching from the West



3 View from Warden Head Lighthouse



4 View from corner of Deering St & Did-Dell St



5 View from corner of Deering St & Princes Hwy

Views towards the site
approaching from the South



11 View from Seaside Parade (Dolphin Point)



10 View from corner of Princes Hwy & Pitman Ave

2.0 Proposal

C O X



2.0 Proposal
2.1 Masterplan

BUILDING 4
(TOTAL 5 STOREYS)

RESIDENTIAL(per floor): 755m²
TOTAL: 3775m²

BUILDING 2
(TOTAL 6 STOREYS)

COMMERCIAL(Ground): 780m²
RESIDENTIAL (per floor): 1145m²
TOTAL(Resi Only): 5725m²
TOTAL (Building): 6505m²

BUILDING 3
(TOTAL 3 STOREYS + ROOFTOP)

COMMERCIAL: 2530m²
CHILDCARE: 1270m²
TOTAL: 3800m²

BUILDING 1
(TOTAL 5-6 STOREYS +ROOFTOP)

COMMERCIAL(Ground): 1400m²
RESIDENTIAL (typ floor): 1325m²
RESIDENTIAL (top floor): 480m²
TOTAL(Resi Only): 5780m²
TOTAL (Building): 7180m²

OPPORTUNITY TO EXTEND TO
15M WIDE ROADWAYS IN
FUTURE DEVELOPMENTS

ACCESS FROM WITHERINGTON
AVENUE (ENTRY ONLY)

NORTH CARPARK ENTRY

CHILDCARE
DROPOFF ZONES

NORTH LANEWAY (TWO-WAY)

WEST LANEWAY (ONE-WAY)

SOUTH LANEWAY

SOUTH CARPARK ENTRY
AT LOWER LEVEL

WASTE PICKUP/ SERVICE
ZONE AT LOWER LEVEL

PEDESTRIAN
ACCESS

ST.VINCENT STREET

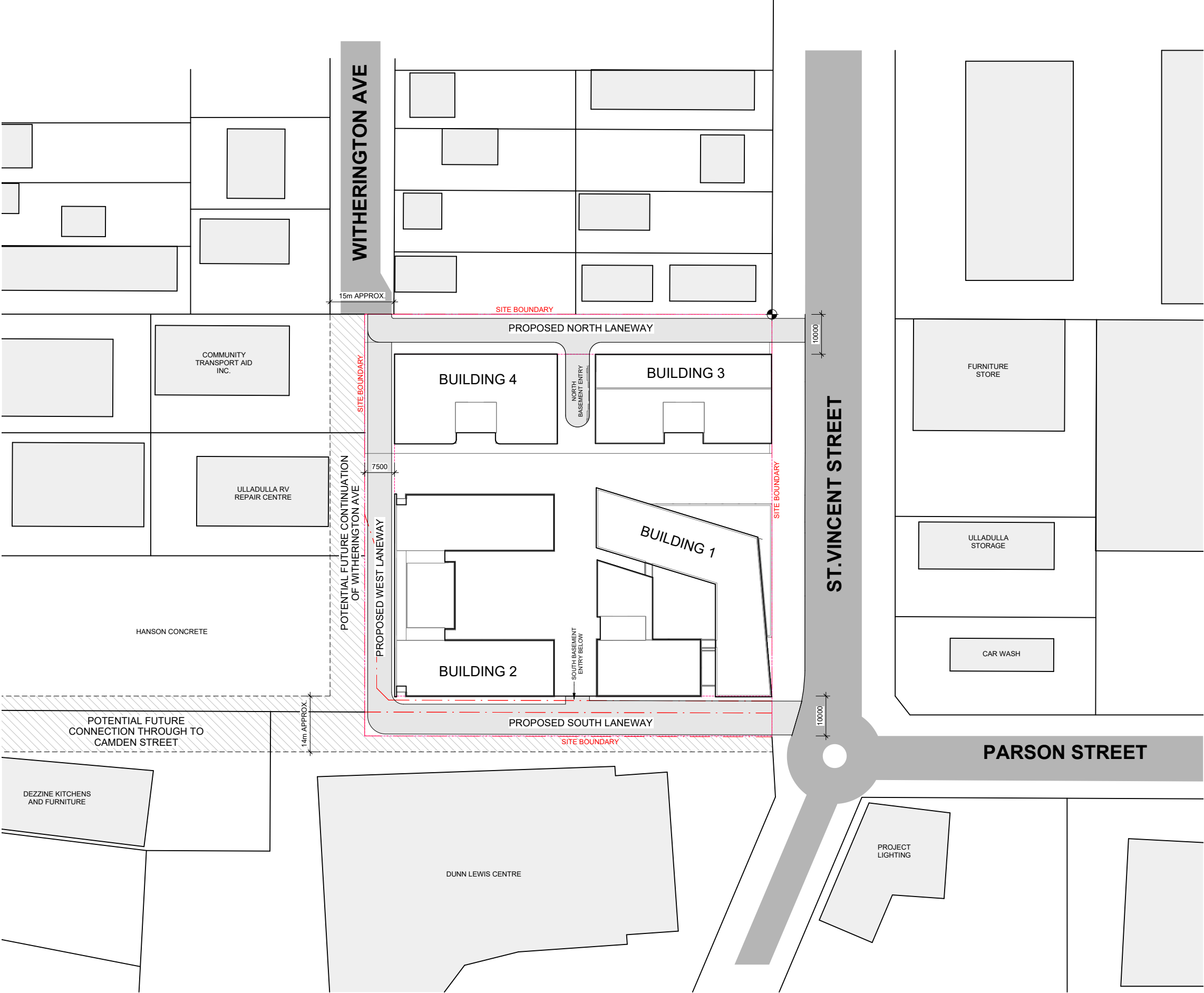
2.0 Proposal

2.2 Site Plan

The proposal is broken down into 4 buildings reducing the overall scale of the development.

The smaller buildings are located to the north of the site to improve solar gain to the site and to respond to the scale of the residential blocks to the north.

The larger buildings to the south are broken up into smaller forms which further reduce the scale and provide internal courtyards which create protected public spaces on ground floor.



2.0 Proposal

2.3 Waste & Traffic Strategy

WASTE COLLECTION
STRATEGY

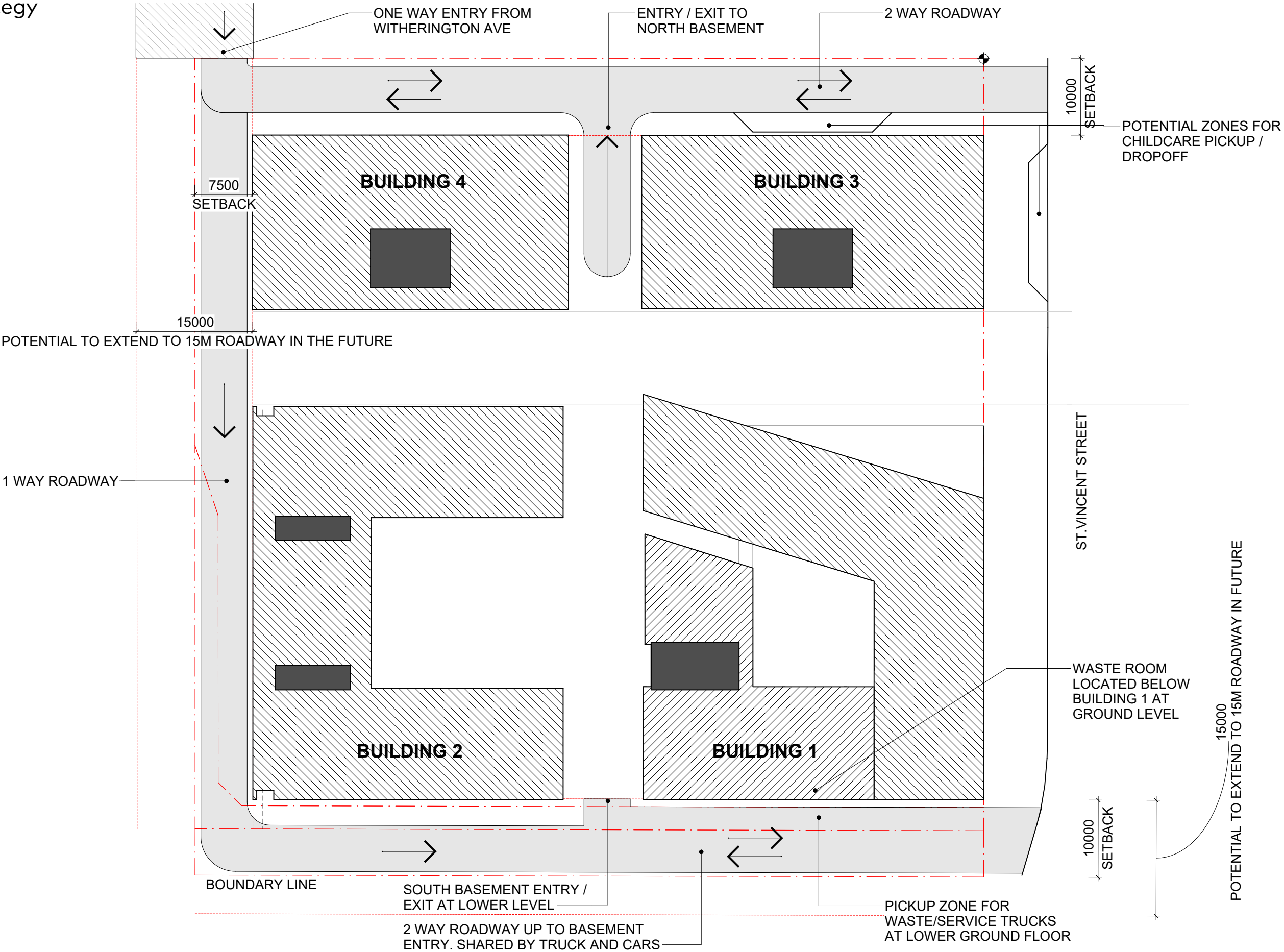
It is intended that the waste truck will enter the site from St.Vincent Street via the north roadway adjacent to Buildings 3 & 4.

It would then drive around the perimeter of the site to the waste collection zone which would be located below Building 1 at a lower ground level, due to the slope of the site.

After collection the waste truck can exit out onto St. Vincent Street.

This strategy allows for the waste truck to enter and exit the site without needing to reverse or turn around.

It also means the waste collection can occur at a lower level away from the public areas.



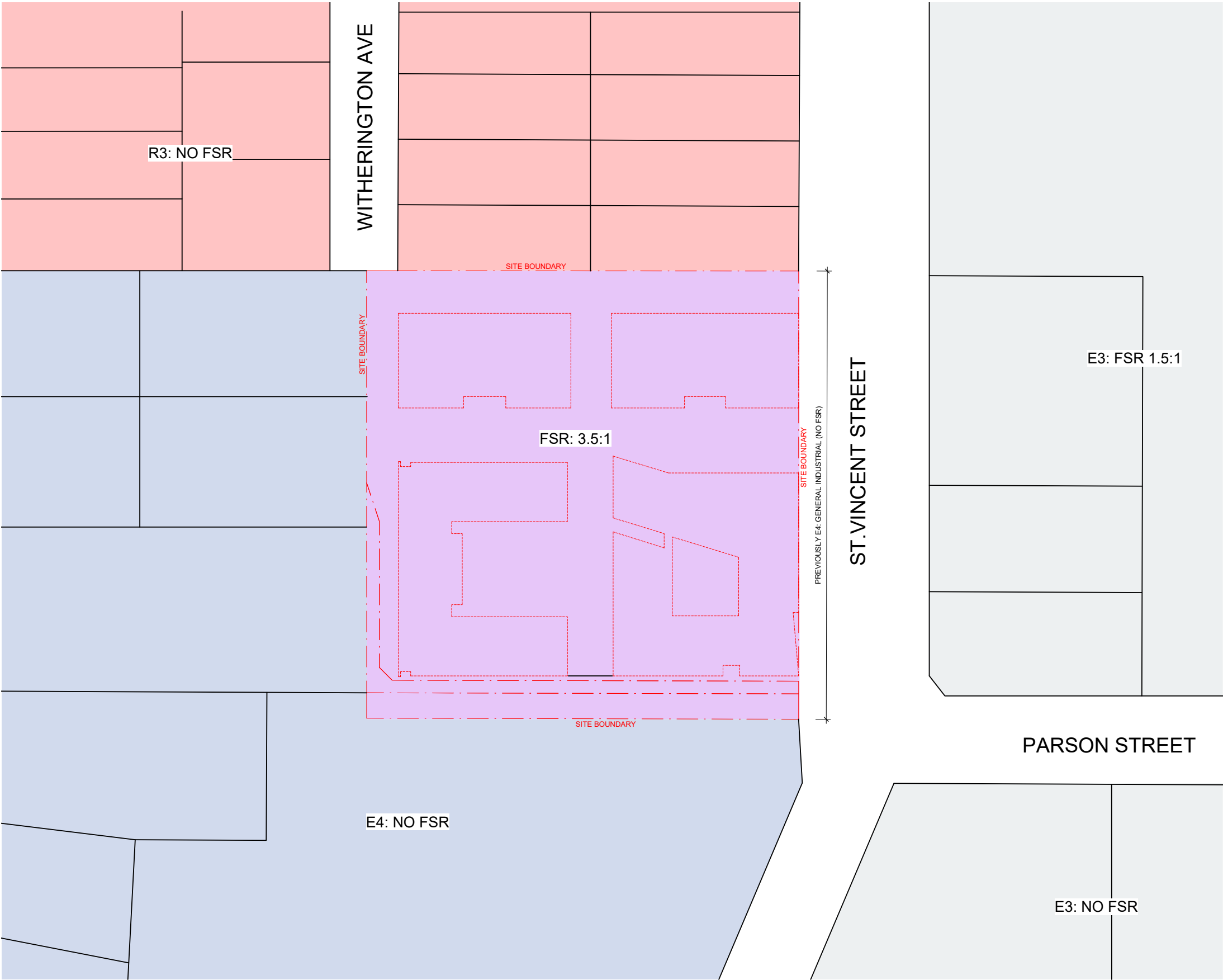
2.0 Proposal

2.4 FSR Assessment

Amending the Floor Space Ratio (FSR) for the site presents an opportunity for significant positive impact. The increased FSR could stimulate the local economy by attracting businesses and residents, fostering job creation and economic growth. Higher density and urbanisation can contribute to a vibrant and efficient use of land, promoting a walkable environment where residents can live, work, and engage in recreational activities.

A mixed-use approach allows for the integration of commercial, residential, and cultural spaces, fostering a dynamic and interconnected community. Additionally, the development's strategic location near public bus stops encourages the use public transport, reducing reliance on private vehicles and alleviating traffic congestion.

Emphasis on sustainable and aesthetically pleasing design, along with the incorporation of community facilities, ensures a positive impact on both the local environment and the overall well-being of the community.

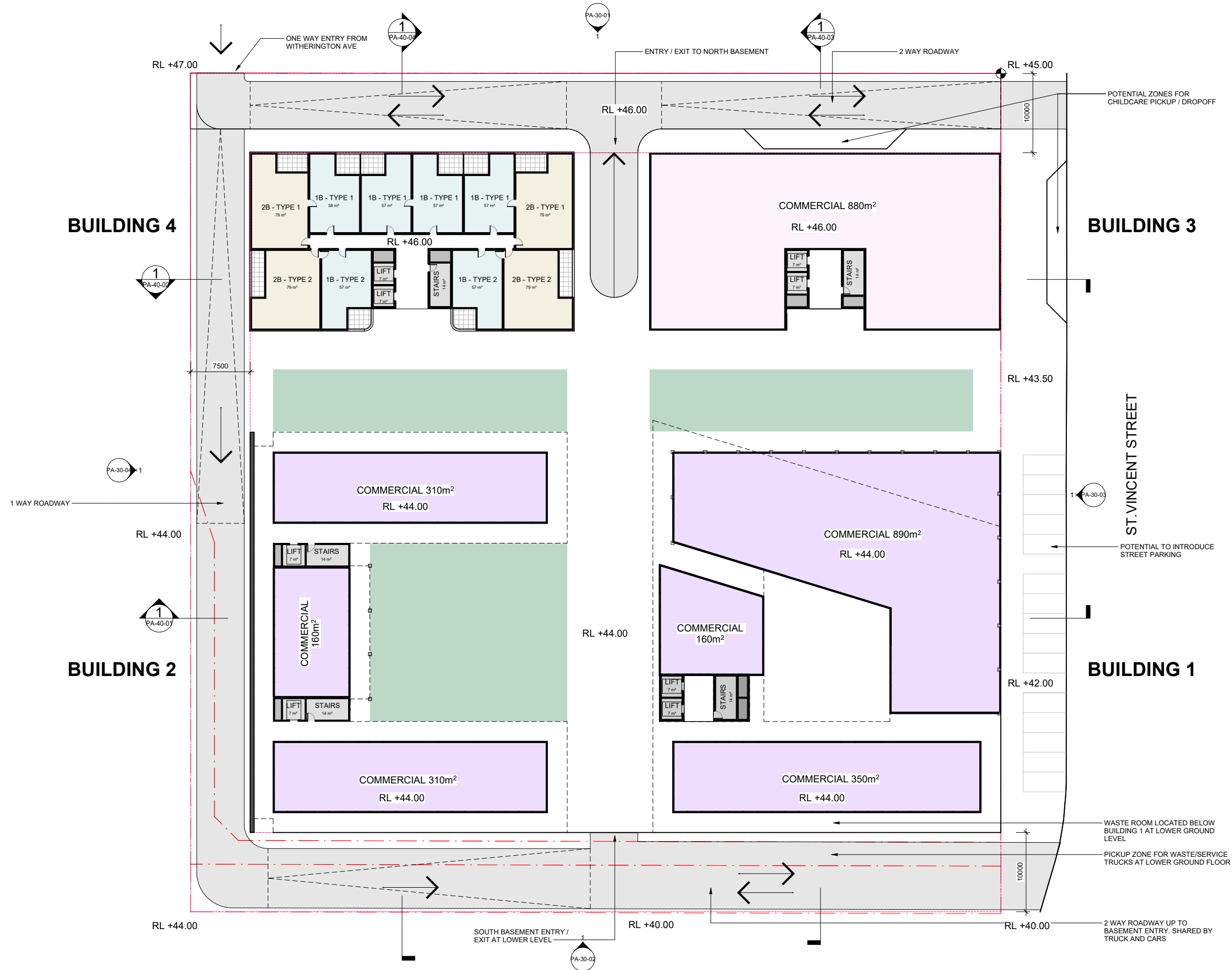


2.0 Proposal

2.5 Ground Floor Plan

The Ground Floor is dedicated to public open space and commercial which will be accessed by the public. There are a series of green open spaces that the commercial tenancies face into creating buffers between each building and proving generous, welcoming spaces to the public.

A service laneway runs around the perimeter, connecting Witherington Ave and allowing for access to basement parking and servicing. This strategy means that vehicular and pedestrian movements are separated.



2.0 Proposal

2.6 Typical Floor Plan

The proposed units are a mix of 1, 2 and 3 bed units. The design for Buildings 1 & 2 are that the circulation is all open to air which results in all units being cross-ventilated.

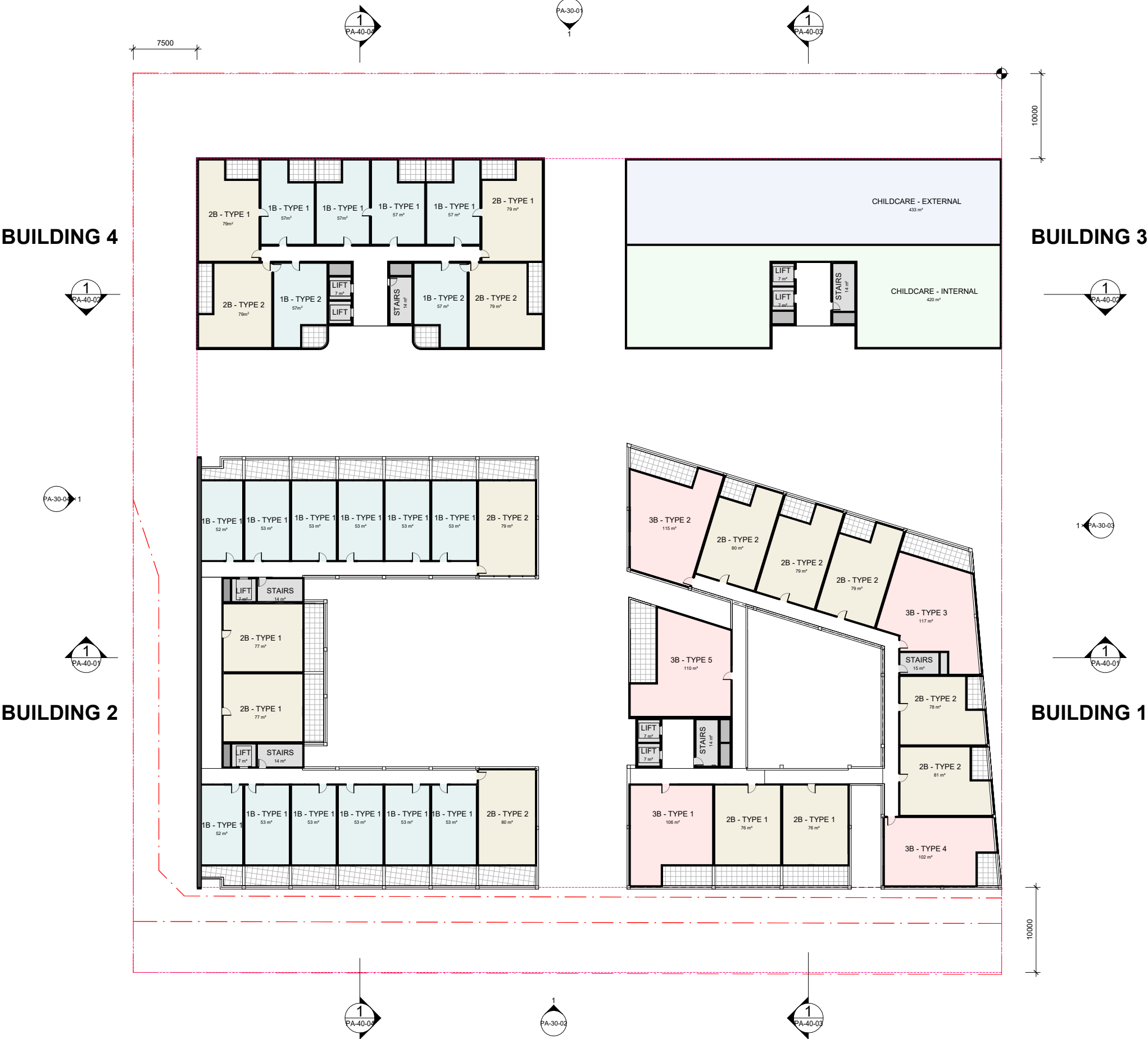
Buildings have been oriented to maximise outlook and views, and overcome direct overlooking between apartment buildings within the development.

RESIDENTIAL - GFA					
BUILDING	TYPICAL LEVEL	NO. OF LEVELS	ATYPICAL LEVEL	NO. OF LEVELS	TOTAL
BUILDING 1	1325 M²	4	480 M²	1	5780 M²
BUILDING 2	1145 M²	5			5725 M²
BUILDING 4	755 M²	5			3775 M²
TOTAL					15280 M²

BUILDING 4 - UNIT COUNT					
UNIT TYPE / LEVEL	1B - TYPE 1	1B - TYPE 2	2B - TYPE 1	2B - TYPE 2	TOTAL
AREA (UNIT)	58 M²	58 M²	81 M²	80 M²	
AREA (BALCONY)	8 M²	8 M²	10 M²	11 M²	
AREA (TOTAL)	66 M²	66 M²	91 M²	91 M²	
GROUND	4	2	2	2	10
LEVEL 1	4	2	2	2	10
LEVEL 2	4	2	2	2	10
LEVEL 3	4	2	2	2	10
LEVEL 4	4	2	2	2	10
TOTAL	20	10	10	10	50
PERCENTAGE	40%	20%	20%	20%	

BUILDING 1 - UNIT COUNT								
UNIT TYPE / LEVEL	2B - TYPE 1	2B - TYPE 2	3B - TYPE 1	3B - TYPE 2	3B - TYPE 3	3B - TYPE 4	3B - TYPE 5	TOTAL
AREA (UNIT)	77 M²	80 M²	106 M²	115 M²	117 M²	102 M²	110 M²	
AREA (BALCONY)	17 M²	10 M²	15 M²	16 M²	21 M²	11 M²	21 M²	
AREA (TOTAL)	94 M²	90 M²	121 M²	133 M²	138 M²	113 M²	131 M²	
LEVEL 1	2	5	1	1	1	1	1	12
LEVEL 2	2	5	1	1	1	1	1	12
LEVEL 3	2	5	1	1	1	1	1	12
LEVEL 4	2	5	1	1	1	1	1	12
LEVEL 5	2	0	1	0	0	0	1	4
TOTAL	10	20	5	4	4	4	5	52
PERCENTAGE	19.2%	38.5%	9.6%	8%	8%	8%	9.5%	

BUILDING 2 - UNIT COUNT				
UNIT TYPE / LEVEL	1B - TYPE 1	2B - TYPE 1	2B - TYPE 2	TOTAL
AREA (UNIT)	53 M²	79 M²	81 M²	
AREA (BALCONY)	13 M²	18 M²	16 M²	
AREA (TOTAL)	66 M²	97 M²	97 M²	
LEVEL 1	12	2	2	16
LEVEL 2	12	2	2	16
LEVEL 3	12	2	2	16
LEVEL 4	12	2	2	16
LEVEL 5	12	2	2	16
TOTAL	60	10	10	80
PERCENTAGE	75%	12.5%	12.5%	

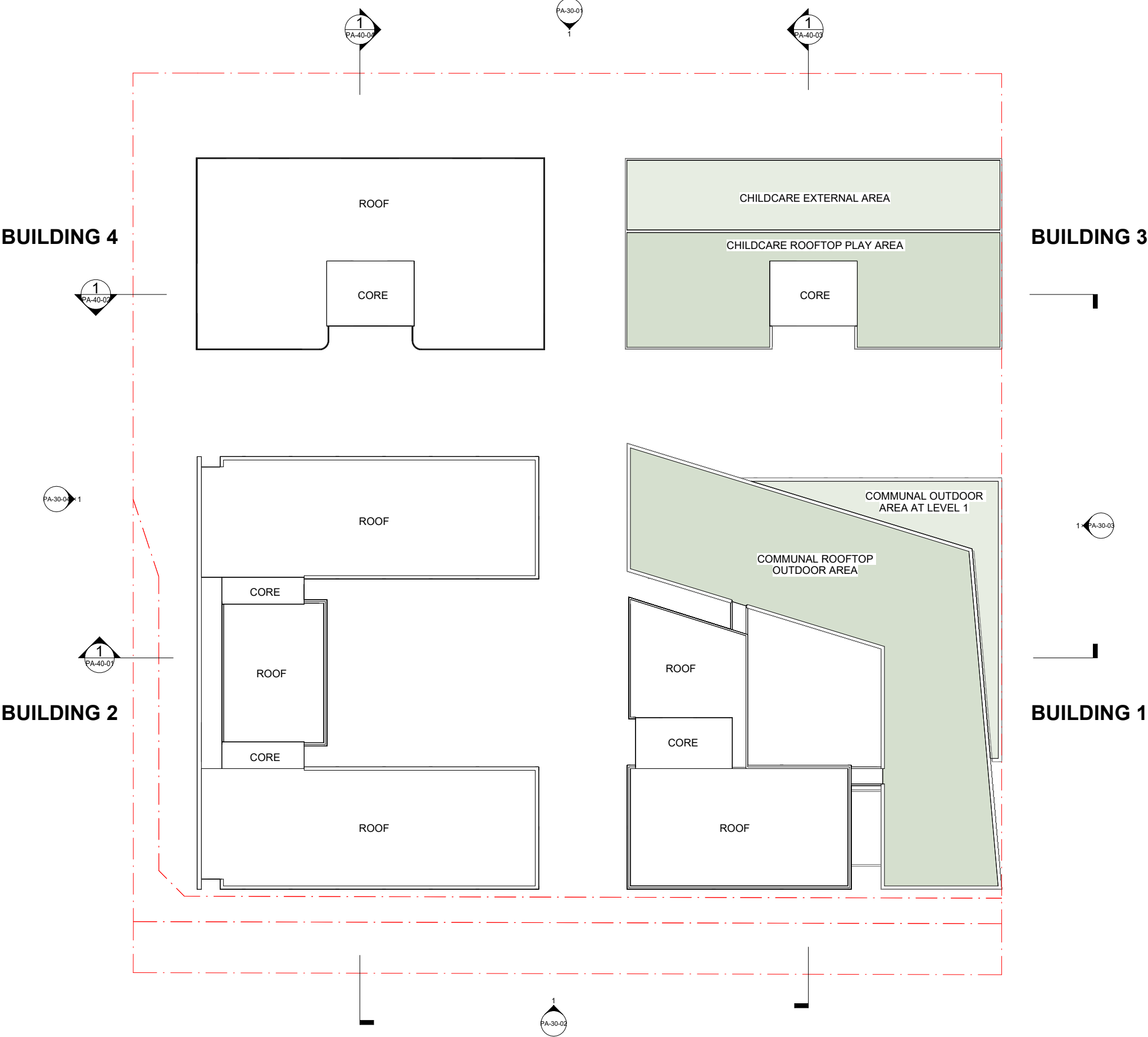


2.0 Proposal

2.7 Roof Plan

The proposed buildings have the opportunity for communal rooftop outdoor areas. Outdoor door areas have been shown to Building 1 and Building 3 with the possibility of incorporating roof top outdoor areas to Building 2.

Rooftop outdoor communal areas have been incorporated to allow for residents to interact and commune with one another and external learning and play areas for the childcare centre.



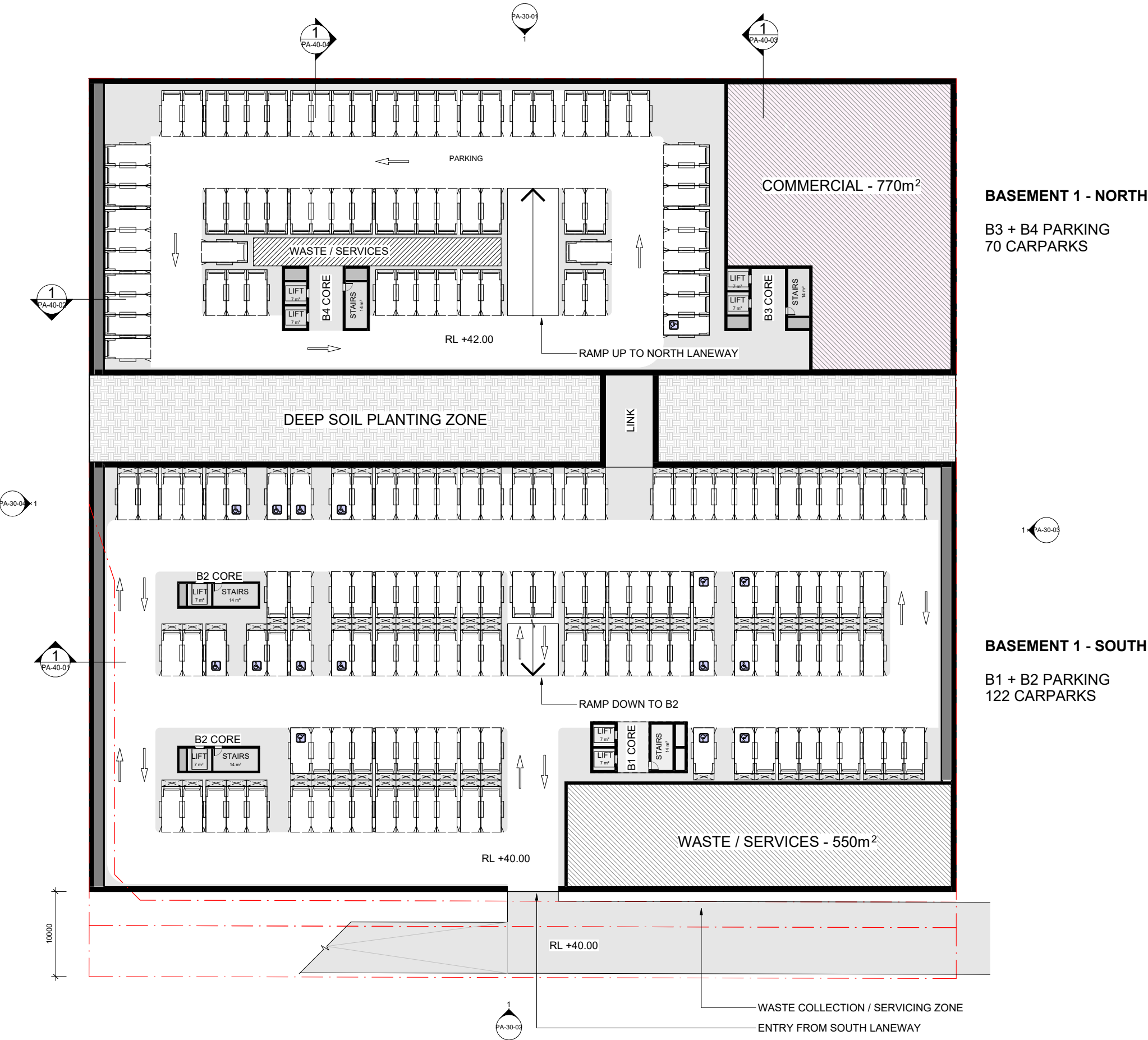
2.0 Proposal

2.8 Basement 1

The basement design is split into two to allow for a deep soil planting zone through the centre of the site, which aligns with the public spaces above, meaning substantial trees will be able to be grown on site.

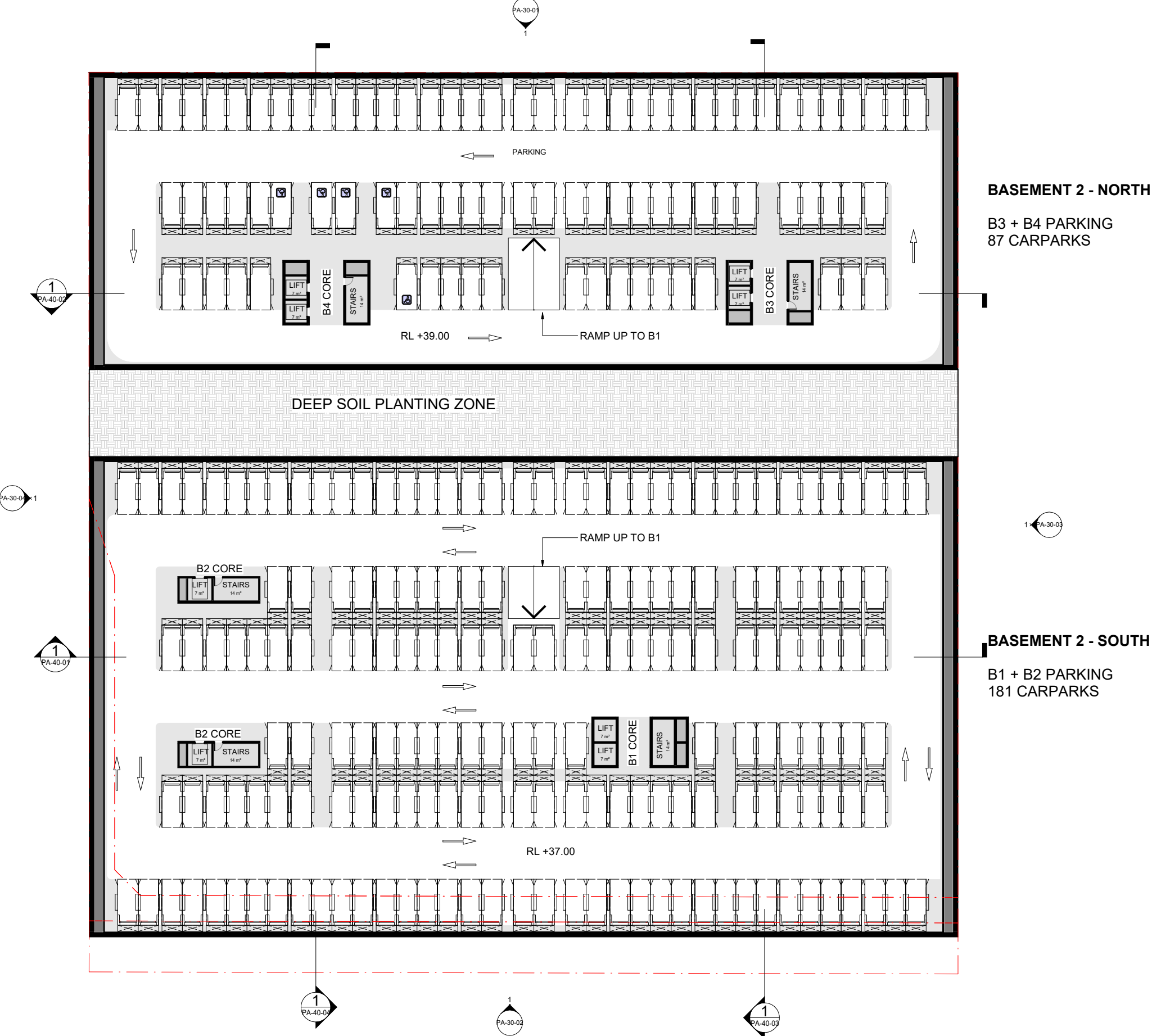
By containing almost all parking to the basement it means that majority of the ground floor can be given back to public spaces and pedestrian use.

Working with the slope of the site we are able to locate waste collection and servicing to the lower level which means it is separated and hidden from public areas.



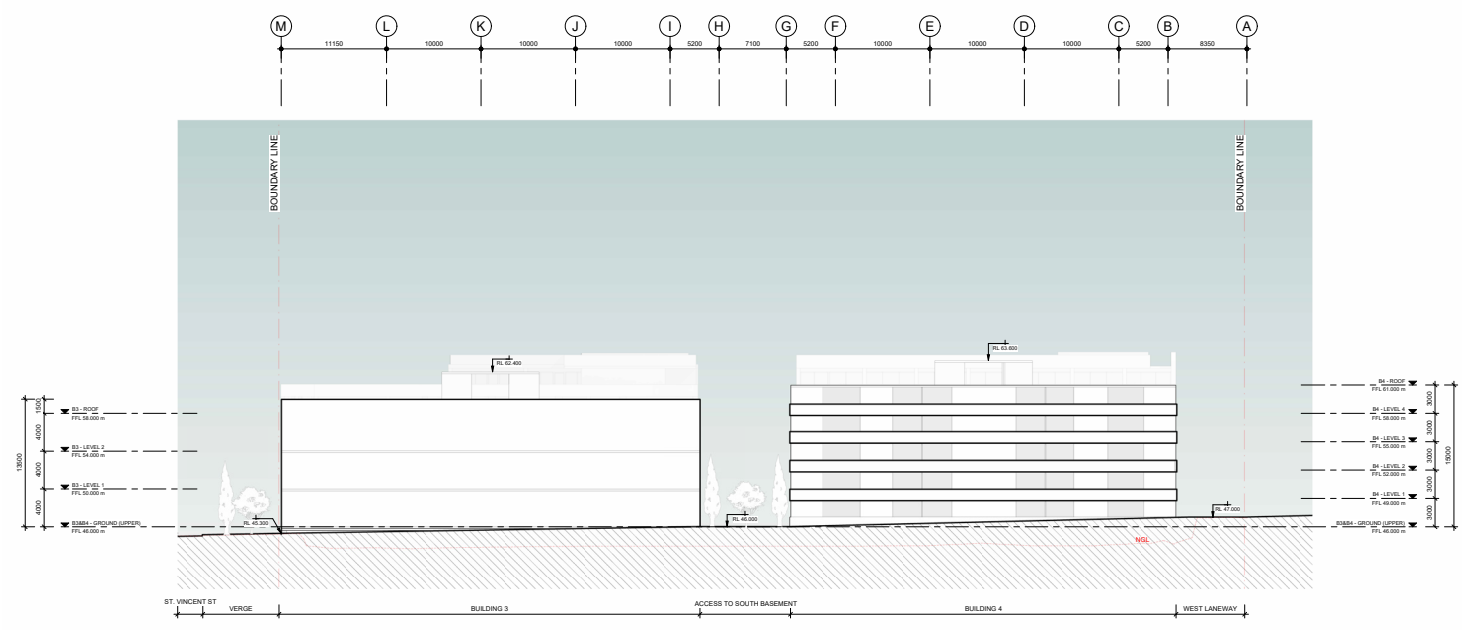
PARKING SCHEDULE			
LEVEL / BASEMENT	NORTH	SOUTH	TOTAL
BASEMENT 2	87	181	268
BASEMENT 1	70	122	192
TOTAL	157	303	460

2.0 Proposal
2.9 Basement 2

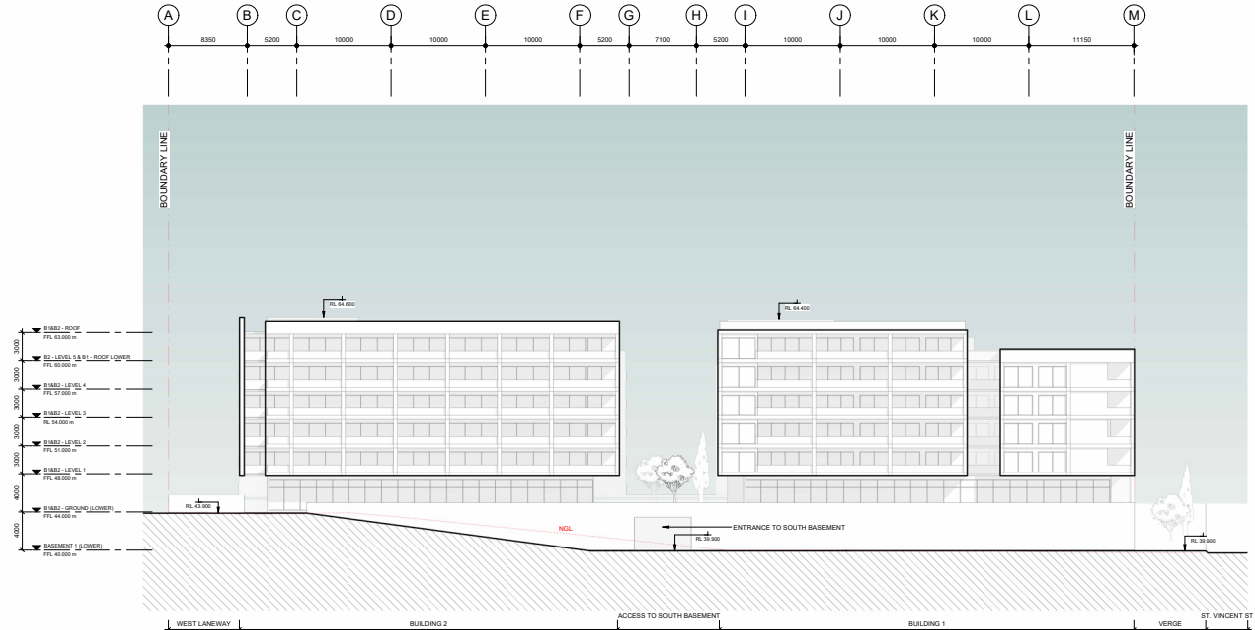


PARKING SCHEDULE			
LEVEL / BASEMENT	NORTH	SOUTH	TOTAL
BASEMENT 2	87	181	268
BASEMENT 1	70	122	192
TOTAL	157	303	460

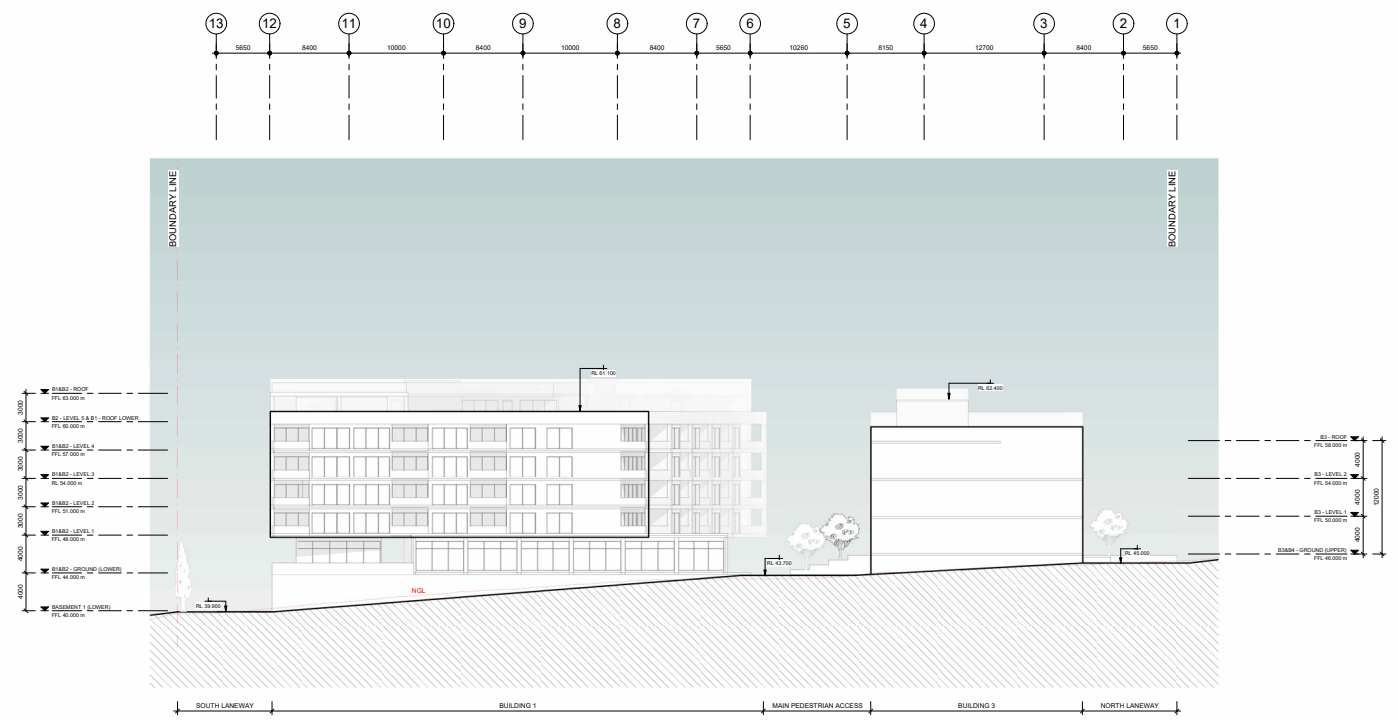
2.0 Proposal
2.10 Elevations



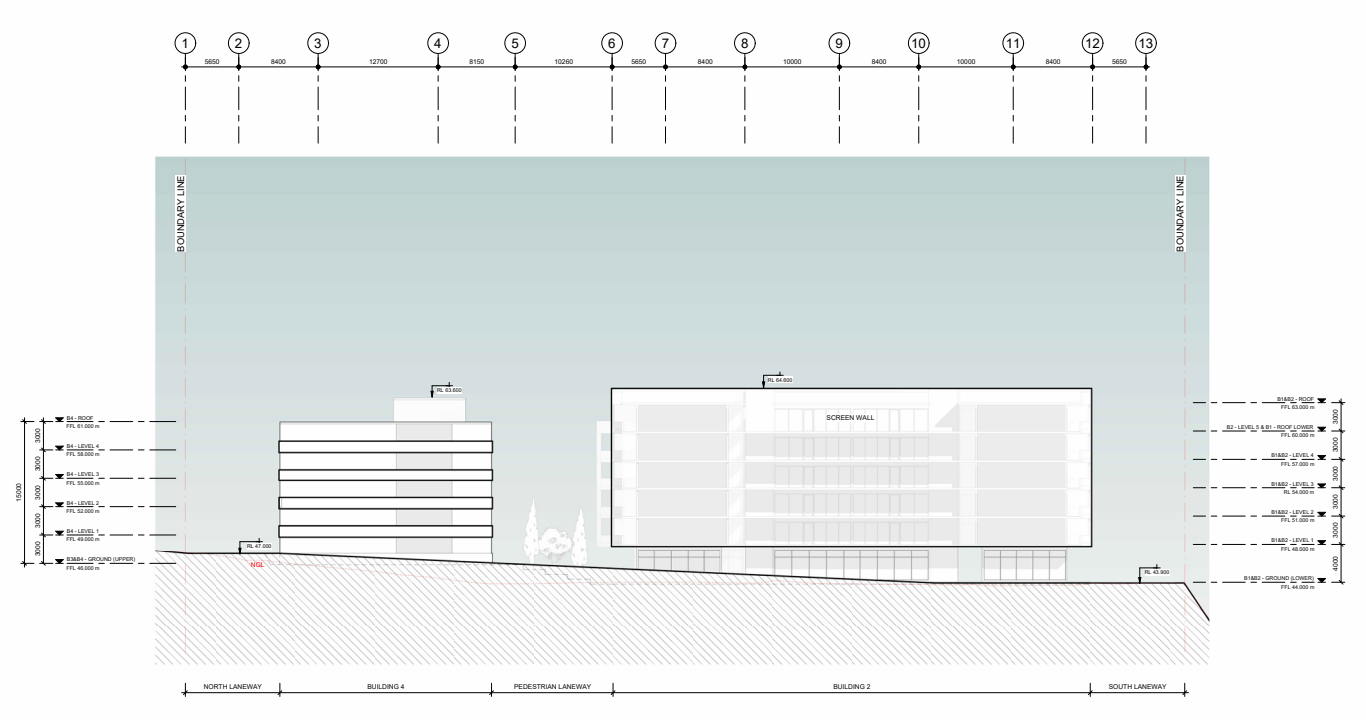
North Elevation



South Elevation



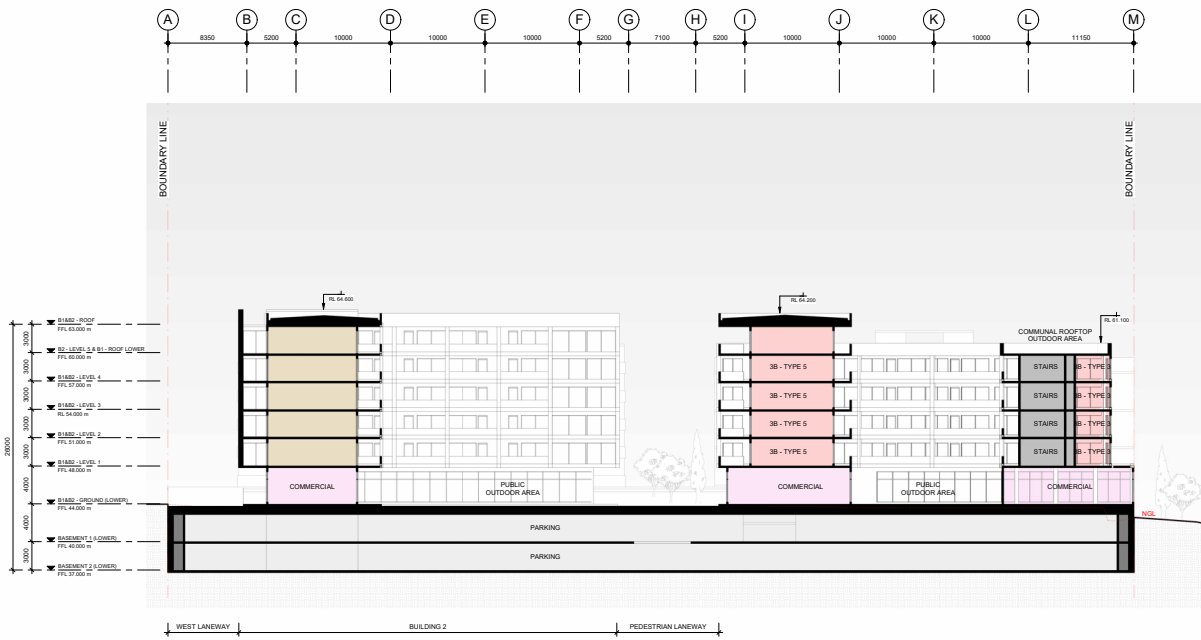
East Elevation



West Elevation

2.0 Proposal

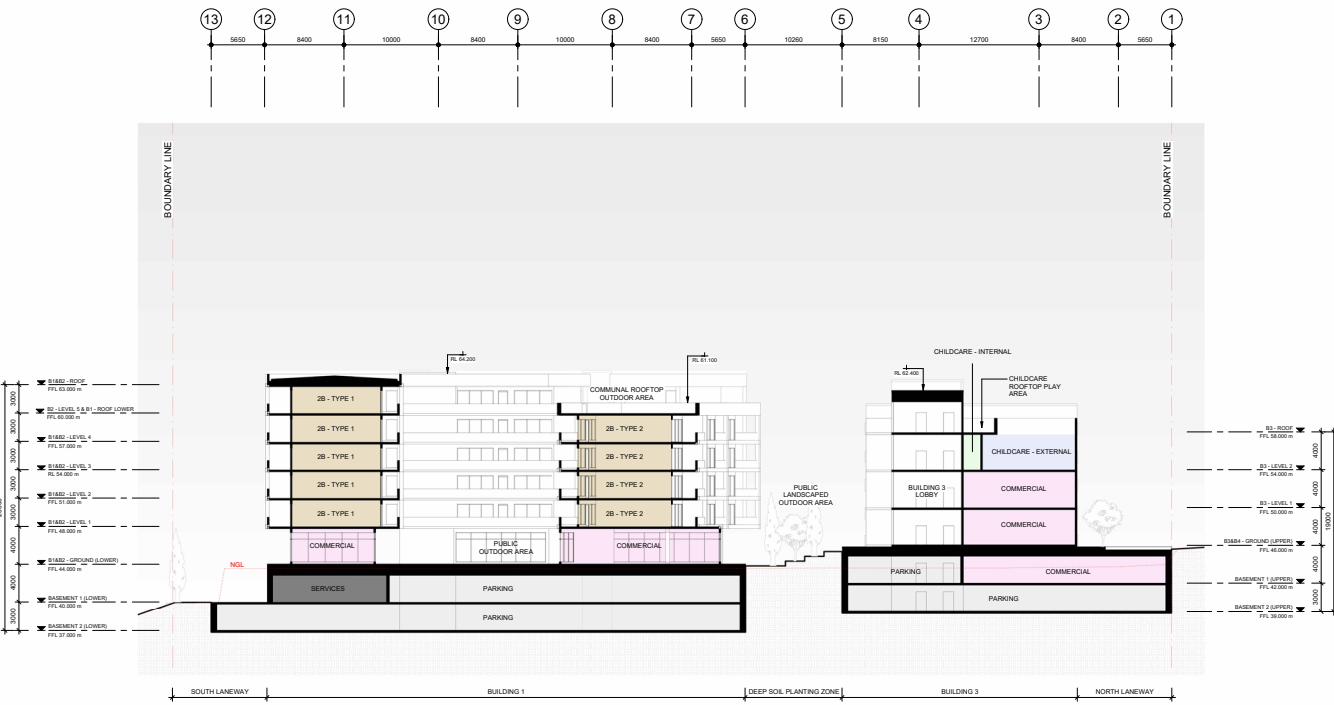
2.11 Sections



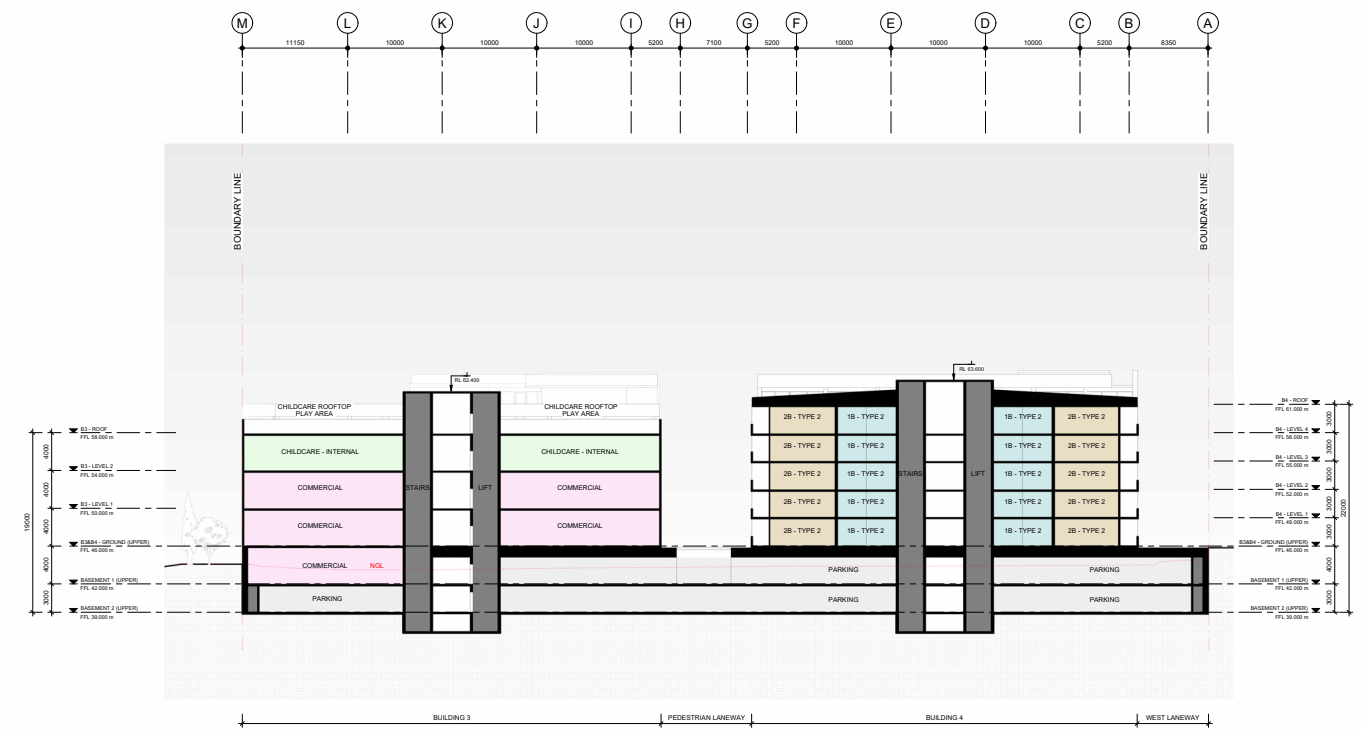
East-West Section 1



East-West Section 2



North-South Section 1



North-South Section 2

2.0 Proposal

2.12 Perspective Render



The strategy to facade design and materiality is to break down the scale of the buildings into smaller forms so that they read as a series of smaller buildings. This breakdown also allows for sunlight and airflow to pass through. These forms are highlighted with an expressed frame which allows for a mix of glass, timber panels and awnings to sit within. The ground floor is set back to provide shelter and covered walkways to the public spaces, which sit atop a masonry base covered by planters and green spaces.

2.0 Proposal

2.12 Perspective Render



The angled facade and open green walkway blends the public and private domain and signals to pedestrians that this is the entrance to the site, welcoming people in. The use of planters and greenery softens the streetscape and provide comfortable shaded gathering spaces.

The use of warm natural materials such as brick and timber further create a welcoming environment for people to gather.

2.0 Proposal

2.12 Perspective Render



2.0 Proposal

2.12 Perspective Render

Total Proposal

Area	GBA	GFA
Residential	20030m2	15280m2
Commercial	7615m2	5130m2

(GBA areas shown excludes basement parking, cores and service zones. Communal outdoor areas and external childcare play areas located on levels other than the ground floor have been counted towards the GBA)



Building 2

Indicative Building Height: 21m

Area	GBA	GFA
Typical Resi.	1475m2	1145m2
Total Resi.	7375m2	5725m2
Commercial	1475m2	780m2

Building 4

Indicative Building Height: 17m

Area	GBA	GFA
Typical Resi.	885m2	755m2
Total Resi.	4425m2	3775m2

Building 1

Indicative Building Height: 21m

Area	GBA	GFA
Typical Resi.	1605m2	1325m2
Total Resi.	8230m2	5780m2
Commercial	1820m2	1400m2

Building 3

Indicative Building Height: 15m

Area	GBA	GFA
Commercial	2760m2	2530m2
Childcare	1560m2	420m2
Total	4320m2	2950m2

2.0 Proposal

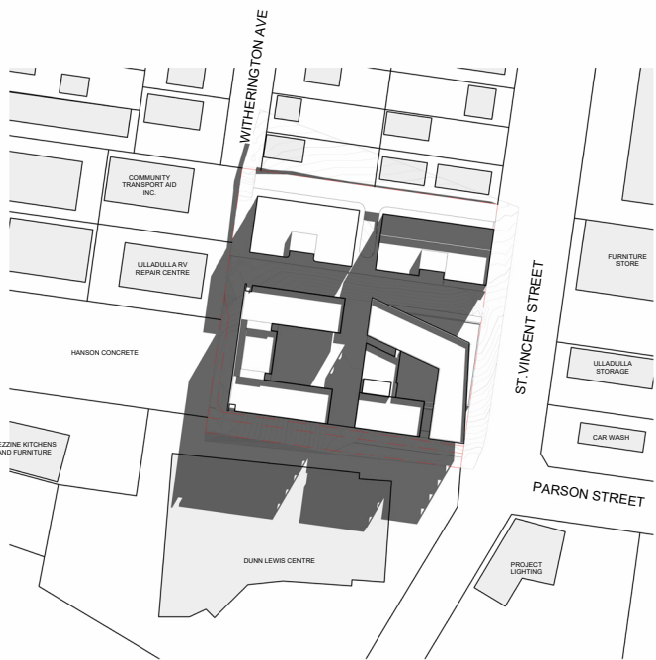
2.13 Shadow Diagrams

The following diagrams analyse the shadow cast by the proposal on the shortest day of the year (June 21).

The main sites affected are the Dunn Lewis Centre and Project Lighting, both of which do not contain any residential dwellings and therefore the extent of the shadows would be considered acceptable.



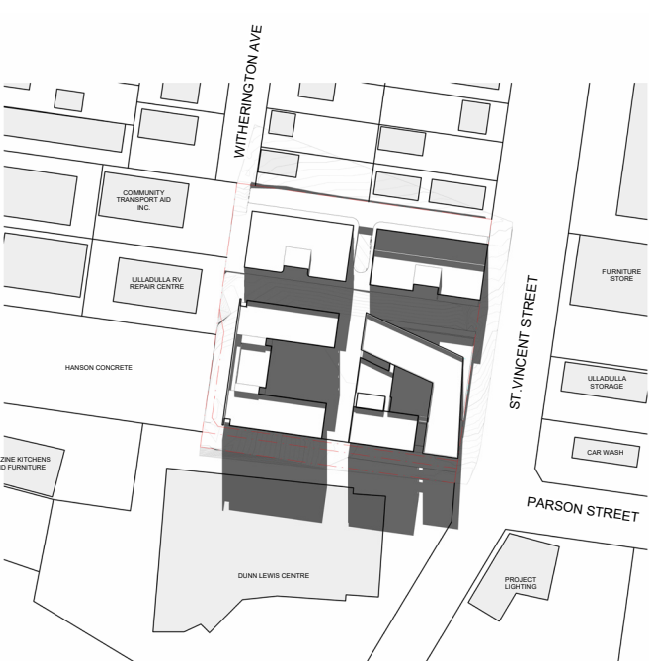
9AM - June 21



10AM - June 21



11AM - June 21



12PM - June 21



1PM - June 21



2PM - June 21



3PM - June 21

3.0 Photomontage Assessment

C O X



3.0 Photomontage Assessment

3.1 Visual Impact Assessment Methodology

In this report Cox Architecture's method of assessing each view that has been chosen, is set out under the following principles:

- 1. Importance of the Public Domain View
- 2. Visibility
- 3. Visual Absorption Capacity

A photomontage has been prepared for each view which shows a massing of the proposal and how it would sit within the original view. The view is then assessed and compared to the existing view using the above principles to determine the overall view impact of the proposed development.

The photomontages show the overall form, height and scale of the proposal only. It does not show detailed facade articulation and materiality.

1. Importance of the Public Domain View

This principle looks at the impact the development may have on the public domain view. It takes into account:

The context of the viewer, whether they are static or moving. It takes into account how many viewers there is likely to be, how long they might be in this space and how far they are from the proposal. It will consider the existing elements and obsruction in the view and the overall importance of the view within its context.

The following descriptions with be used to define the importance of the view to the public domain:

High	Unobstructed views of highly valuable or iconic elements from highly important locations in the public domain.
Moderate -High	Generally unobstructed views including important visual elements from well used locations. The view attracts regular use of this location by the public.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately well used locations. The view may assist in attracting the public to this location.
Low -Moderate	Views with some important elements which may be partially obstructed or from a less well used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Other factors that are considered when reviewing the importance of the view to the public domain is the number of viewers that are likely to experience the view and the length of time the viewers might spend in the view. The view may be experienced for a long time by a large number of viewers or may be experience briefly by a few.

2. Visibility

Visibility assesses how visible the proposal is within the field of view, it considers how far away the proposal is, is it obscured in any way and how much it wall change the composition of the view.

High	The proposal will dominate the field of view.
Moderate	The proposal will form part of the overall composition of the view.
Low	The proposal will be noticeable as a minor part of the field of view.
Negligible	The proposal will not be noticeable.

3. Visual Absorbtion Capacity

The Visual Absorption of the view is based on the assessment of the photomontages and the potential ability for the proposal to blend and be absorbed by its surroundings, including landscape, vegetation and built environment.

High	Existing landscape and built environment able to absorb development. Low degree of visual contrast will result from building envelopes.
Moderate	Existing landscape able to absorb some development. Some visual contrast will result from building envelopes.
Low	Existing landscape unable to absorb development. High degree of visual contrast will result from building envelopes.

3.0 Photomontage Assessment

3.2 Detailed Design Statement

The design of the development is more than just a smart response to repurposing a tired site – it's about providing a place for community.

A simple pattern of subdivision across the +1ha site allows for various building uses, heights and forms that complement one another whilst also being sympathetic to adjoining development which is a mixture of residential, industrial and community use. As shown in plans, the proposed siting is four separate buildings connected by subterranean basement and simple internal roadways with central green spaces.

Whilst predominantly a residential development, ground floor commercial spaces open to landscaped green spaces contributing to the village atmosphere. The ground floor is not just a single flat surface – it is terraced (think split level), responding to the natural topography, adjoining development and with consideration to the more utilitarian such as site servicing. A terraced ground level also supports the varying building heights and creates pedestrian access opportunities.

Site servicing is considered as an integrated element of the design – the internal roadways allow access to basement for carparking and strategic waste collection but also operate as spacers for separation both within the site and to adjoining developments.

Pedestrian access is provided in and throughout the development including from the main pedestrian entry point on St Vincent Street. Pedestrian access, noting the proximity of the CBD, encourages and supports pedestrian movements in the wider area which in turn promotes sense of community and connection.

Equally as important as the siting, operational and functional design of the development is the aesthetic and visual appeal of it. Whilst sympathetic in form and scale to adjoining developments, the aesthetic design of the development proposes a mixed material and finishes palette with a focus on natural materials with a nod to both the expected and unexpected but equally beautiful and appropriate.

As above and with consideration of the existing topographical context of the wider area in which the development sits, the visual and aesthetic impacts of the development are considered minimal and on balance have no adverse impacts. The following pages demonstrate this, exploring how the development will sit within its context in relation to a specific viewpoint. Each page shows a "before" and "after" image of the development from the particular viewpoint indicated on the inset map.

3.0 Photomontage Assessment

3.3 View 1 - View from corner of Princes Hwy & St.Vincent St



Before

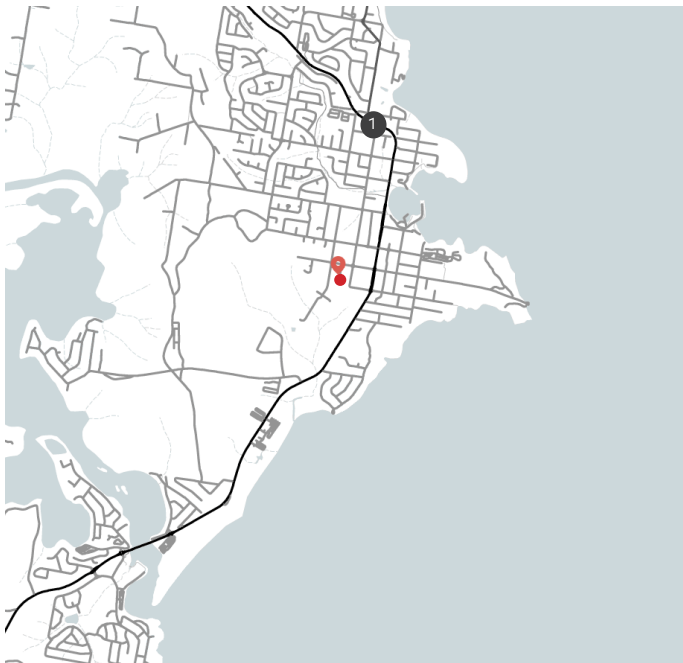


After

This view is mainly seen by cars travelling South along Princes Hwy and especially if they have turned onto St. Vincent St. The view is looking South along St.Vincent St standing at the round-a-bout, with residential in the foreground, town centre in the distance to the left and a tree lined ridge to the right.

This view is generally considered of low importance to the public domain as it is mostly experienced for a very brief period of time from a moving car. Additionally the existing vegetation will obscure any views of the proposed building.

Assessment		
1	Importance of the public domain view	Low
2	Visibility	Negligible
3	Visual absorption capacity	High
Overall view impact rating		Negligible



3.0 Photomontage Assessment

3.4 View 2 - View from corner of Princes Hwy & North St



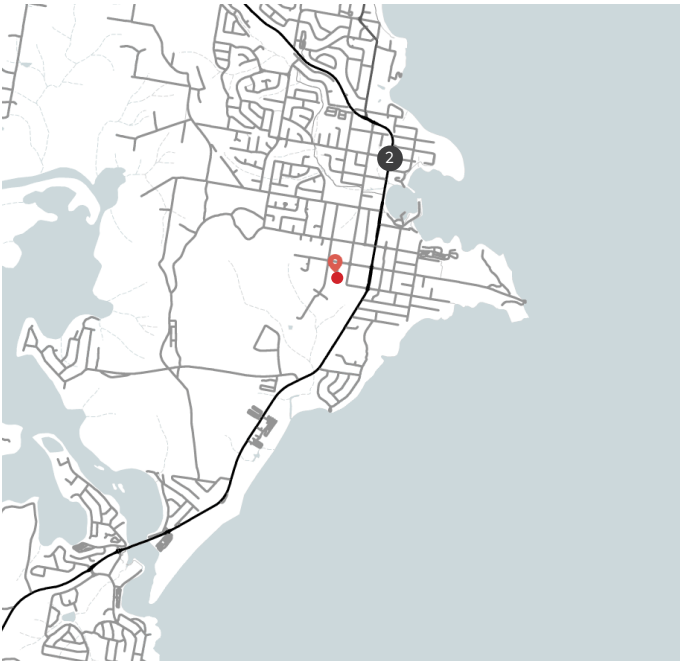
Before



After

This view looking south along Princes Hwy would mainly be experienced by car of people either coming into town or passing through. While the number of people experiencing this view would be on the higher side, the amount of time the view is experienced would be for a very short time. The overall impact is considered to be low-moderate due to the distance of the proposal and the potential for the proposal to be absorbed into the view through future growth of the built environment and vegetation.

Assessment		
1	Importance of the public domain view	Low -Moderate
2	Visibility	Low
3	Visual absorption capacity	Moderate
Overall view impact rating		Low-Moderate



3.0 Photomontage Assessment

3.5 View 3 - View from Warden Head Lighthouse



Before

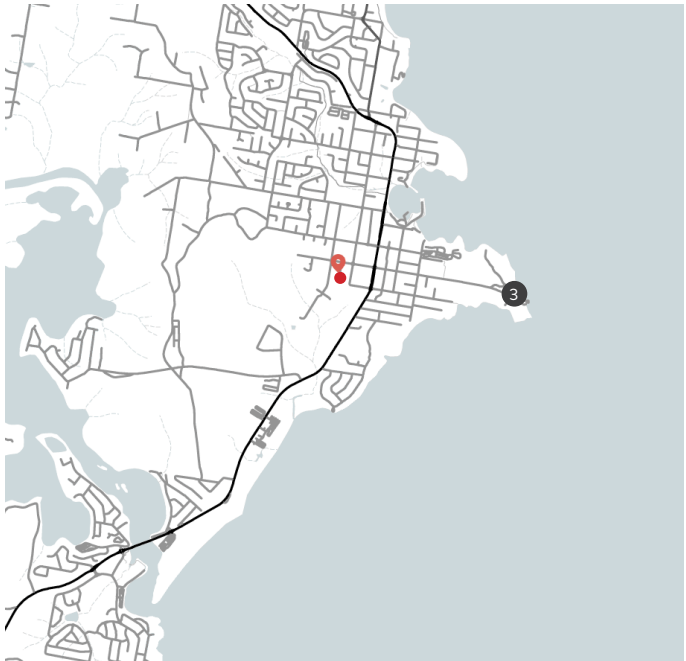


After

Warden Head Lighthouse is an important landmark in the area and provides a spot for unencumbered views of the ocean and surrounding landscape.

While the importance of the view would be considered high, due to the location and surrounding landscape, the proposal is not visible from this location and will have no impact on the existing view.

Assessment		
1	Importance of the public domain view	High
2	Visibility	Negligible
3	Visual absorption capacity	High
Overall view impact rating		Negligible



3.0 Photomontage Assessment

3.6 View 4 - View from corner of Deering & Did-Dell St



Before

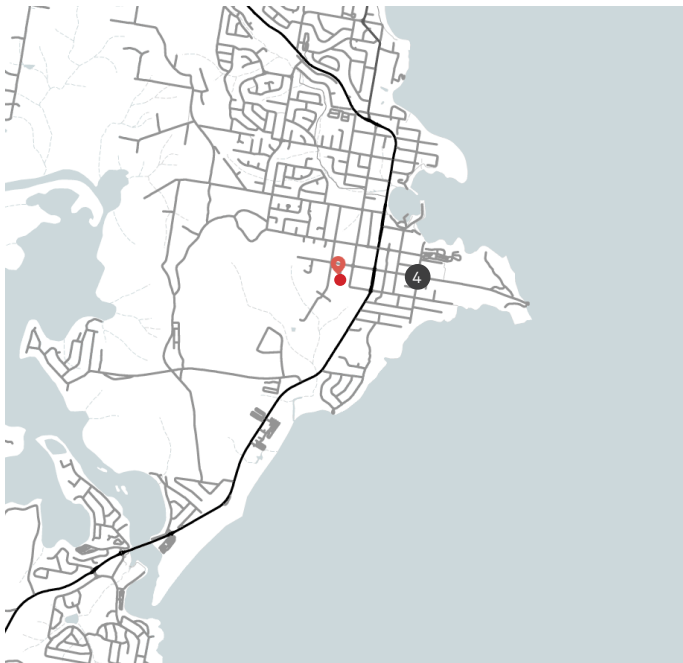


After

This view is looking West along Deering st heading up from Warden Head Lighthouse.

Due to the fact this is a residential area and that the proposal is obscured by existing built forms and vegetation, the proposal will have no impact on this view.

Assessment		
1	Importance of the public domain view	Low
2	Visibility	Negligible
3	Visual absorption capacity	High
Overall view impact rating		Negligible



3.0 Photomontage Assessment

3.7 View 5 - View from corner of Princes Hwy & Deering St



Before

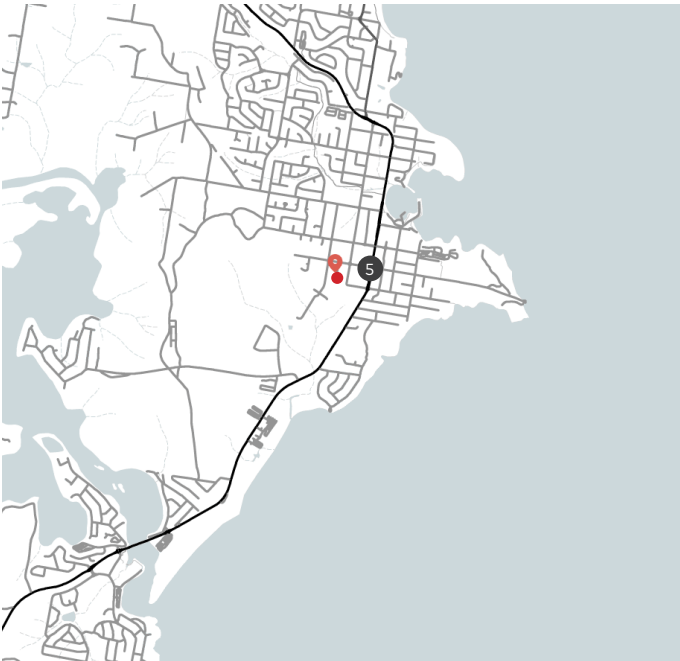


After

This view is looking South-West from the corner of Princes Hwy & Deering St. Most views from this location would be by car, for a brief moment, with some viewers stopping to access the local stores.

The proposal is almost being obscured by the existing built form and will have little to no impact on this view.

Assessment		
1	Importance of the public domain view	Low-Moderate
2	Visibility	Negligible
3	Visual absorption capacity	High
Overall view impact rating		Low



3.0 Photomontage Assessment

3.8 View 6 - View from 116-118 St.Vincent St



Before

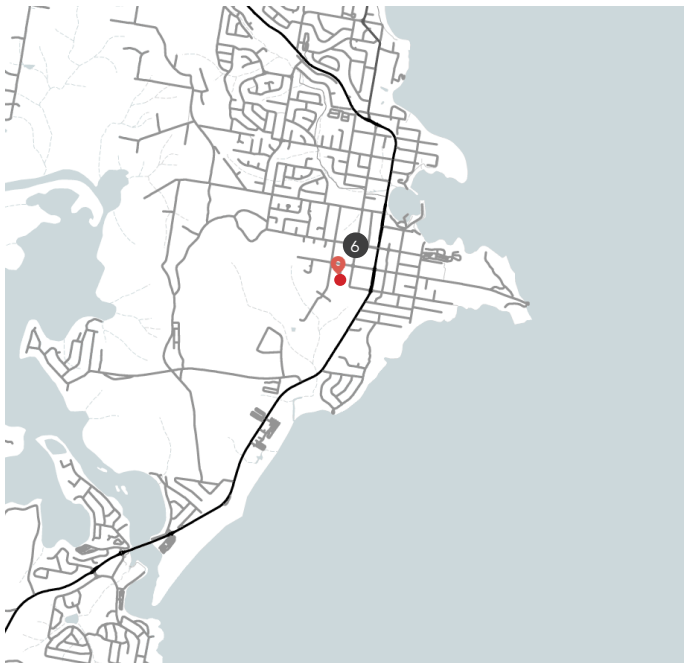


After

This view is looking South along St.Vincent St from 116-118 St.Vincent St. It is a residential street that would mostly get either residents that live in the immediate area or the occasional person passing through.

While the proposal is more visible from this view, the existing built environment and vegetation have helped to obscure part of the development and the importance of the view to the public domain is considered low.

Assessment		
1	Importance of the public domain view	Low
2	Visibility	Low
3	Visual absorption capacity	Moderate
Overall view impact rating		Low-Moderate



3.0 Photomontage Assessment

3.9 View 7 - View from Corner of Deering & St.Vincent St



Before



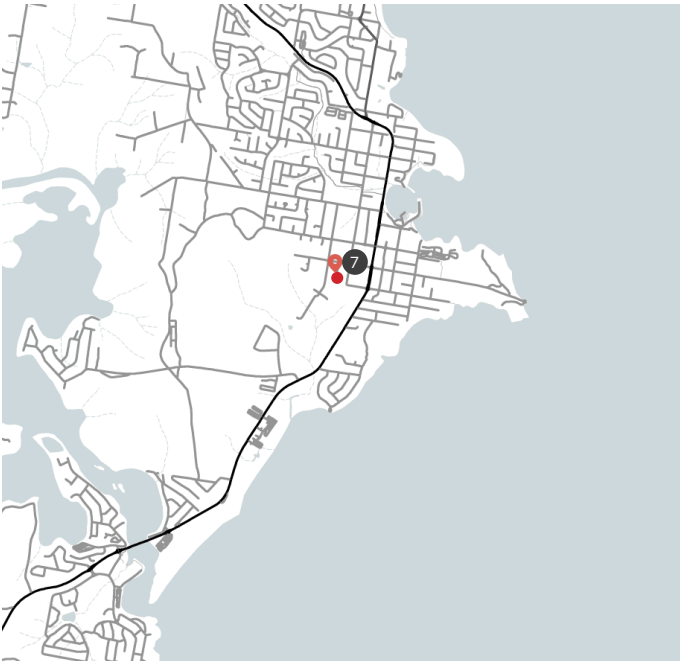
After

The view looks South along St.Vincent St from the intersection with Deering St. The area is a mix of residential and industrial and would mostly be visible to people travelling by car who are residents in the area or accessing the surrounding businesses.

The proposal has a high visibility from this view, but is partially obscured by the well established street trees which reduce its impact on the view.

Assessment

1	Importance of the public domain view	Low-Moderate
2	Visibility	High
3	Visual absorption capacity	Moderate
Overall view impact rating		Moderate



3.0 Photomontage Assessment

3.10 View 8 - View from second storey of 21 Deering St



Before



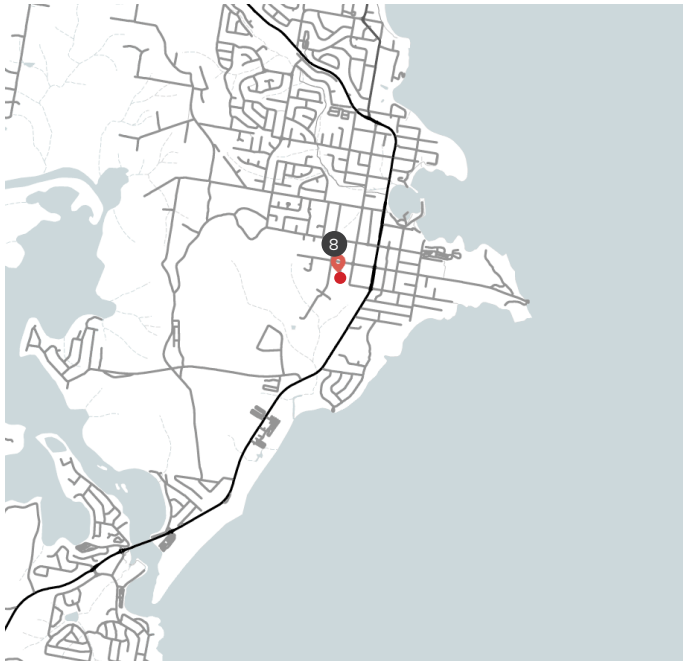
After

This view is looking South from the second storey of 21 Deering St. While this view would be considered important for this residence, it would have little to no importance from a public domain point of view.

There is a very low number of viewers from this view and the proposal is partially obscured from the surrounding built environment and vegetation and will continue to be further obscured as vegetation continues to grow.

While a small portion of the ocean view is obscured, there are still ocean views maintained along Witherington Ave.

Assessment		
1	Importance of the public domain view	Low
2	Visibility	Moderate
3	Visual absorption capacity	Moderate
Overall view impact rating		Low-Moderate



3.0 Photomontage Assessment

3.11 View 9 - View from Dunn Lewis Centre Carpark Entry



Before

The view is looking North from the the carpark entry to the Dunn Lewis Centre. This location would recieve a moderate number of people visiting the centre, but would mostly be by car and only briefly while they are entering the centre.

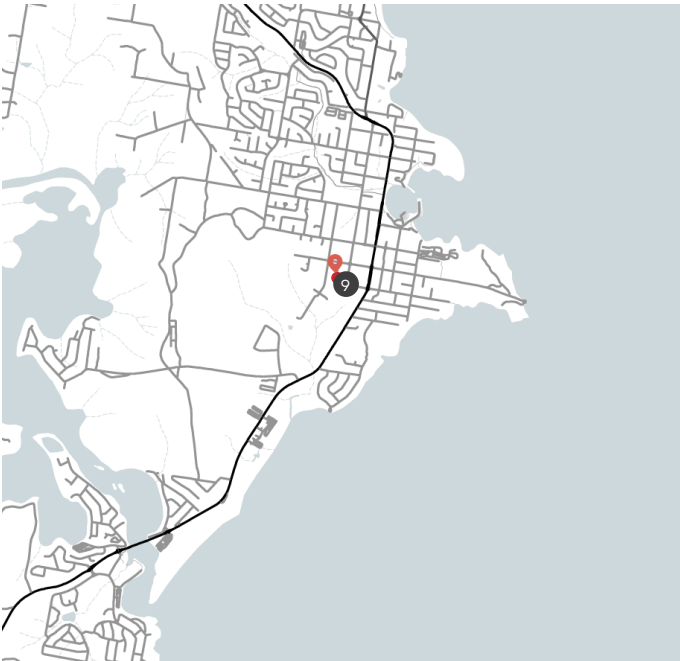
Due to the slope of the topography and the scale of the Dunn Lewis Centre, the proposal is partially obscured by the Centre and surrounding vegetation.



After

Assessment

1	Importance of the public domain view	Moderate
2	Visibility	High
3	Visual absorption capacity	Moderate
Overall view impact rating		Moderate



3.0 Photomontage Assessment

3.12 View 10 - View from corner of Princes Hwy & Pitman Ave



Before



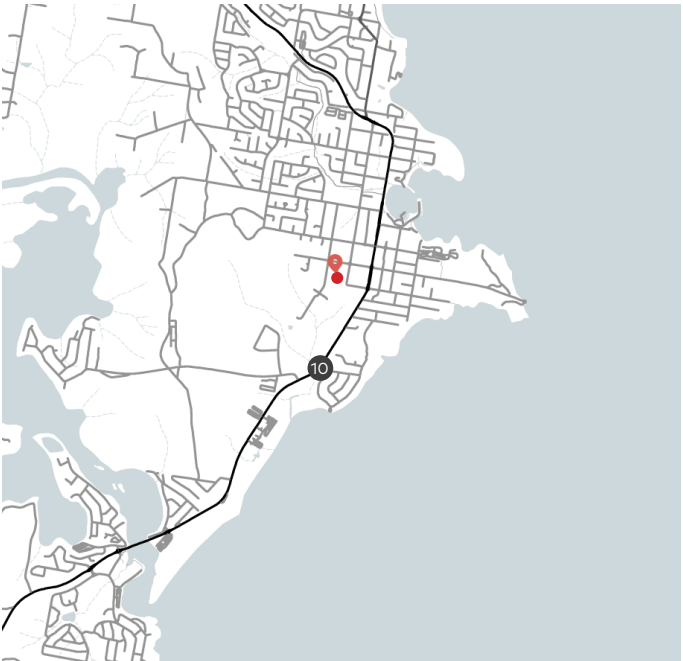
After

The view is looking North along Princes Hwy, this route would be used by a large number of people who are either heading into town or passing through Ulladulla, however most people would experience the view from a car for a very short period.

The proposal has low visibility due to the distnace away and is mostly obscured by the existing vegetation in the foreground.

Assessment

1	Importance of the public domain view	Low-Moderate
2	Visibility	Negligible
3	Visual absorption capacity	High
Overall view impact rating		Low



3.0 Photomontage Assessment

3.13 View 11 - View from Seaside Pde (Dolphin Point)



Before

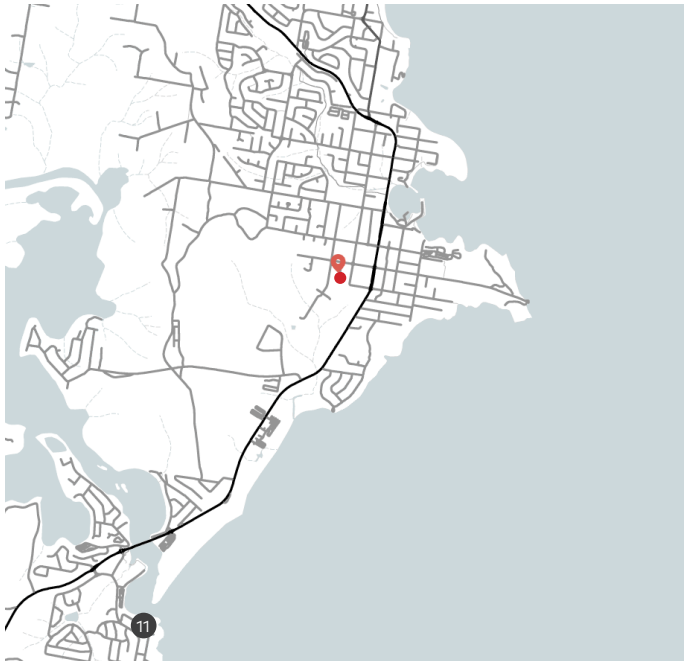


After

This view is looking North towards Ulladulla from Dolphin Point peninsula. This view would mostly be experienced by local residents and the occasional visitor stopping for the view.

While the importance of this view to the public domain would be considered high, the proposal is completely obscured by the existing landscape and will have no impact on the view.

Assessment		
1	Importance of the public domain view	High
2	Visibility	Negligible
3	Visual absorption capacity	High
Overall view impact rating		Negligible



4.0 Further Urban Design Considerations

Character & response to surrounding blocks

In evaluation of the existing site, it contains a Bunnings Warehouse and a large carpark, the site has been completely levelled with steep level changes between adjacent blocks with no connection or interaction with the surrounding blocks. The site is also entirely hardscaped with no planting or vegetation.

In comparing the proposal, it is much more sympathetic to the original slope of the site by stepping the development to reduce the level change between adjacent sites. It also has proposed roadways to the perimeter which provides the opportunity for extending through to other road networks and improving connection and permeability between blocks.

The proposal lastly gives a large portion of the ground plane back to the public through public spaces and introduces a large amount of vegetation through the use of planters, grassed areas, shade trees and established street trees.

The proposal provides a better use to a site of this size and location that will give back to the community and the public domain.

Summary of views assessed

Through the assessment of the identified existing views against the photomontage images of the proposed model, the below table outlines the overall impact assessment of all 11 views.

View 1 - Looking South from Princes Hwy & St. Vincent St	Negligible
View 2 - Looking South from Princes Hwy & North St	Low-Moderate
View 3 - Looking West from Warden Head Lighthouse	Negligible
View 4 - Looking West from Deering St & Did-Dell St	Negligible
View 5 - Looking South-West from Princes Hwy & Deering St	Low
View 6 - Looking South from 116-118 St. Vincent St	Low-Moderate
View 7 - Looking South from St. Vincent & Deering St	Moderate
View 8 - Looking South from 21 Deering St	Low-Moderate
View 9 - Looking North from Dunn Lewis Centre	Moderate
View 10 - Looking North from Princes Hwy & Pitman Ave	Low
View 11 - Looking North from Seaside Pde (Dolphin Point)	Negligible

Conclusion

The planning proposal for 131 St. Vincent Street will not have a significant overall impact on the existing views identified within this assessment.

The views that were either considered most important for the public domain or had the highest number of viewers mostly had either a low impact or in many cases no impact at all to the existing view by the proposal, as it was completely obscured by existing built forms or vegetation.

The views that had a more moderate impact from the proposal were the views that were close to the site, and considered of lesser importance to the public domain and would generally have less viewers for shorter periods of time.

For those views there are strategies that can be implemented to reduce the impact further, such as establishing substantial trees and vegetation to further obscure the proposal and blend into the surrounding landscape. This is shown in the proposal plans and perspective renders with deep soil planting zones and substantial street trees shown.

