

Visual Impact Analysis

Planning Proposal for the Elambra West Urban Release Area

Prepared for
Pearce & Campbell and Waterford Farms Pty Ltd

Site address

Lot 2 DP1168922, No. 48 Campbell Street, Gerringong
Lot 11 DP1045242, No. 86 Campbell Street, Gerringong

Date

11 December 2019

allen price & scarratts pty ltd
land and development consultants

Surveying



Town Planning



Civil Engineering



Project Management



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1. Background

Allen Price and Scarratts (APS) has been engaged to undertake a visual impact analysis of land proposed to be rezoned for an extension to residential zoned land west of Elambra Estate, Gerringong. Our clients are Pearce & Campbell and Waterford Farms P/L who are the owners of land immediately west of Elambra Estate which currently operates as farmland.

As explained in this document, the Elambra West Planning Proposal site has been identified to facilitate expansion of the Gerringong township in the Kiama Urban Strategy 2011 and the Gerringong Charrette 1995. These documents can be viewed on Kiama Municipal Council (KMC) website at <https://www.kiama.nsw.gov.au/planning-and-development/strategic-planning/policies-strategies> and are discussed later in this document.

Recognising the potential of the site, and to meet anticipated community needs, future residential use of this site will focus on the provision of housing which is aimed at:

- First home buyers;
- Ageing in place purchasers;
- People downsizing their residence;
- Retaining families in close proximity to the existing urban area; and,
- People relocating to regional / coastal areas.

The analysis supporting this report involves reviewing key view lines to and from the site from publicly accessible areas.

In preparing this report, the following information has been considered:

- Kiama Local Environmental Plan (KLEP) 2011, and in particular the land zoning boundaries.
- Gerringong Charrette 1995, and in particular the southern entry point/gateway to the town.

2. Site Context

The coastal township of Gerringong is approximately 10km south of Kiama and 3.6km north of Gerroa.

The town in general is bordered by the ocean to the east, Werri Beach / Lagoon to the north, Princes Highway/Illawarra Railway to the west and the southern edge of the existing Elambra Estate. Rural land is situated to the east and west of Elambra Estate.

The site is an extension of the existing residential area southward of Campbell Street and west of Union Way (part of Elambra Estate). The extension of these existing residential areas takes advantage of developable land which is not flood affected on the site.



Image 1 – Locality image of Gerringong township (Source SIXMaps)

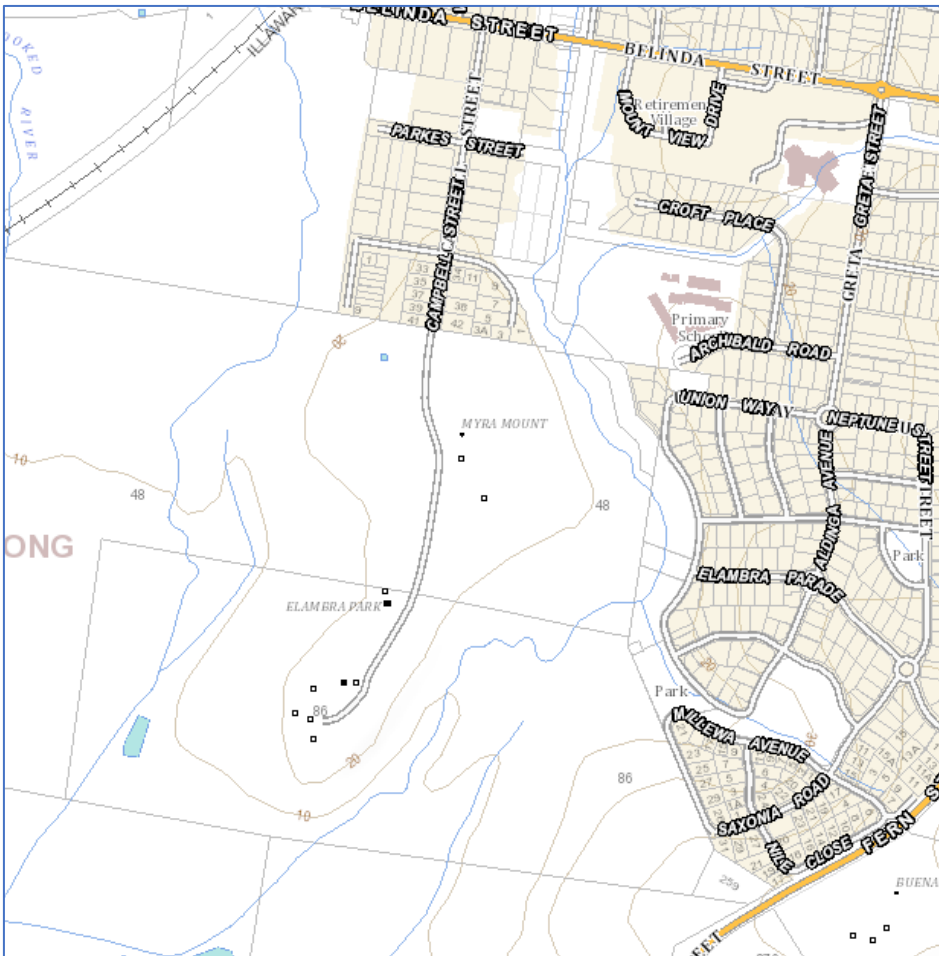


Image 2 – Image demonstrating general land form of site (Source SIXMaps)

As shown in the images below, the site is approximately 71.46ha in area, generally cleared, zoned RU2-Rural Landscape and is made up of the following lots:

Lot 2 DP 1168922; and,
Lot 11 DP 1045242.

Current legal access to Lot 2 DP 1168922 and Lot 11 DP 1045242 is from the north of the site via Campbell Street. Lot 11 has legal access across Lot 2, via a Right of Access.

The URA is largely bordered to the east and north by land zoned R2 – Low Density Residential which has a minimum lot size of 450m². The land to the west and south of the URA is zoned RU2-Rural Landscape.



Image 3 - Aerial image showing approximate location of site (Source SIXMaps)

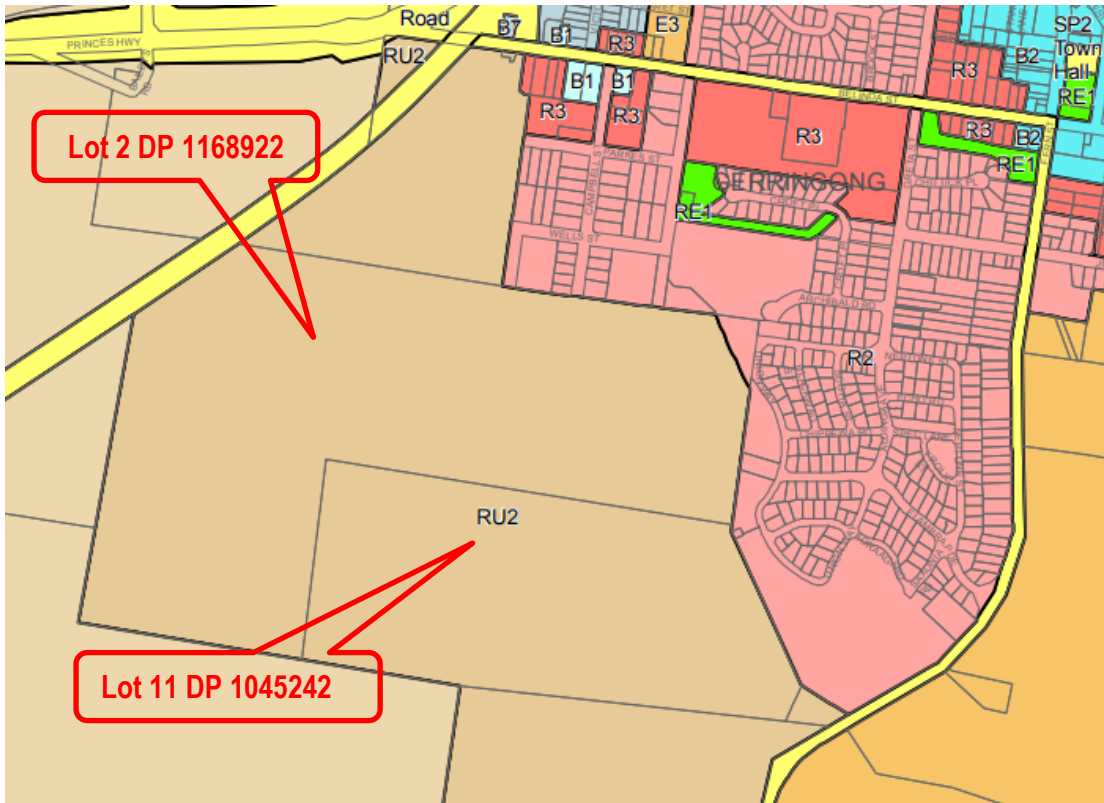


Image 4 – Existing Land Use Zoning (Kiama LEP 2011 mapping)

As shown below, the site is divided by a watercourse (Union Creek), which is proposed to be dedicated as part of future public reserve which in turn provides the opportunity to increase the visual amenity in this area.



Image 5 – Existing watercourse (Union Creek) that divides the site

3. Area of visual assessment

The aerial image below demonstrates the surrounding site context for assessment and the existing surrounding visual impacts to/from surrounding development. In this assessment, it is important to note the visual impact of existing dwellings in the landscape surrounding the site.

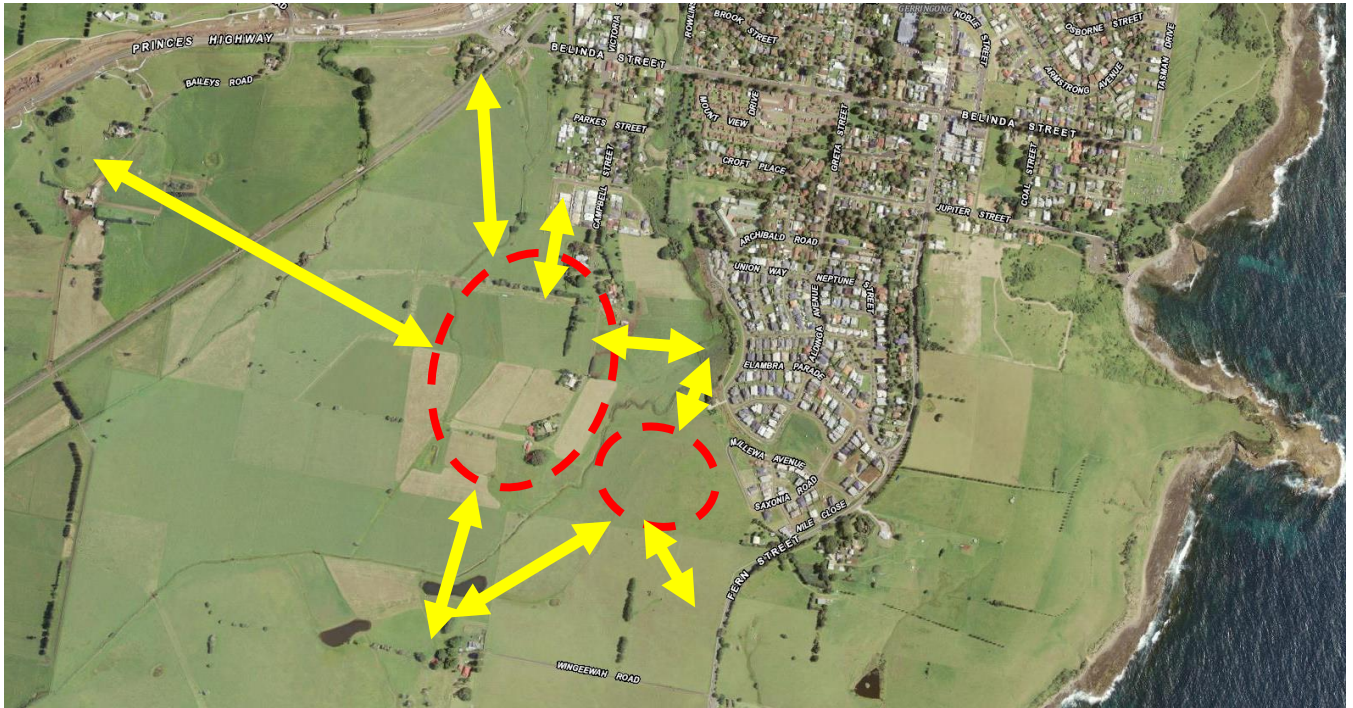


Image 6 – Aerial image illustrating context of site (shown approximately in “red circle areas”) and main view lines (shown with “yellow arrows”) to/from surrounding development (shown in subsequent related images). Source, SIX Maps

A plan of the proposed site area for residential development topography is shown below.

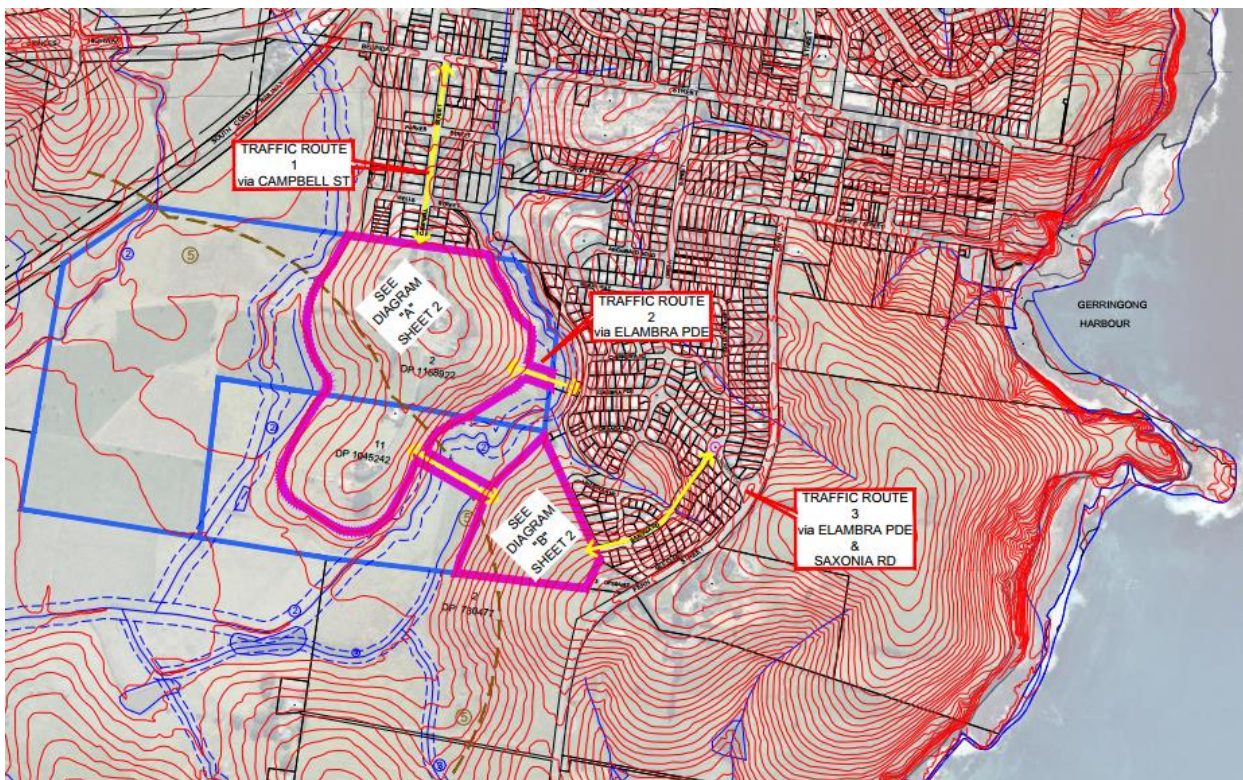


Image 7 – Aerial plan shown likely development footprint (within purple line areas)

Assessment of related visual factors

Analysis of the site and consideration of KLEP 2011 has identified the visual amenity to be the main consideration. Whilst heritage sites are identified in the Gerringong landscape (as shown in image below), their proximity to the site and associated view lines were not considered relevant to this assessment.

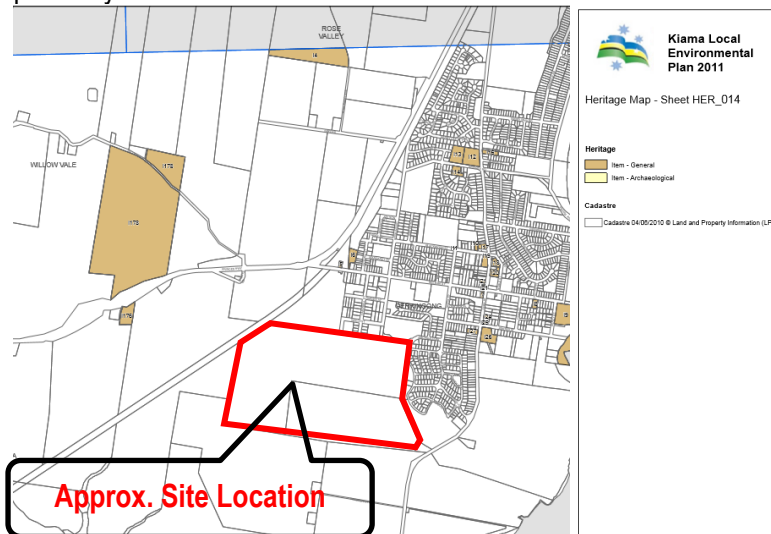


Image 8 - KLEP 2011 – Mapped heritage sites

Existing key view lines

The following image demonstrates existing key view lines to / from the site. These are view lines from the site (red arrows) and key public view lines to the site (yellow arrows) with reference numbers to the following images.

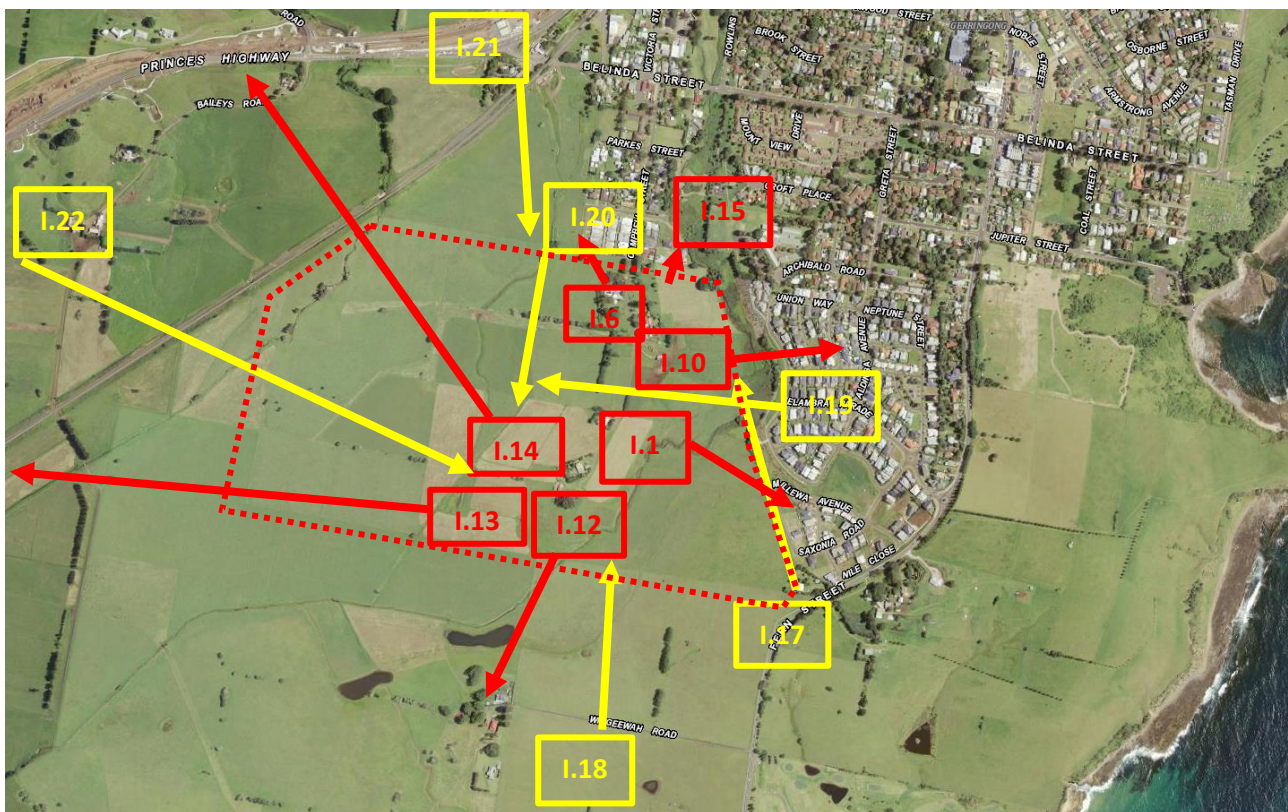


Image 9 – Aerial image showing key view line; Source, SIX Maps

4. Visual analysis



Image 10 (I.10)- Taken at midpoint of development site – looking east

The above image demonstrates views toward existing urban development surrounding the site with visual impact mitigated through perimeter landscape plantings along the watercourse.



Image 11 (I.11)- Taken at midpoint of development site – looking east

The above image demonstrates views toward existing urban development to the south of the site and the current urban / rural interface. The existing interface between the urban and rural areas lacks any transition. Future interfaces can be improved and mitigated with perimeter landscape and watercourse plantings.



Image 12 (I.12)- Taken at southern end of development site – looking south

The above image demonstrates views toward existing rural land surrounding south of the site. Visual impact from adjacent dwellings can be mitigated through perimeter landscape plantings and embellishment of the watercourse and fig tree (located behind the camera) which may form part of a public reserve system.



Image 13 (I.13)- Taken at southern end of development site – looking west

The above image demonstrates views toward existing rural land surrounding the west of the site. Note, adjacent dwellings are some distance from the site and associated need for visual impact mitigation is reduced.



Image 14 (I.14)- Taken at southern end of development site – looking north west

The above image demonstrates views toward existing rural land surrounding the north west of the site. Note, adjacent dwellings are a long distance from the site and associated need for visual impact mitigation is reduced.



Image 15 (I.15)- Taken at northern end of development site – looking north

The above image demonstrates views toward existing urban development to the north of the site which is proposed to connect to the future residential area. As the urban development footprint is to be consolidated at this point (i.e. side by side), no visual mitigation is proposed in this location.



Image 16 (I.16)- Taken at northern end of development site – looking north west

The above image demonstrates views toward existing urban development to the north west of the site which is proposed to connect to the future residential area. As the urban development footprint is to be consolidated at this point (i.e. side by side), no visual mitigation is proposed in this location.



Image 17 (I.17)- Taken at south eastern corner of development site – looking north

The above image demonstrates views toward existing urban development to the north of the site. As the urban development footprint is to be consolidated at this point (i.e. side by side) and current visual impact, no visual mitigation is proposed. However, it is appropriate that the new urban / rural interface can be improved, and visual impacts mitigated with the use of low-level perimeter landscape plantings to maintain views of the escarpment.

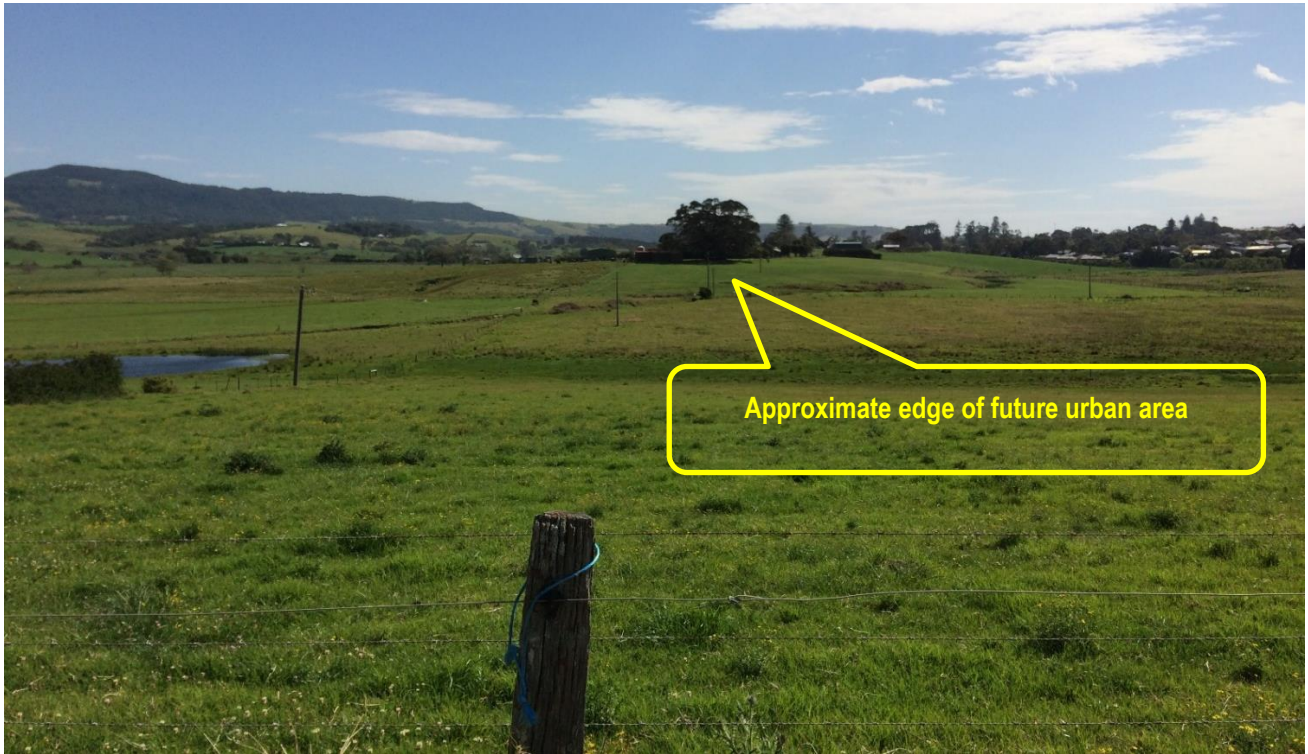


Image 18 (I.18)- Taken at south end of development site – looking north

The above image demonstrates views toward the Planning Proposal site – looking north from Wingeewan Road and existing dwellings in background. Visual impact to adjacent future dwellings in the distance can be mitigated through perimeter landscape plantings along the watercourse and proposed future public reserve system.



Image 19 (I.19)- Taken east of development site – looking west

The above image demonstrates views toward the Planning Proposal – looking east from Elambra Parade. Whilst the current visual amenity is impacted by adjacent future dwellings it can be mitigated through perimeter landscape plantings along the watercourse and proposed future public reserve system.



Image 20 (I.20)- Taken north of development site – looking south from Short Street

The above image demonstrates views toward the Planning Proposal site - south from Short Street. The visual impact of the proposal are minimal in this location with the existing dwellings on Short Street not directly overlooking the site.



Image 21 (I.21)- Taken north of development site – looking south east from Belinda Street

The above image demonstrates views toward the Planning Proposal site – south east from Belinda Street. Visual impact from adjacent future dwellings in the distance can be mitigated through perimeter and watercourse landscape plantings.

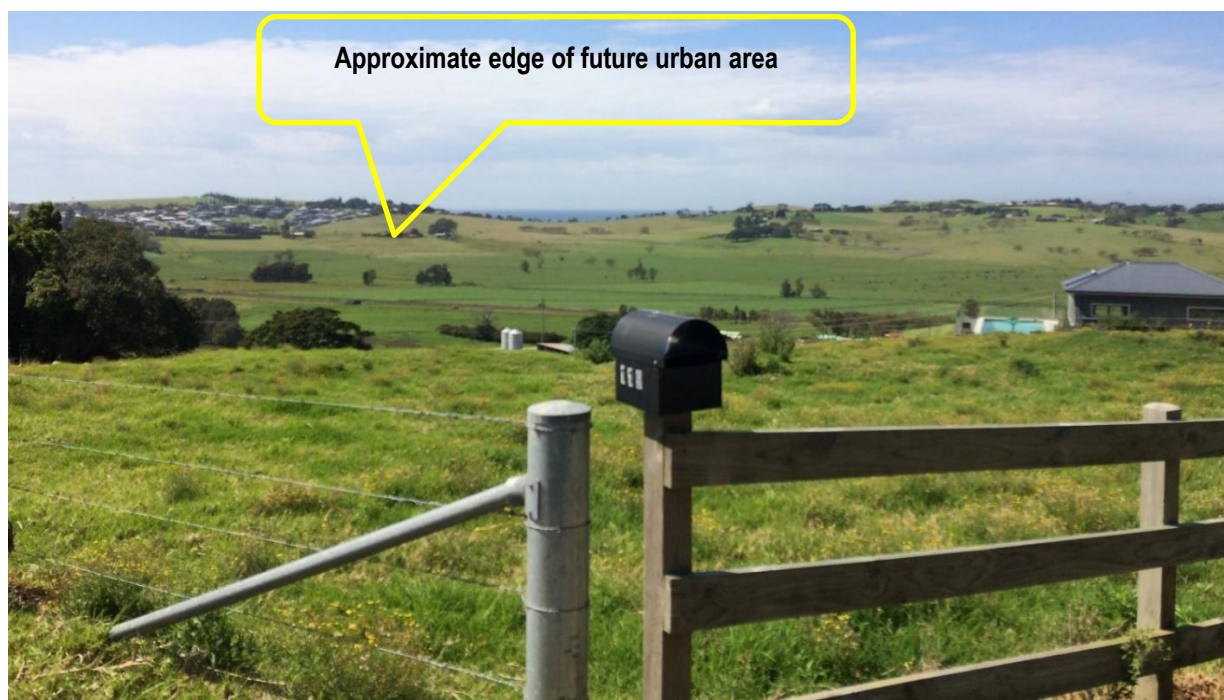


Image 21 (I.22)- Taken west of development site – looking east from Princes Highway

The above image demonstrates views toward the Planning Proposal site - looking east from Princes Highway. Note, visual impact from existing dwellings (Elambra) shown in the distance and associated need for visual impact mitigation is reduced.



Image 22- Example of large Fig tree onsite which can enhance the future visual interest

5. Conclusion

As evident in the above images, this assessment recognises the visual amenity of the rural landscape surrounding the Gerringong township and in particular the view lines both from the urban area and views from the rural land to the town and Elambra West site. When undertaking this assessment, it is also recognised that both views to and from the Elambra West site are compromised by existing surrounding residential development which has occurred overtime and associated visual impacts cannot be fully mitigated.

When analysing the Elambra West site in reference to the surrounding urban and rural landscape the following conclusions are made:

- The urban setting proposed by the Planning Proposal is mostly visible from adjacent dwellings in Elambra Estate. This visual impact can be mitigated with use of perimeter and watercourse landscape plantings.
- The urban setting proposed by the Planning Proposal is not likely to, or significantly compromise existing view lines from surrounding dwellings from the adjacent Elambra site which is generally at the same land form height or higher than the proposal site.
- The existing view lines from the surrounding rural landscape is already compromised by visual impacts of the Gerringong township and the Planning Proposal site does not necessarily add a further significant compromise in this visual setting. This visual impact can be mitigated with use of perimeter and watercourse landscape plantings.
- The Planning Proposal site is in a compromised setting with existing surrounding development and therefore the site (when developed) won't necessarily be obvious on its own when looking from a distance to the site. This visual impact can be mitigated with use of perimeter and watercourse landscape plantings.
- The Planning Proposal site is not located within an existing "Scenic Protection Area".
- The Planning Proposal site does not visually affect a surrounding heritage site.
- The Planning Proposal's future dwelling maximum height is proposed to be 8.5m which is consistent with surrounding urban land uses.
- The Planning Proposal endeavours to retain the existing large Fig trees which can enhance the future visual interest of the site as part of a public reserve system with use of perimeter and watercourse landscape plantings.
- Embellishment of Union Creek and its incorporation into a public reserve system can significantly increase the visual amenity of this watercourse.
- The extension of the urban setting in general does not significantly reduce existing public viewpoints and the new urban / rural interface can be mitigated and transitioned where possible through perimeter and watercourse landscape plantings.

In summary, the Elambra West Planning Proposal site does not significantly diminish the rural landscape amenity any greater than what already exists surrounding the Planning Proposal site. The Elambra West Planning Proposal offers KMC and the surrounding/wider community the opportunity to deliver residential land opportunities which builds on the Elambra Estate and the larger vision of the Gerringong Charrette.

