

Georges Cove Marina  
**146 Newbridge Road, Moorebank**



**Addendum Visual Impact Review**

Report prepared for Benedict Industries

by Dr. Richard Lamb

Date: 15 April 2015





## **1.0 Introduction**

### **1.1 Purpose of this report**

This report was commissioned by Benedict Industries, the applicant, to review the potential visual impacts that would ensue as a result of development on part of the site known as 146 Newbridge Road (Lot 7 DP 1065574), Moorebank for the purposes of a marina and dry berth building.

Richard Lamb and Associates (RLA) prepared a Visual Impact Assessment dated 22 September, 2010 (RLA 2010 report). This report is a review of the assumptions made in and the findings of that report. This addendum report is based on fieldwork carried out on 9 April, 2015.

This report should be read in conjunction with the RLA 2010 report, to which it is cross referenced. As will become clear in this addendum report, with the exception of the foreground of views in the continuing residential development in Georges to the west of the Benedict site, there have been minimal changes to the existing character, quality and appearance of the site as seen from the public domain. As a result, there would also be minimal changes to the potential future appearance of and visual impacts of the proposed Georges Cove Marina development.

### **1.2 Current visual environment**

The components to the proposed development, being a dry berth building for a private marina, club building, a wet berth marina, and external car parking facilities will remain as assessed in the RLA 2010 report.

In the RLA 2010 report, Figure 1 shows the character of the surrounding visual environment. Figure 1 below shows the current visual environment in 2015. Leaving aside minor changes inside the subject site as a result of continuing activity there, the only significant change in the current visual environment is the continuing development of the Georges Fair site to the west, the residential component of which is nearing completion.

## **2.0 Summary 2015 assessment**

### **2.1 Visual Exposure**

A review has been undertaken of the viewpoint analysis conducted in the RLA 2010 report to assess the visual impacts that may be experienced by viewers. This consisted of re-visiting the subject site and the locality and assessing the potential for change in impact on views from the selected locations.



## MOOREBANK – NEWBRIDGE ROAD, MOOREBANK NSW

Source: Nearmap.com

Current as at: 8 January 2015



**Figure 1: Site and Locality Identification**



Approximate Location of the Proposed Marina Site



Not to Scale





### **2.1.1 Topography, vegetation and proposed marina**

The existing subject site of the marina has minimal external visibility to places outside the site as in 2010. The same potential exists for the proposed dry berth building and marina building to be of some visibility in external views, above the existing tree canopy. The dry berth building will be partly visible over the trees on the boundary between the Georges Fair site and the location of the proposed marina. However, the overall visibility from this area will be lower than had been assessed in 2010 as a result of predominantly 2-storey residential development across the site, which minimises potential views and confines them to the fringe along a short section of Brickmakers Drive.

A comparative analysis of views in 2010 and 2015 from the same locations (below) confirms this analysis. There would be no change to the potential future views from the Benedict Industries' land outlined in Parts 2.1.2 and 2.1.3 of the RLA 2010 report.

The dry berth maritime building will have a maximum height of 24.4m from a finished floor level (FFL) 4.6m above height datum (AHD) and the private Marina Clubhouse will have a maximum height of 1.31m from a FFL of 6.1 AHD. There will be about 267 external car parking spaces. These dimensions are in keeping with the RLA 2010 report.

### **2.1.2 Existing residential areas**

Views towards the subject site from the public domain in elevated locations developed before 2010 are now significantly reduced or eliminated by residential development in Georges Fair. Former views from Malinya Crescent, Attunga Avenue, Kalimna Street, Ikara Crescent and Elouera Crescent to the northwest of the subject land are now blocked by foreground development.

The same principle applies to most streets in Georges Fair, some of which were assessed as having potential views of part of the dry berth building in 2010. Potential views toward part of the dry berth building would be confined to a short section of Brickmakers Drive and a small number of residences facing the street in the general vicinity of a stormwater detention basin east of the road.

### **2.1.4 Public reserves and parks**

There would be no change to existing visual exposure to parks and reserves adjacent to the Georges River. Parks in the Georges Fair area are not exposed to the proposed development as a result of foregrounds comprised of residential buildings (see comparative analysis examples below).

### **2.1.5 Georges River**

There would be no change to the exposure of views to or from the Georges River as identified in the RLA 2010 report.

## **2.2 Visual effects analysis**

The RLA 2010 report findings with regard to visual effects in Section 2.2 remain current. There would be no substantive changes to the baseline factors analysed. There would be minor changes to view compositions (Variable factors, Section 2.2.2 of the RLA 2010 report) as a result of the





effective completion of residential development in Georges Fair, which would restrict views to a small section of Brickmakers Drive and its vicinity. The effect would be to reduce the visual exposure of the proposed development, compared to findings of the RLA 2010 report.

## **2.3 Visual impacts assessment**

### **2.3.1 Physical absorption capacity (PAC)**

The PAC for the proposed marina (Section 2.3.1 of the RLA 2010 report) is unchanged from Moderate in 2015 in views from the north, south west and east but is higher in views from the north west and west in Georges Fair (Moderate-High). The higher absorption capacity results from the reduced visual catchment and the change of foreground views to built form caused by development of Georges Fair, in the context of which the buildings in the proposal are of higher compatibility and cause lesser contrasts than as assessed in 2010.

### **2.3.2 Visual compatibility**

Visual compatibility assessed in Section 2.3.2 of the RLA 2010 report would be fundamentally the same in 2015 (ie. Moderate). However there would be an increase in compatibility of the proposal in views from the now almost completed Georges Fair locality as a result of the conversion of the former open foregrounds to exclusively urban development.

### **2.3.3 Overall visual effects**

The overall visual effects of the subject development on its visual catchment were considered to be Moderate in Section 2.3.3 of the RLA 2010 report. This review finds that this situation will not change.

## **2.4 Significance of residual visual impacts**

This review finds that the same weighting factors on visual impacts are relevant to the proposal as in 2010 (Section 2.4 of the RLA 2010 report). No change has occurred other than an increase VAC and in compatibility of the proposal with the adjacent urban development of Georges Fair. The importance of the impact remain as Low-Moderate.





### **3.0 Residual impacts and mitigation measures**

The residual visual impacts of the proposal on the surrounding areas were rated as limited in Section 3.0 of the RLA 2010 report. No changes have occurred in the intervening period to change this assessment.

### **4.0 Conclusion**

This review assessment has considered the range of potential visual impacts that could ensue as a result of the construction of the proposal as well as the range of potential public and private domain locations from which it may potentially be visible.

The underlying principles of the visual impact assessment previously undertaken in the RLA 2010 report remain the same, as do the reasons for assessment of the visual impacts. The baseline visual exposure of the proposed development would be lower than as assessed in the RLA 2010 report and the visual absorption capacity would be somewhat higher, as would the compatibility of the residual visibility of the dry storage building, as a result of the near completion of the residential component of development of Georges Fair. Overall that would lead to somewhat lower visual impacts.

In conclusion, it is my opinion that the visual impacts of the proposed marina would at the most be Low-moderate overall and the application can be supported on visual grounds.





Plate 8: Viewing Location A Image from RLA 2010 report  
View south east from the southern end of Ikara Crescent into the former brick works site.



Plate 8: Viewing Location A in 2015  
View south east from the southern end of Ikara Crescent in 2015





Plate 9: Viewing Location B, Image from RLA 2010 report  
View north east from near the intersection of Attunga Avenue and Malinya Crescent.



Plate 9: Viewing Location B, in 2015  
The middle ground view is now composed of housing in Georges Fair





Plate 10: Viewing Location C, Image from RLA 2010 report  
View east from the eastern section of Maddecks Avenue.



Plate 10: Viewing Location C, in 2015  
Buildings and public and private domain landscape now block views toward the proposal site.





Plate 11: Viewing Location D, Image from RLA 2010 report  
View east from near the intersection of Bradbury and Biddle Streets.



Plate 11: Viewing Location D in 2015  
View east from near the intersection of Bradbury and Biddle Streets. The middle ground is composed of residential buildings and public and private domain landscape is becoming established.





Plate 12: Viewing Location E, Image from RLA 2010 report  
View east from Bradbury Street.



Plate 12: Viewing Location E in 2015  
View east from Bradbury Street. The front row of houses, not present in 2010, blocks views to the landscape beyond.





Plate 13: Viewing Location F, Image from RLA 2010 report

View east from near the intersection of Christiansen Boulevard and Sims Street. It was concluded that there would be no view from this location.



Plate 13: Viewing Location F in 2015

View east from near the intersection of Christiansen Boulevard and Sims Street in 2015. The assessment in 2010 was correct. Subsequent development blocks views toward the proposal site





Plate 14: Viewing Location G, Image from RLA 2010 report  
View north east from Malinya Park.



Plate 14: Viewing Location G in 2015  
View north east from Malinya Park. The view toward the proposal is blocked in the foreground by buildings in Georges Fair.





Plate 15: Viewing Location H, Image from RLA 2010 report  
View north east from the public reserve which separates Bradbury Street and Attunga Avenue.



Plate 15: Viewing Location H in 2015  
View north east from the public reserve which separates Bradbury Street and Attunga Avenue.  
Buildings and landscape block the view toward the proposal site.





Plate 16: Viewing Location I, Image from RLA 2010 report  
View south east from public reserve located at the intersection of Maddecks Avenue and Travers Street.



Plate 16: Viewing Location I in 2015  
View south east from public reserve located at the intersection of Maddecks Avenue and Travers Street. Buildings now block the view toward the proposal site.





Plate 17: Viewing Location J, Image from RLA 2010 report  
View south east from Paine Park at the eastern most end of Elouera Crescent.



Plate 17: Viewing Location J in 2015  
View south east from Paine Park at the eastern most end of Elouera Crescent.  
Buildings now block the view toward the proposal site.





Plate 18: Viewing Location K, Image from RLA 2010 report  
View south along the river channel from adjacent to the public boat ramp accessed from Davy Robinson Drive.



Plate 18: Viewing Location K in 2015  
View south along the river channel from the floating pontoon adjacent to the boat ramp accessed from Davy Robinson Drive. No change has occurred to the composition of the view or the likely effects of the proposal





Plate 19: Viewing Location L, Image from RLA 2010 report

View west toward the site and the location of the proposed inlet connecting the marina with the river channel. Residences in the background are south west of the Georges Fair site.



Plate 19: Viewing Location L in 2015

Although the image was taken in very difficult light conditions and not from precisely the same location as in 2010, it is evident that the view composition has not changed. An apartment building and roofs of 4-5 dwellings in Brickmakers Drive are now visible, blocking views of more distant residences formerly visible in the background.