



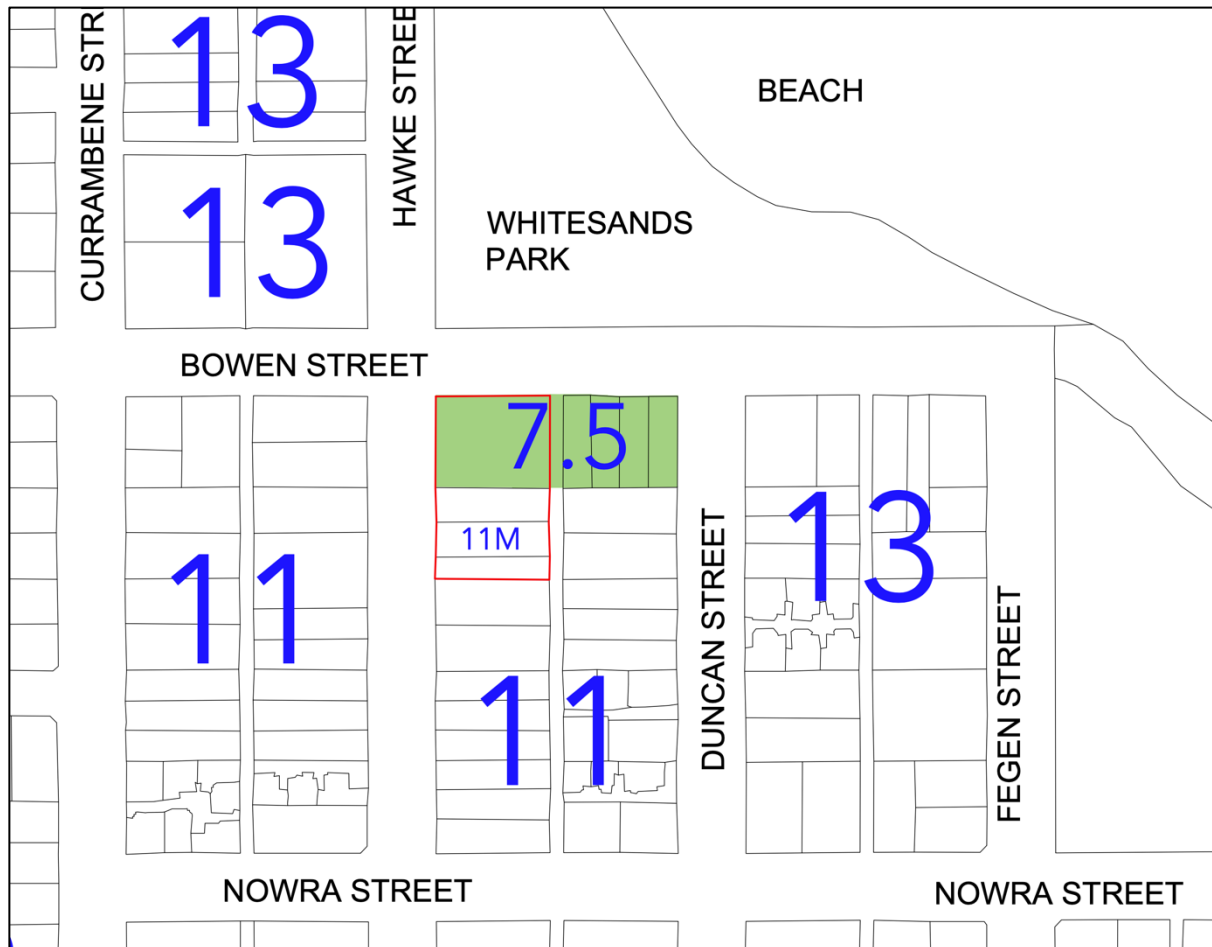
Visual Impact Assessment

28 BOWEN STREET & 34-38 HAWKE STREET HUSKISSON
Reference: JB053

Introduction

A proponent initiated planning proposal has been submitted to Shoalhaven City Council seeking an amendment to the Shoalhaven Local Environmental Plan 2014 height of building maps.

Specifically, the proposal is to set a maximum building height limit of 12m for the entire site. The current controls specify a part 7.5m and 11m height limit.



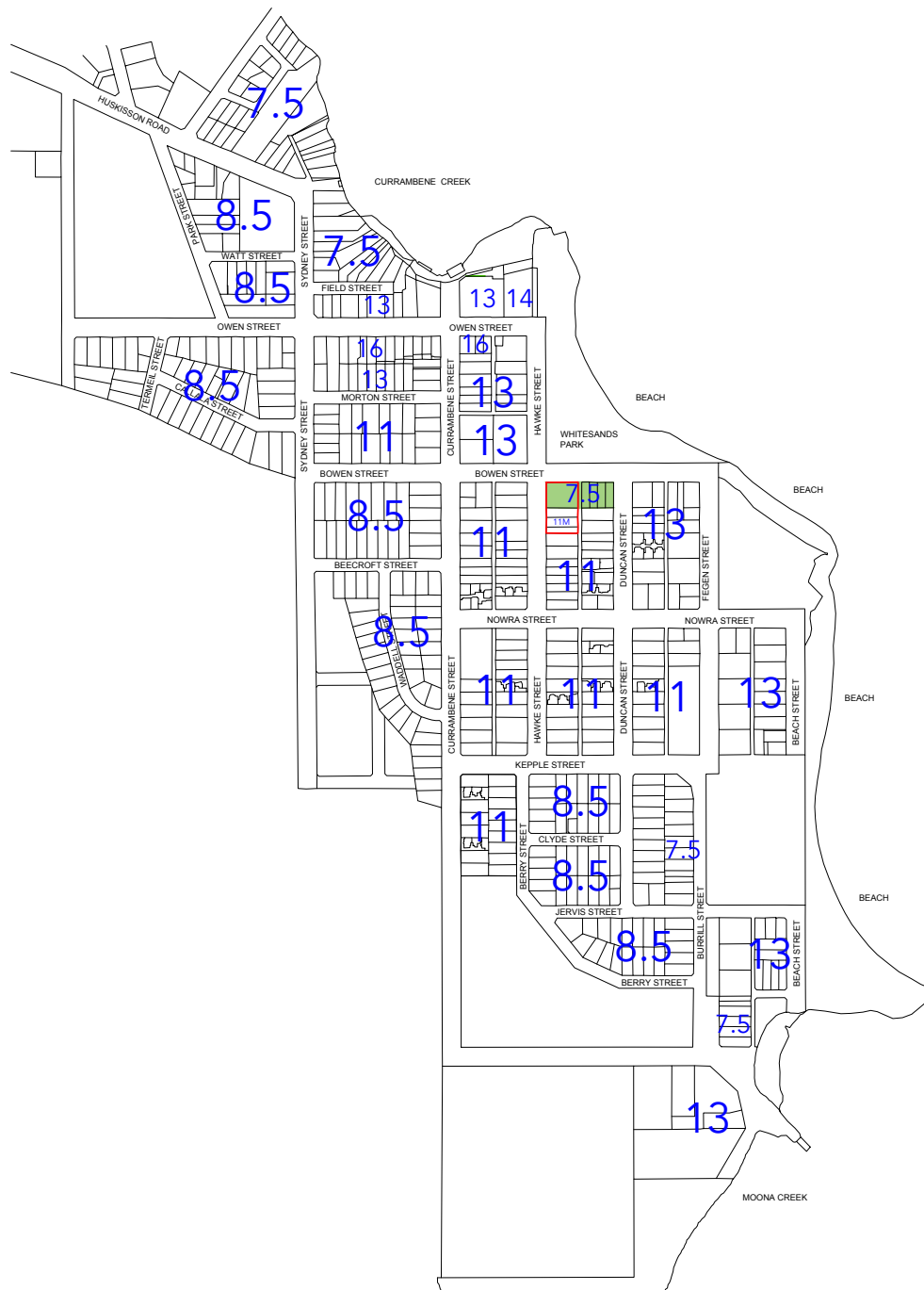
Above: Illustration of current Height of Building Controls.

This report provides a visual assessment detailing the impacts of an increase in maximum building height to the subject land. The report aims to provide an assessment of the visual qualities and character of the area and outline what the proposed increase in allowable building height may have upon it.

The 'study site' is located in Huskisson, as part of the Shoalhaven LGA on the south coast of New South Wales.

The land subject of this visual assessment is located on the corner of Hawke Street & Bowen St, within close proximity to the commercial core of the Huskisson village.

The LEP sets out a number of different separate height limits for land in and around the commercial core of Huskisson. The image below illustrates this.



Above: Illustration of current Height of Building Controls.



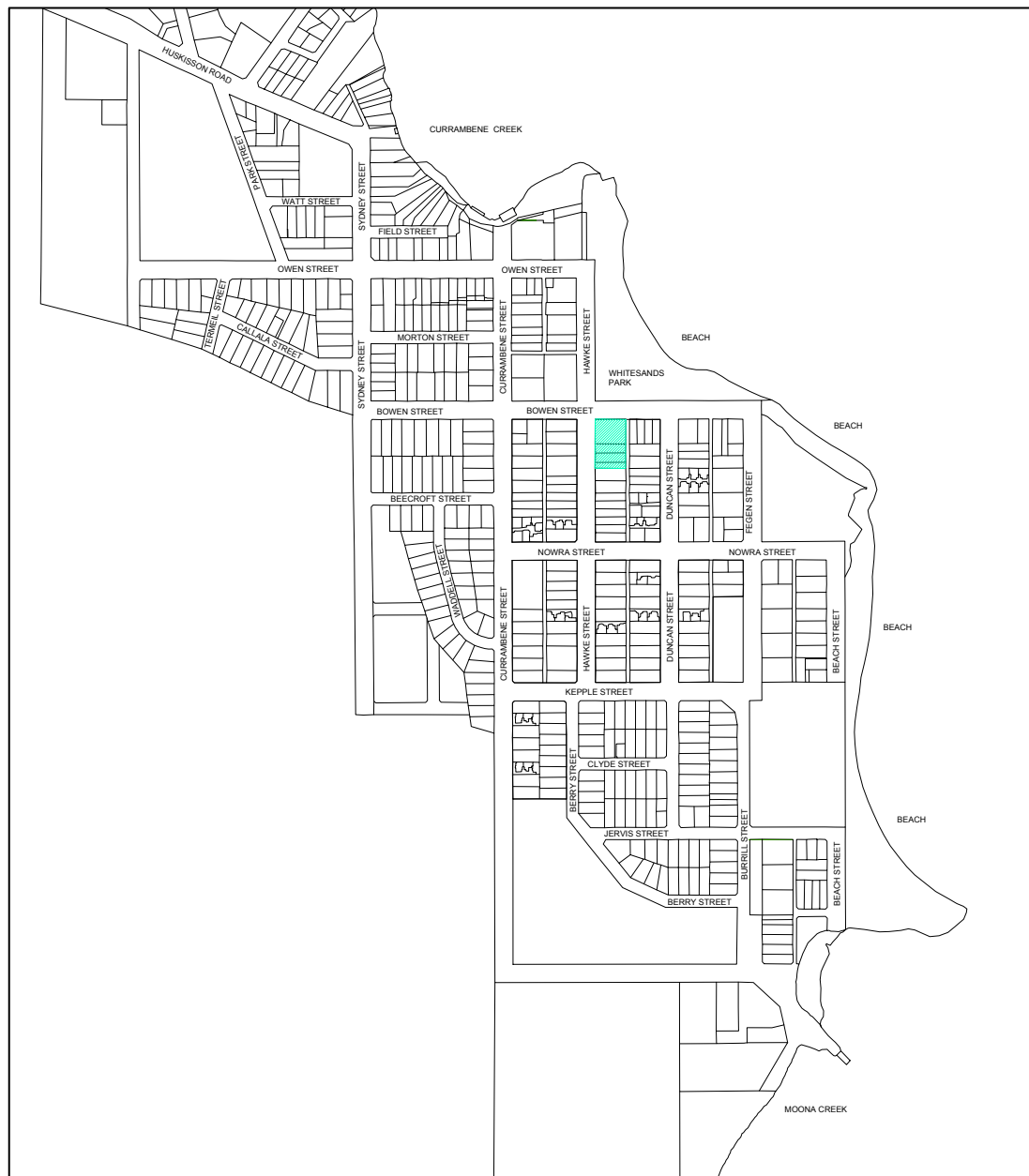
Above: Current building height limit 7.5m (shown brackets). Un-bracketed numbers denote street numbers not heights. Uncoloured indicates 11m height limit. Green is the extent of the 7.5m height limit.



Above: Proposed building height limit 12m (shown brackets). Un-bracketed numbers denote street numbers not heights.

The subject land and surrounds

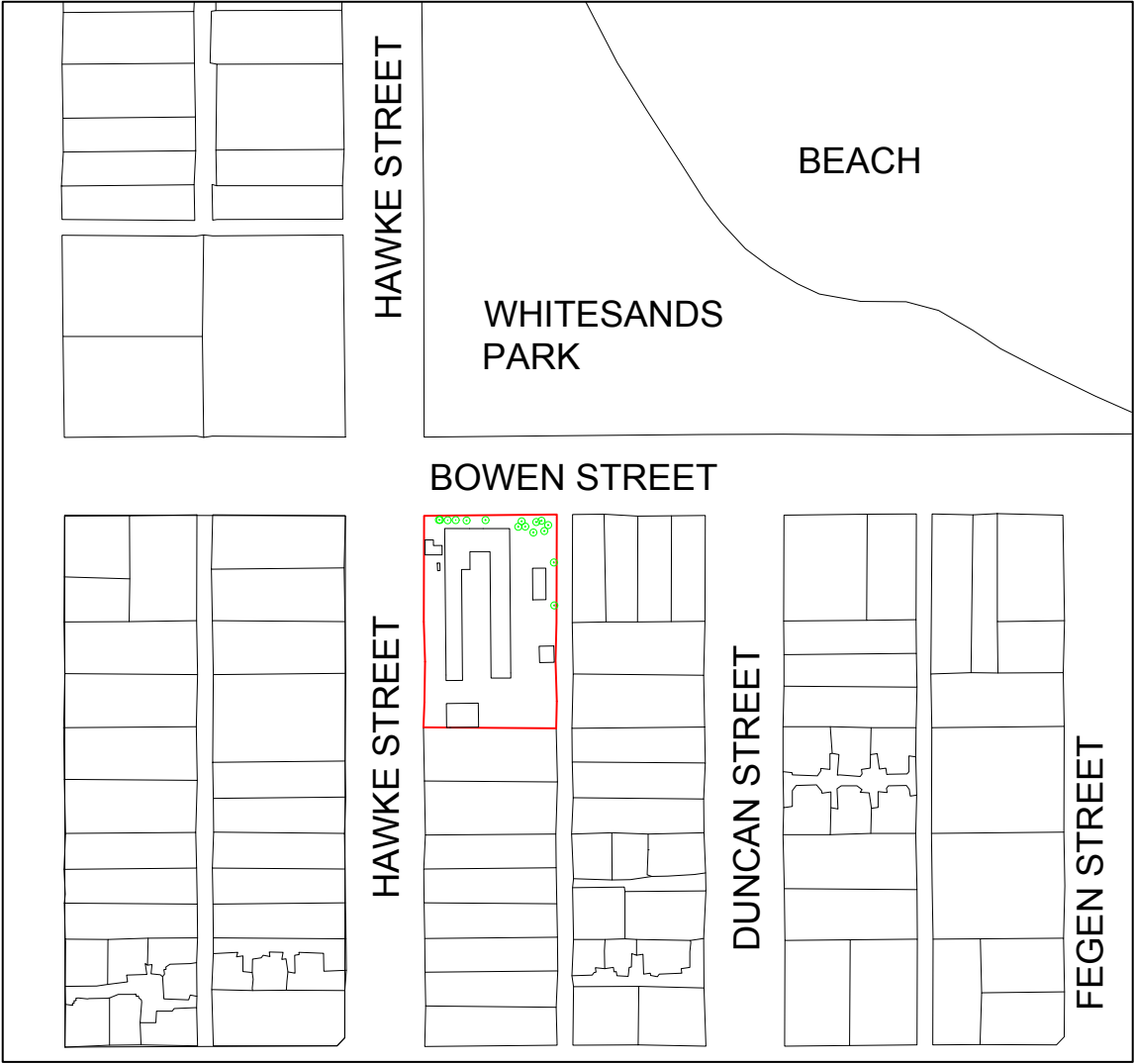
The site comprises four parcels of land - Lot 1 Sec 5 DP 758530 and Lots A, B & C DP 33476 located at 28 Bowen St and 34-38 Hawke St, Huskisson. The area of the site is 4223m² 52m wide and 80m deep.



Above: Locality Sketch

The site contains an older style, two storey brick motel (Bayside Resort) with restaurant, pool, at grade parking, detached brick garage. Vehicular access is available from both street frontages for resort parking which is located on site.

The site has frontage to Bowen Street (north), Hawke Street (west) and an unnamed, unformed laneway (east). All three streets are public roads. Bowen and Hawke streets are bitumen sealed, two-way roads with wide road verges. The site slopes to the east, toward the unnamed public laneway on the eastern boundary, with a high point running through the centre of the site.



Above: Contextualised site plan



Above: Aerial photograph of locality



Above: Aerial photograph of site



Above: Topographical map of Huskisson

The topography surrounding the site is primarily flat. The general precinct has a north facing natural slope down towards the foreshore north of Bowen Street and east of Hawke Street.

Existing Character

Huskisson is one of the larger settlements in the Jervis Bay area. Its commercial centre services the smaller settlements within the Jervis Bay area and is a popular destination for tourists.

Huskisson provides a range of accommodation types, a range of local services and a variety of employment opportunities in tourism and retail.

Huskisson is recognised as a focal point for tourism and the visitor economy in the Shoalhaven region due to its beautiful natural setting and range of facilities to support the same.

The village has a clearly defined boundary and fixed footprint area. There are very limited opportunities to expand, so new development must take place on existing

zoned land within settlement's established footprint. With its lack of land zoned for urban development, it must be used effectively.

The land surrounding the site is relatively flat. Land tends to dip down towards the beach at the coastline. When viewed from the coastline Huskisson's streets are higher than the beach, foreshore reserve areas and development generally is not highly visible.

Mature trees on the foreshore reserve and within the street reserve visually dominate buildings and give the location a predominantly natural setting.

Large stands of mature trees to the perimeter of White Sands Park, along both Hawke and Bowen streets visually dominate built form. These mature trees are significantly higher than the roof line of all buildings in the area.

North of the site, the current employment zone has a mixture of residential, commercial and retail and newer mixed-use development. Older residential and commercial developments are up to two storey in height. The more recent mixed-use redevelopments are generally three storey with a contemporary architectural style. There are no residential properties directly to the north of the site.

Owen Street, further north of the site along the foreshore, is Huskisson's main retail street, where the majority of retail and commercial use, as well as tourist accommodation, is located.

The town centre extends south along Currumbene and Hawke Street where it terminates just north of the subject land, framed by White Sands Park to the east and residential neighbours to the west and south.

The residential areas outside of the town centre area feature detached houses with large front and side setbacks, whereas the town centre which features buildings with active retail frontages that engage with the street.

Methodology

This Visual Impact Assessment (VIA) assesses the potential visual impacts associated with the Proposal to raise the current height limit of 7.5m to the proposed 12m on the study site. The VIA will:

- Review of existing information relevant to the study site, including existing landform, built form, land-use, and statutory requirements;
- Provide an assessment of any impacts on Huskisson's character and visual amenity as a direct result of the proposal for a uniform 12m height limit.

A qualitative assessment of the impacts has been completed using a combination of streetscape impacts and visual impacts generally.

Streetscape Impacts

An assessment of the proposal is provided here around the ability of the streetscape (the built environment within the specified visual catchment) to accommodate the proposed height limit increase.

Streetscape impact	Definition
Large	A substantial change to the streetscape and a radical transformation of the locality due to increased building height. Large impacts are game changers for the area and will alter character in an adverse way.
Moderate	Perceptible changes in the streetscape due to modest changes to allowable built mass. The change would introduce different buildings to established local development patterns and therefore require management to ensure the character of the place isn't adversely affected.
Small	Minor alteration to one or more streetscape elements, features, or characteristics. An increase of mass that may be visible but not incompatible with the existing streetscape.
Negligible	Imperceptible or no change.

Visual Impact

An assessment of visual impacts arising from change in available views of the landscape is provided here.

Sensitivity	Definition
High	Who?: <ul style="list-style-type: none">• Occupants of residential buildings with continuous viewing periods, close to the site.• People who work in the area who's focus is predominantly on work but whose proximity and main view is of the study site.• Visitors to the area with a prominent view of the site. Impact: Characteristics and the local identity of the area will be impacted (e.g. an iconic view lost or severely changed).
Medium	Who?: <ul style="list-style-type: none">• Occupants of residential buildings with continuous viewing periods, at a distance and screened from the site.• People who work in the area who's focus is predominantly on work but have a short obscure view of the study site.

	<ul style="list-style-type: none"> Visitors to the area with glimpses of the study site within prominent view <p>Impact: Characteristics and the local identity may be impacted.</p>
Low	<p>Who?:</p> <ul style="list-style-type: none"> Occupants of residential buildings with continuous viewing periods, at a distance from the site. People who work in the area who's focus is predominantly on work but have an obscure view of the study site. Visitors to the area in vehicles with glimpses of the study site within prominent view <p>Impact: Characteristics and the local identity may be impacted but only in a minor or inconsequential way.</p>
Negligible	<p>Who?:</p> <ul style="list-style-type: none"> Occupants of residential buildings where there is screening by vegetation and where only occasional screened views are available. People in vehicles that are passing through the area. <p>Impact: None</p>

Study Area

The study area is per the map below.



Above: Study Area Map

Visual impact Assessment - View 1 "Near the Church"



Above: Existing View



Above: Photo Montage of Future Building



Above: Location Shot



Above: Indication of Additional Height Proposed

Streetscape Impact

Small - Minor alteration to one or more streetscape elements, features, or characteristics. An increase of mass that may be visible but not incompatible with the existing streetscape.

Visual Impact

Low - Characteristics and the local identity may be impacted but only in a minor or inconsequential way.

Analysis

The location isn't one that features permanent residential accommodation and this reduces its sensitivity. Streetscape impacts are small due to dominance of tall trees which screen the site. The area is used essentially as a thoroughfare for pedestrians and cars.

Mitigation Measures Recommended

No mitigation measures recommended for the purposes of the Planning Proposal. Fine grain assessment of future buildings to take place through the development application assessment process where matters including colours, materials, building articulation and presentation to public facing areas given appropriate consideration.

Photo taken on the pedestrian footpath along Hawke St, outside of the boundary of the Huskisson Church Site walking away from town and into the residential areas of Huskisson.

Visual sensitivity	Streetscape Impact				
		Large	Moderate	Small	Negligible
	High	Major Significance	High Significance	Moderate Significance	Minor Significance
	Medium	High Significance	Moderate Significance	Minor Significance	Not Significant
	Low	Moderate Significance	Minor Significance	Not Significant	Not Significant
	Negligible	Minor Significance	Not Significant	Not Significant	Not Significant

Visual impact Assessment - View 2 "Hawke St Edge of the Park"



Above: Existing View



Above: Photo Montage of Future Building



Above: Location Shot



Above: Indication of Additional Height Proposed

Streetscape Impact

Negligible - Imperceptible or no change.

Visual Impact

Negligible – None.

Analysis

The precise location isn't one that features permanent residential accommodation and this reduces its sensitivity. Streetscape impacts are negligible due to dominance of tall trees which completely screen the site and in particular, additional building height. The area is used essentially as a thoroughfare for pedestrians and cars.

Mitigation Measures Recommended

No mitigation measures recommended for the purposes of the Planning Proposal. Fine grain assessment of future buildings to take place through the development application assessment process where matters including colours, materials, building articulation and presentation to public facing areas given appropriate consideration.

Photo taken on the pedestrian footpath along Hawke St to the western edge of White Sands Park walking away from town and into the residential areas of Huskisson.

Visual sensitivity	Streetscape Impact				
		Large	Moderate	Small	Negligible
	High	Major Significance	High Significance	Moderate Significance	Minor Significance
	Medium	High Significance	Moderate Significance	Minor Significance	Not Significant
	Low	Moderate Significance	Minor Significance	Not Significant	Not Significant
	Negligible	Minor Significance	Not Significant	Not Significant	Not Significant

Visual impact Assessment - View 3 “Play Time”



Above: Existing View



Above: Photo Montage of Future Building



Above: Location Shot



Above: Indication of Additional Height Proposed

Streetscape Impact

Moderate - Perceptible changes in the streetscape due to modest changes to allowable built mass. The change would introduce different buildings to established local development patterns and therefore require management to ensure the character of the place isn't adversely affected.

Visual Impact

Medium - Characteristics and the local identity may be impacted.

Analysis

When viewed from White Sands Park, the proposed additional height is something that will be noticed. Whilst using the park, the study site is not likely to be the key focus of attention. Interests would instead be drawn towards views and outlook to the ocean. Separation distances between frequently used portions of the park and the study site are generous with the landscaped edges of the park and public roadways providing a buffer. Tall trees provide significant relief and mitigate against visual impacts. The skyline remains clearly visible and, whilst clearly different to adjoining structures, a building with a height of 12m on the site isn't so drastically at odds with adjoining development that it becomes offensive or incompatible.

Mitigation Measures Recommended

No mitigation measures recommended for the purposes of the Planning Proposal. Fine grain assessment of future buildings to take place through the development application assessment process where matters including colours, materials, building articulation and presentation to public facing areas given appropriate consideration.

Photo taken standing in White Sands Park next to a popular and well used climbing “spider web” installation.

The park is used by a range of people for picnics, play time and general relaxation.

Visual sensitivity	Streetscape Impact				
		Large	Moderate	Small	Negligible
	High	Major Significance	High Significance	Moderate Significance	Minor Significance
	Medium	High Significance	Moderate Significance	Minor Significance	Not Significant
	Low	Moderate Significance	Minor Significance	Not Significant	Not Significant
	Negligible	Minor Significance	Not Significant	Not Significant	Not Significant

Visual impact Assessment - View 4 "Bowen St East"



Above: Existing View



Above: Photo Montage of Future Building



Above: Location Shot



Above: Indication of Additional Height Proposed

Streetscape Impact

Moderate - Perceptible changes in the streetscape due to modest changes to allowable built mass. The change would introduce different buildings to established local development patterns and therefore require management to ensure the character of the place isn't adversely affected.

Visual Impact

Low - Characteristics and the local identity may be impacted but only in a minor or inconsequential way.

Analysis

With this vantage point, the comparison between development on site and potential future buildings is important. The increase in height here is perceptible, but not considered inappropriate. Development between the vantage point and the study site assist with how successfully additional height can be tolerated. Again, existing tall trees provide valuable screening and this ensures dominance of buildings is minimised.

The skyline remains clearly visible and, whilst there is a subtle difference with adjoining structures, a building with a height of 12m on the site isn't so drastically at odds with adjoining development that it becomes offensive or incompatible.

Mitigation Measures Recommended

No mitigation measures recommended for the purposes of the Planning Proposal. Fine grain assessment of future buildings to take place through the development application assessment process where matters including colours, materials, building articulation and presentation to public facing areas given appropriate consideration.

Photo taken on the footpath which forms part of the around the bay shared user pathway to the eastern end of Bowen street. People park here to access Shark Net Beach. Any further east of this location, the site becomes difficult to see.

Visual sensitivity	Streetscape Impact				
		Large	Moderate	Small	Negligible
	High	Major Significance	High Significance	Moderate Significance	Minor Significance
	Medium	High Significance	Moderate Significance	Minor Significance	Not Significant
	Low	Moderate Significance	Minor Significance	Not Significant	Not Significant
	Negligible	Minor Significance	Not Significant	Not Significant	Not Significant

Visual impact Assessment - View 5 "Bowen St West"



Above: Existing View



Above: Photo Montage of Future Building



Above: Location Shot



Above: Indication of Additional Height Proposed

Streetscape Impact

Moderate - Perceptible changes in the streetscape due to modest changes to allowable built mass. The change would introduce different buildings to established local development patterns and therefore require management to ensure the character of the place isn't adversely affected.

Visual Impact

Low - Characteristics and the local identity may be impacted but only in a minor or inconsequential way.

Analysis

With this vantage point, the comparison between development on site and potential future buildings is important. The increase in height here is perceptible, but not considered inappropriate. No views are available towards the ocean from the vantage point and therefore are unaffected. Additional height towards the Bowen Street frontage of the study site accentuates the importance of the corner property and impacts are considered positive with respect to development hierarchy and clearly defining the commercial area of Huskisson. Additional height towards the southern end of the property is increasing by 1m only and this will barely be perceptible or at odds with the future desired character of Huskisson of which, features 11m height limits over adjoining land.

Mitigation Measures Recommended

No mitigation measures recommended for the purposes of the Planning Proposal. Fine grain assessment of future buildings to take place through the development application assessment process where matters including colours, materials, building articulation and presentation to public facing areas given appropriate consideration.

Photo taken on the edge of the road on Bowen St, northern side right near the church. This view illustrates how the study site presents to and demarcates the intersection.

Visual sensitivity	Streetscape Impact				
		Large	Moderate	Small	Negligible
	High	Major Significance	High Significance	Moderate Significance	Minor Significance
	Medium	High Significance	Moderate Significance	Minor Significance	Not Significant
	Low	Moderate Significance	Minor Significance	Not Significant	Not Significant
	Negligible	Minor Significance	Not Significant	Not Significant	Not Significant

Visual impact Assessment - View 6 "Going to Town"



Above: Existing View



Above: Photo Montage of Future Building



Above: Location Shot



Above: Indication of Additional Height Proposed

Streetscape Impact

Small - Minor alteration to one or more streetscape elements, features, or characteristics. An increase of mass that may be visible but not incompatible with the existing streetscape.

Visual Impact

Low – Characteristics and the local identity may be impacted but only in a minor or inconsequential way.

Analysis

Visual Impacts along Hawke Street looking north, or travelling into Huskisson are minor. The current 11m height limit is proposed to increase to 12m, with only 1 additional metre of height sought by the Planning Proposal. The additional 1m of building height will not be perceptible to most. The current height limit allows for a multi- storey building on the land upto 4 storeys. The additional height will not allow a budling with more floors than this. Existing street trees provide important relief. There are no views available here towards the ocean, instead existing mature trees dominate the skyline and this will continue to be the case with the proposed 1m of additional height proposed.

Mitigation Measures Recommended

No mitigation measures recommended for the purposes of the Planning Proposal. Fine grain assessment of future buildings to take place through the development application assessment process where matters including colours, materials, building articulation and presentation to public facing areas given appropriate consideration.

Photo taken on the western side of Hawke St travelling north. i.e. heading into town. This is the main throughfare into Huskisson from Vincentia.

Visual sensitivity	Streetscape Impact				
		Large	Moderate	Small	Negligible
	High	Major Significance	High Significance	Moderate Significance	Minor Significance
	Medium	High Significance	Moderate Significance	Minor Significance	Not Significant
	Low	Moderate Significance	Minor Significance	Not Significant	Not Significant
	Negligible	Minor Significance	Not Significant	Not Significant	Not Significant

Conclusions

The visual impacts associated with a proposed height limit increase for the study site concludes the following:

- 1) The current height limits applicable to the site are 7.5m and 11m.
- 2) The proposal is to increase height of building limits to 12m for the study site.
- 3) Land adjoining the study site to the south enjoys an 11m height limit.
- 4) The increase to the height limit as proposed will not set a new benchmark or precedent for Huskisson. Other land within close proximity to the study site enjoy height limits greater than 12m
- 5) The study site is located on the edge of the Huskisson village centre and, due to its commercial usage as a motel, the user experience is that it defines the limits of Huskisson's commercial core.
- 6) A key factor associated with the lack of impacts associated with any increase to building height for the study site is the absence of adjoining development to its northern and western boundaries, and a lack of any residential development directly north of the land.
- 7) Professional judgement has been exercised through scrutiny of the current conditions, analysis of relevant coastal development guidelines, and through the use of photomontages, to analyse potential and likely impacts associated with the proposed increase in the height of building limit to 12m.
- 8) The assessment concludes that impacts to all views from each location used for the study are insignificant or at worst of minor consequence.
- 9) No mitigation measures are required to be implemented at this stage of the process. The main reason for this is due to the lack of any significant visual impacts from the proposed 12m height limit and how this remains compatible with the future desired character of Huskisson. It is most appropriate to deal with issues around aesthetics, materials, building design, physical form and building to boundary setbacks at development application stage.
- 10) The proposal is reasonable and, given the importance of the site with respect to provision of critical tourism infrastructure, there is a public benefit to the proposal notwithstanding the lack of impacts identified.