

EASTLAKES

VISUAL CONTEXT REPORT

PREPARED FOR
CROWN GROUP
OCTOBER 2019

INTRODUCTION

PURPOSE OF THIS REPORT

This purpose of this report is to understand the change in visual context that would occur as a result of the proposal to modify the Major Project Approval on the Eastlakes South Site. The investigations into visual context considers both the immediate Eastlakes context, as well as the regional context including surrounding suburbs. For ease of navigation, this report is structured as follows:

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BACKGROUND

The following timeline provides an overview of the planning and approvals background of this project. The key built form conditions for each approval are depicted in the massing diagrams below.

TIMELINE

2010

Release of "Metropolitan Plan for Sydney 2036" & City of Botany Bay prepared "Planning Strategy 2031" and identified Eastlakes as a future renewal area

✓

2013

Major Development Approval granted for Eastlakes

DECEMBER 2014

The NSW DPE released "A Plan for Growing Sydney"

JANUARY 2016

Greater Sydney Commission (GSC) established

SEPTEMBER 2016

City of Botany Bay and Rockdale City Council merge forming Bayside Council

NOVEMBER 2016

GSC release Draft District Plans and Draft Amendment to Sydney Region Plan

APPROVED SCHEME

MARCH 2018

GSC release final District and Greater Sydney Region Plan

✓

JUNE 2018

Mod 1 Approval granted for Eastlakes North Site

PROPOSED SCHEME

NOVEMBER 2018

MOD 4 EXHIBITED

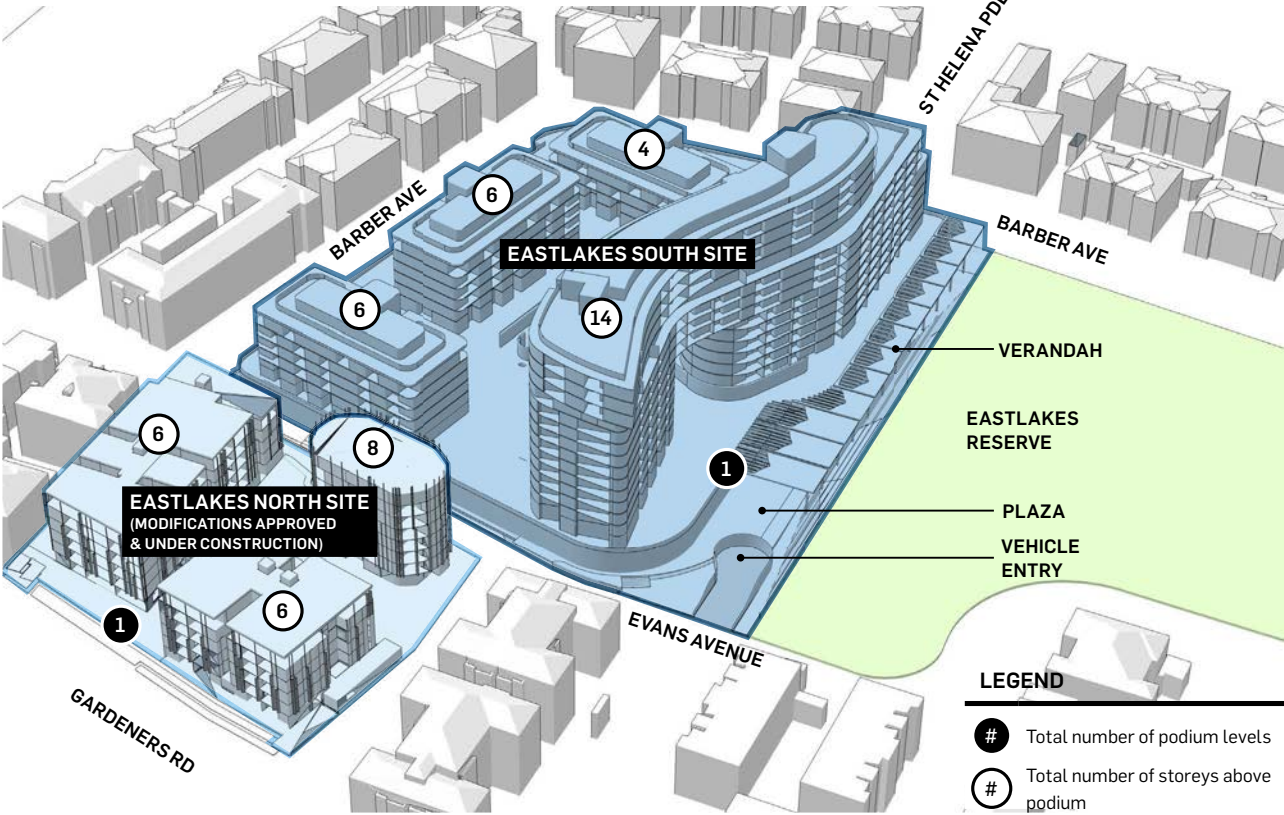
OCTOBER 2019

MOD 4 PREFERRED PROJECT LODGED

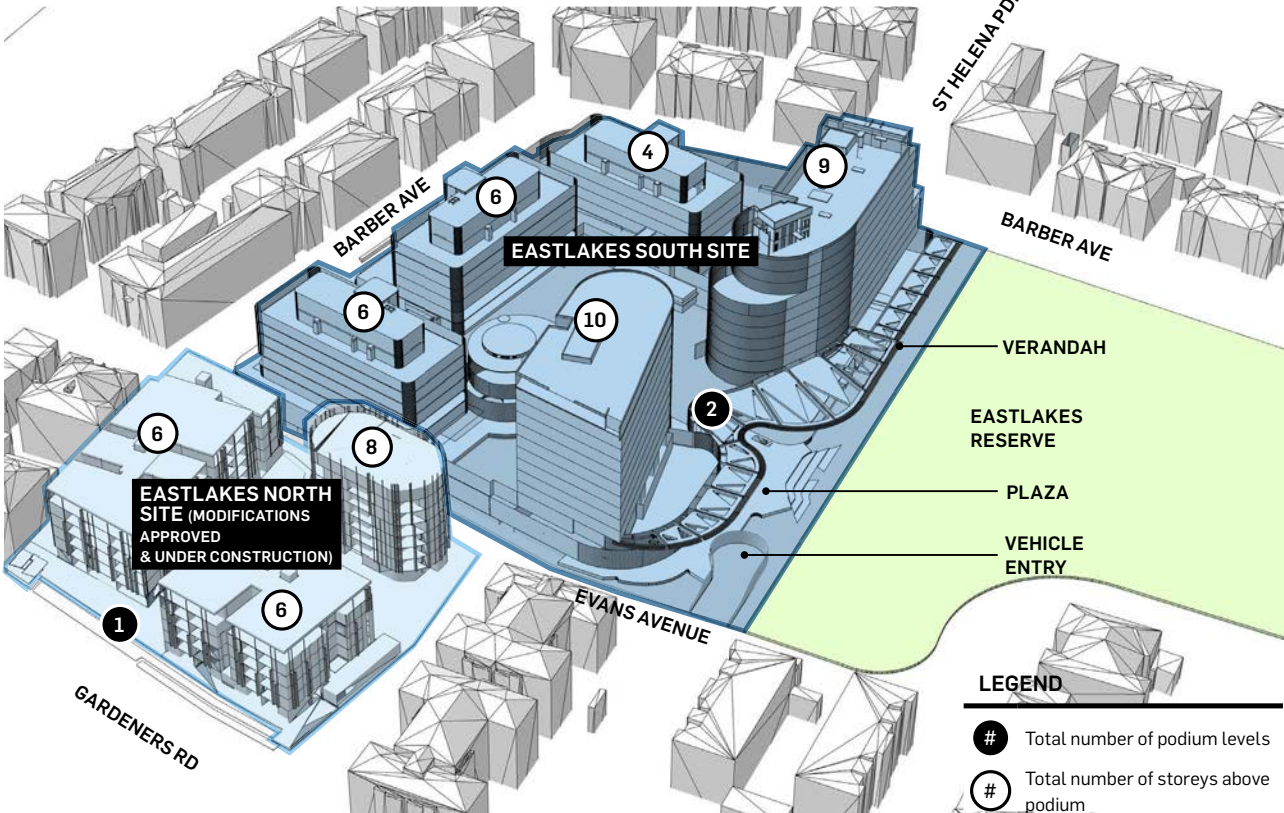
EXISTING BUILT FORM

APPROVED 2013 SCHEME (SOUTH SITE)

2018 EXHIBITED MODIFICATION (SOUTH SITE)



PREFERRED PROJECT (SOUTH SITE)



PREFERRED PROJECT

Compared to the Approved 2013 Scheme, the proposed modification seeks to improve design and architectural outcomes for the development in the following ways:

- Improve interface with Eastlakes Reserve to promote activation to open space, as well as increase Eastlakes Reserve setbacks to improve solar performance of the park by reducing overshadowing;
- Define the significance of the local centre with a distinct landmark building that will be a visual beacon in the broader context;
- Provide a public domain that encourages cross site permeability, and enhances local place values through a hierarchy of programmed public spaces.
- Improve amenity and building performance in terms of ADG as the prior scheme was based on RFDC;
- Increase the diversity of the built form and residential unit mix;
- Provide an allocation of affordable housing and community facilities integrated into the scheme; and
- Offer greater residential amenity (communal and private open space), improved landscaping and communal facilities.

While the Preferred Project maintains the same design intent as the 2018 Exhibited Scheme, the Preferred Project features the following modifications:

- Building height is reduced by 3 storeys in response to the Civil Aviation Safety Authority (CASA) building height limit for Sydney Airport.
- The long building element fronting Eastlakes Reserve is divided into two building forms to reduce the bulk and scale of this interface and to better reflect buildings in the surrounding context. This modification also creates improved residential outcomes, offering better solar access and natural ventilation to apartments.
- Residential amenity on the podium rooftop is increased to include more communal open space and landscaping.
- Podium ground level and level 1 is reconfigured to increase tenancies to Evans Avenue and Eastlakes Reserve, improve permeability through the site, and improve visibility to community facilities.
- Additional residential GFA, additional apartments and number of car parking spaces have been reduced.

METHODOLOGY

The methodology for understanding the proposed change in visual context involved identification of the visibility of the site by a GIS viewshed analysis considering existing and future built form. The following provides a detailed overview of the process and the steps taken to undertake this analysis.

IDENTIFICATION OF THREE CONDITIONS

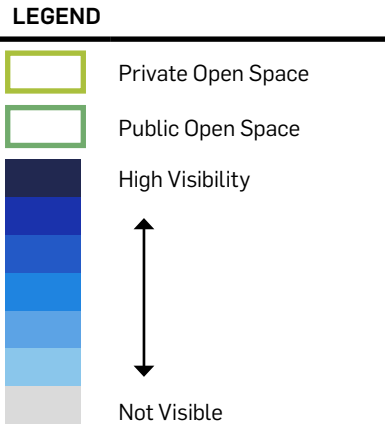
The first step in the process was the identification of three different built form conditions for the site on which to compare the visibility of the site being:

- Existing built form;
- Approved scheme (includes the 2013 Major Project Approval for the southern site and the 2018 Modification Approval for the northern site); and
- 2018 exhibited scheme (includes the 2018 Modification Approval for the northern site and the proposed modification for the southern site).

GIS VIEWSHED ANALYSIS

A GIS viewshed analysis was then undertaken on each of the schemes. The process for this analysis was to identify a grid of points on the façades of each scheme (3m high x 12m wide). The viewshed analysis uses existing LIDAR data as available (currently 2013). The visibility of each of the schemes is then identified relative to the number of overall points in the grid within the maximum scheme.

Viewpoints were then identified for the analysis considering the key design principles identified for the scheme (i.e. way-finding etc.) and key viewing locations from existing public spaces (streets, parks etc.). This identified a number of regional as well as local views.



APPROVED SCHEME VIEWSHED ANALYSIS



Figure 1 Approved Scheme Viewshed Analysis

VIEW COMPARISONS

A comparison is then undertaken of each view, once again considering the three conditions identified above. The process for preparing this views is outlined below.

- The 3D massing model of each scheme was provided to Urbis by FJMT Architects.
- The 3D models were geo-referenced in sketch-up and surrounding building massing and street furniture elements were modelled as reference points.
- Cone of vision angles were prepared in CAD at 36.86 degree field of view, for each view reflecting the viewing angles to be taken by the camera.
- Photos were then taken on site using Nikon D7200 with the fixed 35mm lens which is equivalent to 52.5mm in Sketchup.
- Proposed building massing was then inserted into the photo views from the existing conditions for the comparison utilising alignment with cone of vision and reference massing.

2018 EXHIBITED SCHEME VIEWSHED ANALYSIS

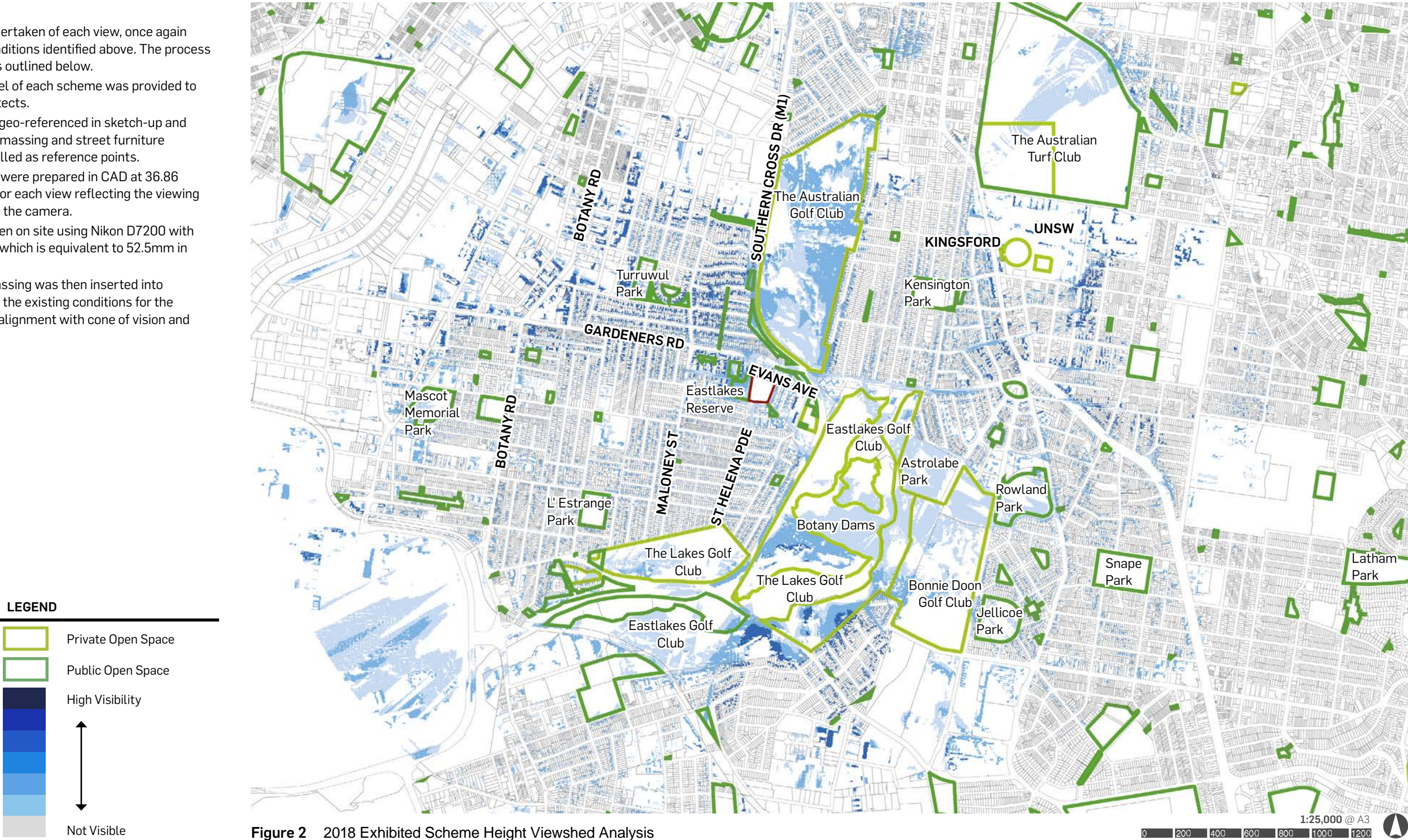


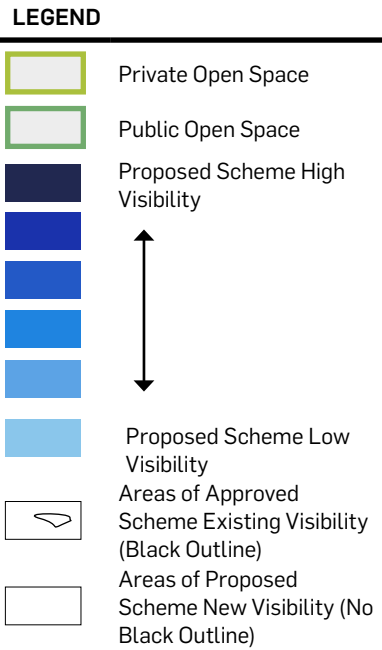
Figure 2 2018 Exhibited Scheme Height Viewshed Analysis

VISUAL CHANGE

The map opposite depicts the areas of visual change as a result of the proposed development and the views that have been analysed on the following pages.

PREFERRED PROJECT

NOTE: As the purpose of the GIS analysis was to identify the ten key locations of visual impact, no additional GIS viewshed analysis was undertaken for the Preferred Project. As is demonstrated through the view comparison the visual impact of the Preferred Project is a reduction in height and visual impact compared to the 2018 Exhibited Scheme.



VISUAL CHANGE

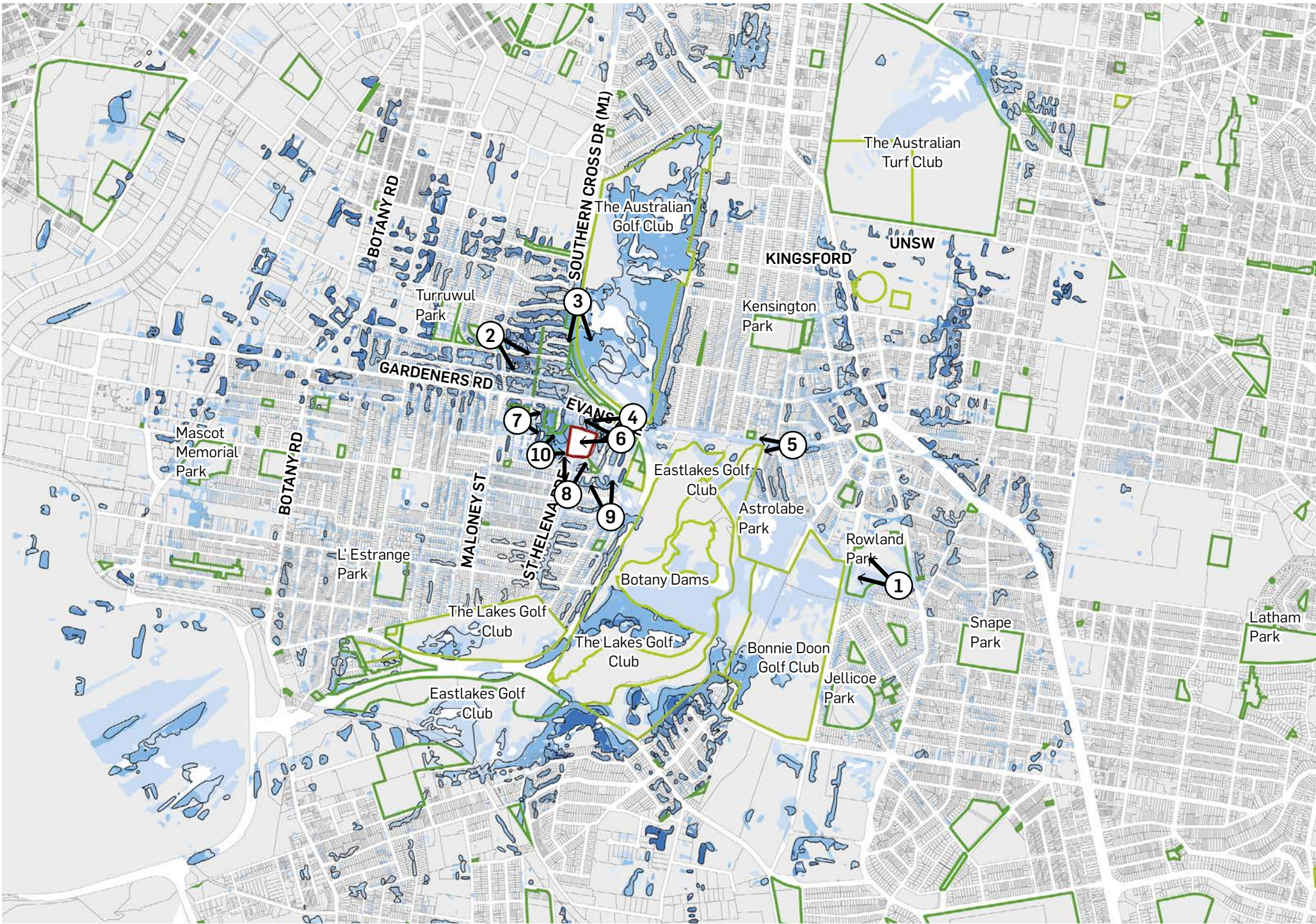


Figure 4 Comparison of the Approved and 2018 Exhibited New Height Scheme

VIEW COMPARISON

The following pages undertake a detailed analysis of the 10 view points identified. The analysis considers the quantum of change proposed as well as the impact of that change, both positive and negative.

KEY FINDINGS

The existing centre is not visible from the adjacent surroundings areas once you are beyond the immediately adjoining streets and thus does not contribute to local legibility or way-finding within the neighbourhood to key services and facilities.

The Approved 2013 Scheme contributes to some local legibility, however again only once within the immediate vicinity of the site.

The 2018 Exhibited Scheme increases visibility of the centre especially within the walking catchment of the site. The proposed buildings act as landmarks that denote the significance of the local centre and support way-finding to both motorists and pedestrians within an 800m catchment of the site as well as beyond.

Compared to the 2018 Exhibited Scheme, the Preferred Project has reduced building heights which typically means proposed buildings are more in keeping with skyline views and surrounding context. While buildings are less visually prominent then the Exhibited Scheme, they maintain presence as a visual marker to aid wayfinding and legibility of the local centre.

The only view where this is not the case is View 8. The building in this location is highly visible and terminates a long street vista down St Helena Parade. While the building's immediate facade is prominent in this view, the building quickly recedes beyond it.

VIEW 1 : ROWLAND PARK

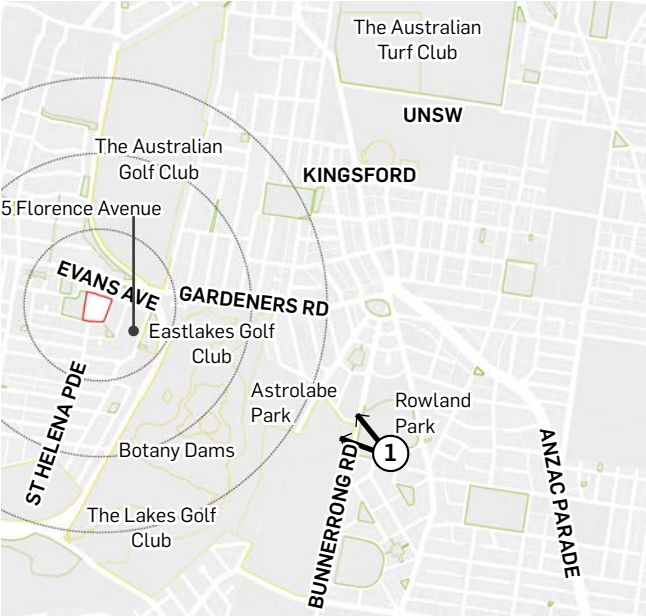
Existing: The view from Rowland Park looking north west towards the site demonstrates that the existing buildings are not visible. The 9 storey apartment building on 5 Florence Ave is just visible from this viewpoint above the tree line.

Approved 2013 Scheme: Buildings in this scheme are still not visible from this location.

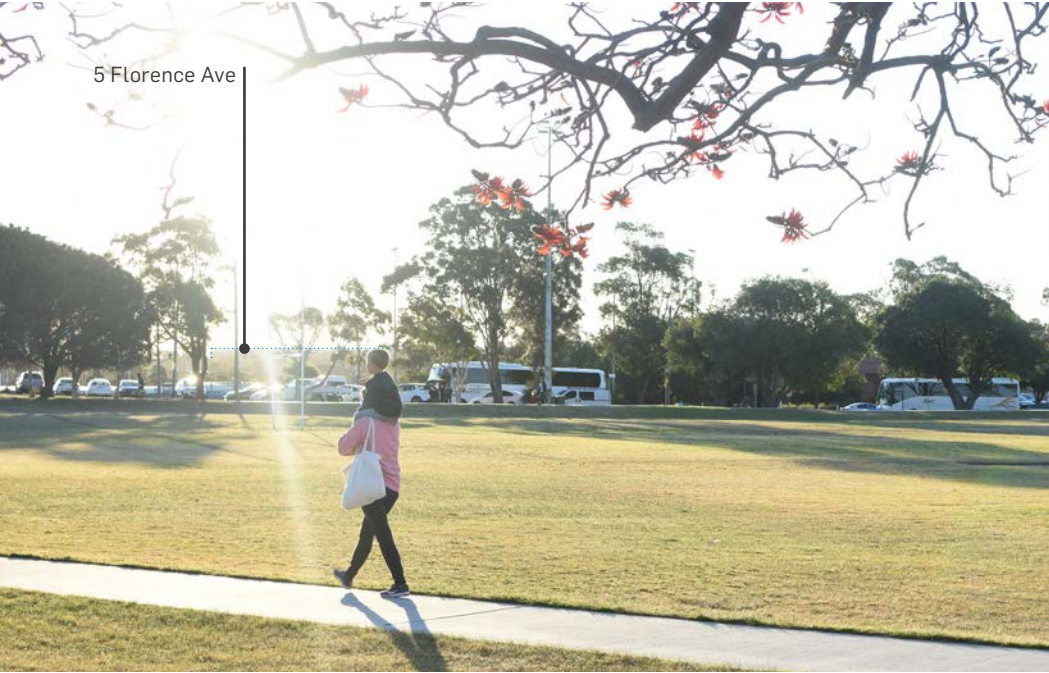
2018 Exhibited Scheme: Proposed buildings are just visible on the horizon, and give some presence to the local centre.

Preferred Project: Proposed buildings are less visible on the horizon compared to the 2018 Exhibited Scheme, however they still give some presence to the local centre. The massing blends in within the general background of the view and sits below the tree canopy in the foreground. There is minimal visual impact.

REFERENCE PLAN



EXISTING



APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



VIEW 2 : EL ALAMEIN RESERVE

Existing: The view from El Alamein Reserve looking south east towards the site shows that the existing Eastlakes local centre is not visible from this location. The 9 storey apartment building at 16-18 Maloney Street is visible from this point.

Approved 2013 Scheme: Buildings in this scheme are still not visible from this location.

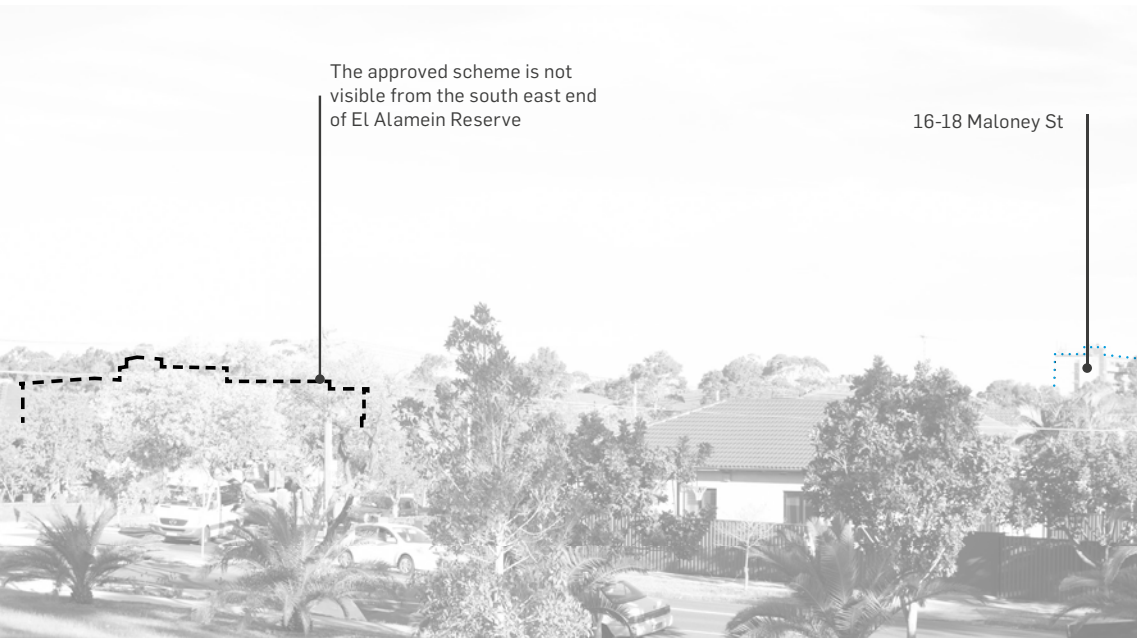
2018 Exhibited Scheme: The tallest building elements are visible, and appear above the tree line in the foreground.

Preferred Project: The tallest building elements in the Preferred Project are just visible with minimal projection above the tree line in the foreground. Compared to the Exhibited 2018 Scheme, the Preferred Project is more in keeping with the surrounding skyline and in particular the height datum set by the 9 storey apartment building on 16-18 Maloney Street.

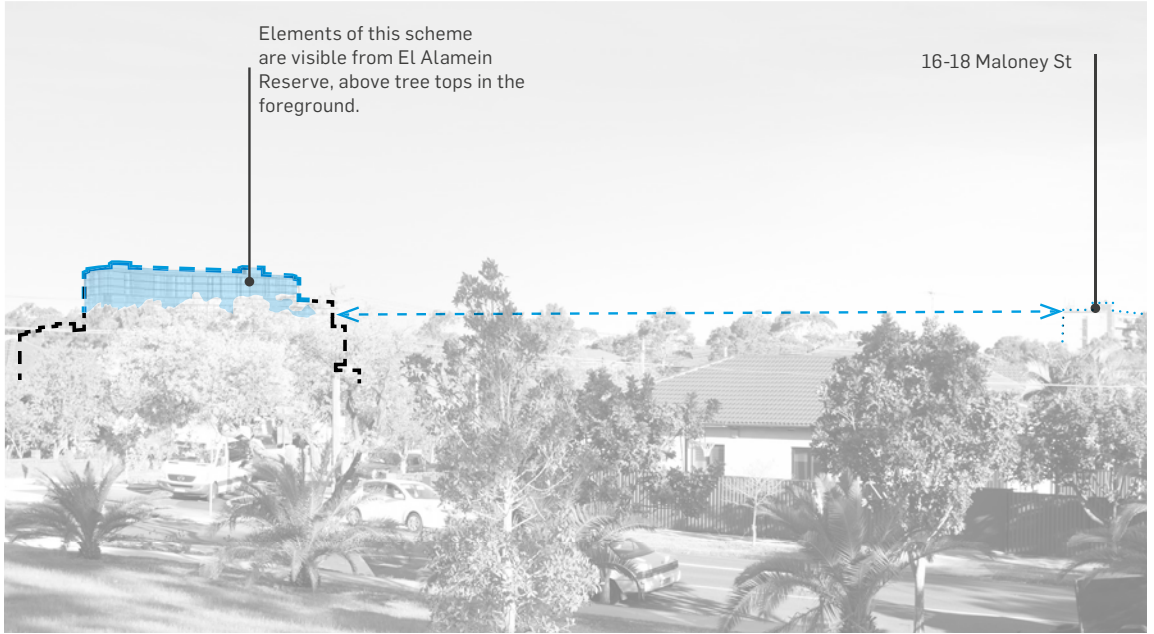
EXISTING



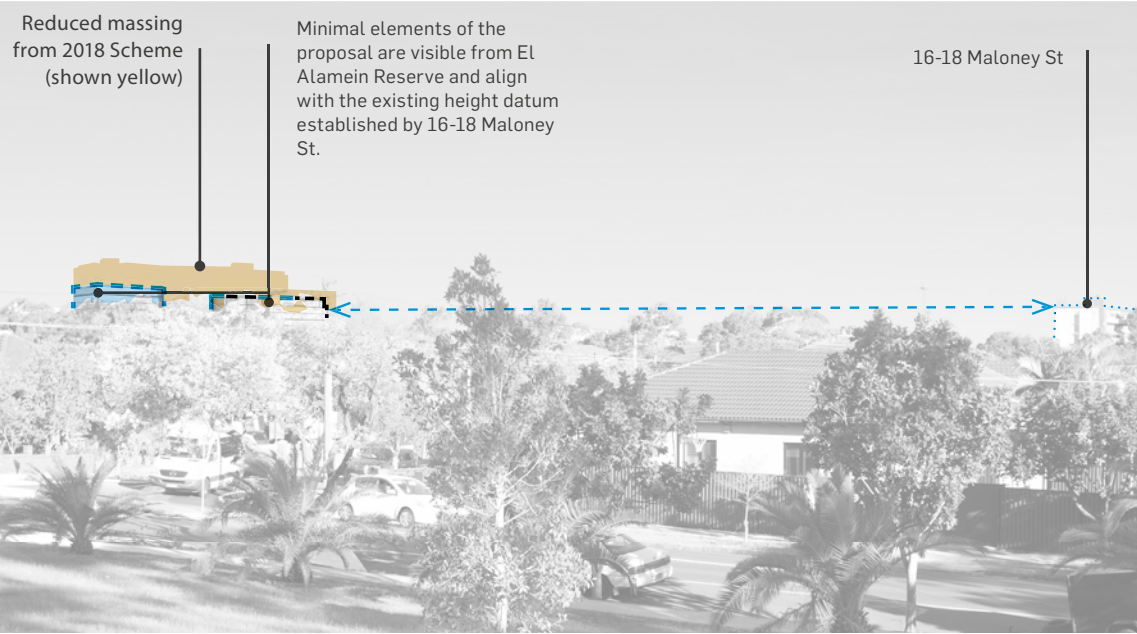
APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



REFERENCE PLAN



VIEW 3 : BANNERMAN CRESCENT RESERVE

Existing: The view from Bannerman Crescent Reserve looking south east towards the site demonstrates no visibility to the existing local centre. The recently developed 279 Gardeners Road is visible from this location but does not exceed the roofline of the one storey houses along Asquith Avenue. It does not form a marker and forms part of the overall skyline composition.

Approved 2013 Scheme: Buildings in this scheme are visible in keeping with the roofline of the building on Gardener's Road and form part of the backdrop to the houses in the foreground.

2018 Exhibited Scheme: Buildings in this scheme are more visible compared to the 2013 Approved Scheme whilst still being in keeping with other elements on the skyline. The massing of the building form provides visual interest and creates a built marker.

Preferred Project: Compared to the Exhibited 2018 Scheme, the bulk and mass of the building is reduced into two building forms and is less prominent in the skyline. The singular building on the north acts as a visual beacon in the local context.

REFERENCE PLAN



EXISTING



APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



VIEW 4 : GARDENERS RD BRIDGE

Existing: The view from the Gardeners Road Bridge looking south west towards the site shows that the existing local centre is not visible. The recently built 5 storey apartment on 279 Gardeners Road is visible from this location in keeping with the existing roofline of 193A Gardeners Road.

Approved 2013 Scheme: Buildings in this scheme are not visible from this location due to the approved 2018 north site. The approved 2018 north site sits slightly above from the existing roofline of nearby buildings however it does not form a distinctive marker in terms of way-findings or legibility to the local centre from Gardeners Road.

2018 Exhibited Scheme: Buildings in this scheme are visible and protrude above the Approved 2018 North Site. The buildings will create visual interest in the skyline and has the ability to act as a marker to the local centre on Gardeners Road which is a major regional connector to Sydney CBD.

Preferred Project: Compared to the 2018 Exhibited Scheme the buildings sit modestly within the context of other buildings and are not overly prominent. However, they maintain visual presence in the skyline and denote the site's significance as a local centre contributing to way-finding.

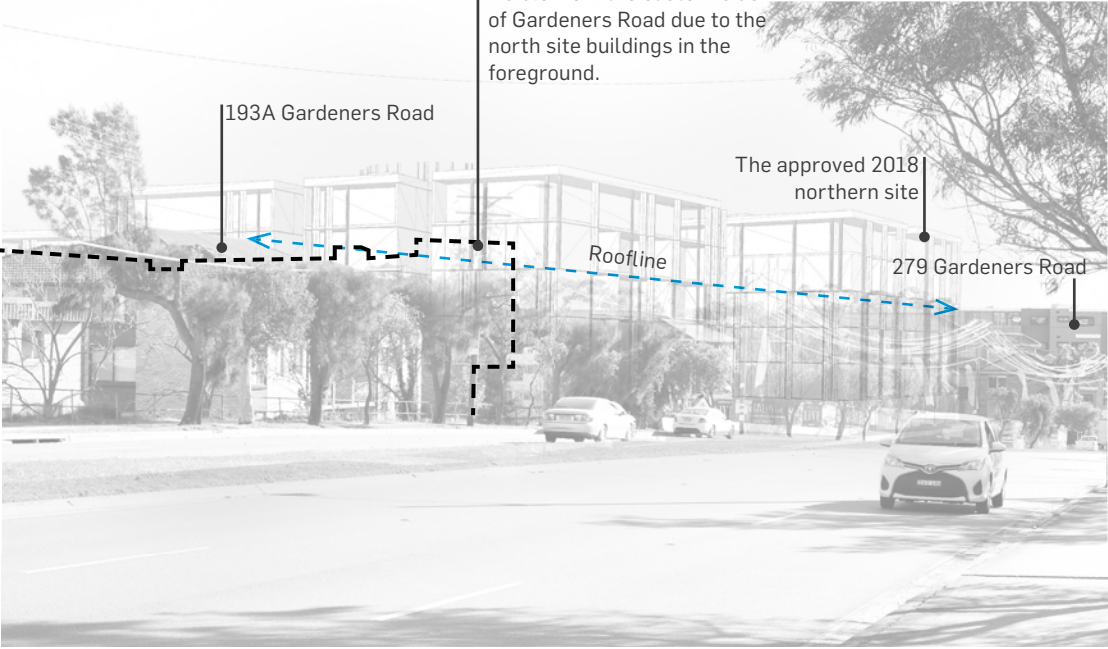
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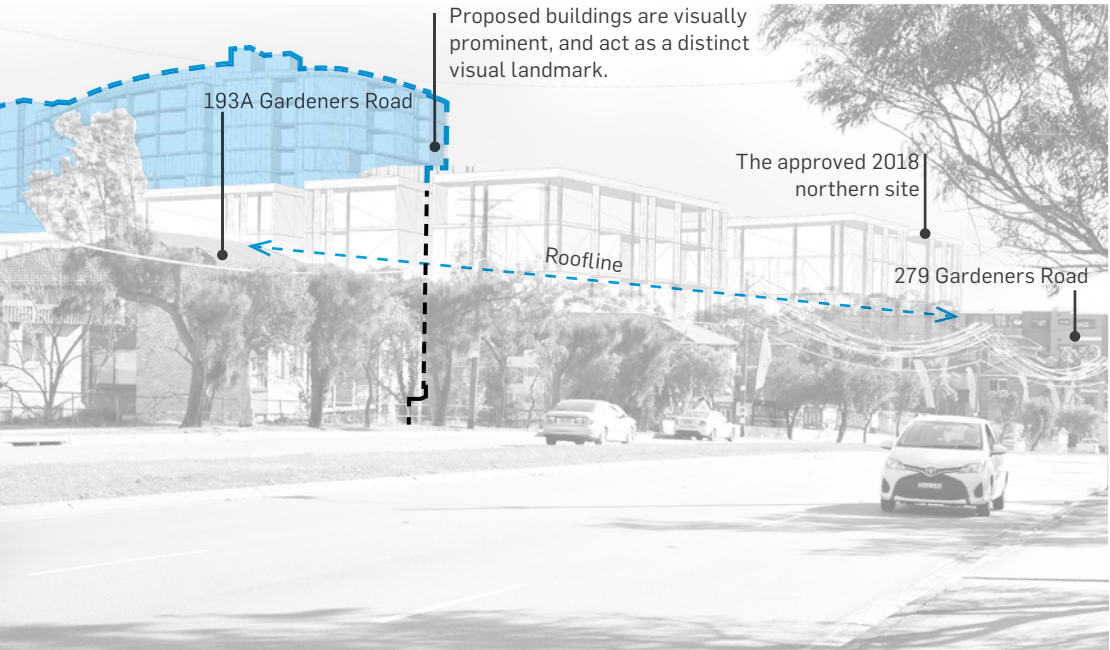
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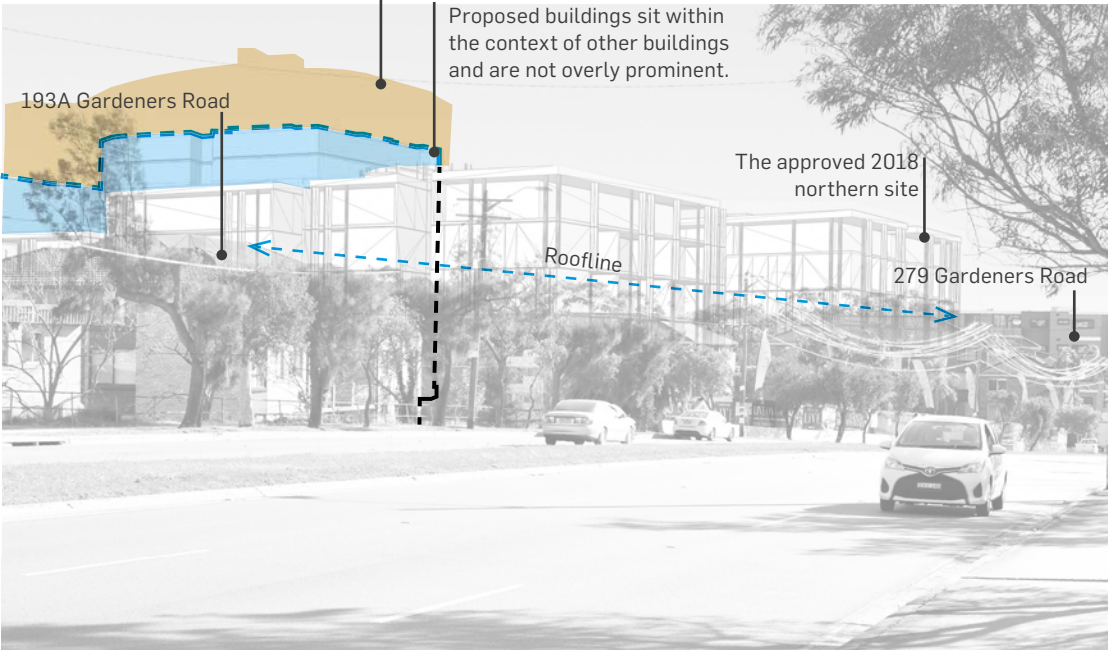
APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



VIEW 5: INTERSECTION OF GARDENERS ROAD & EASTERN AVENUE

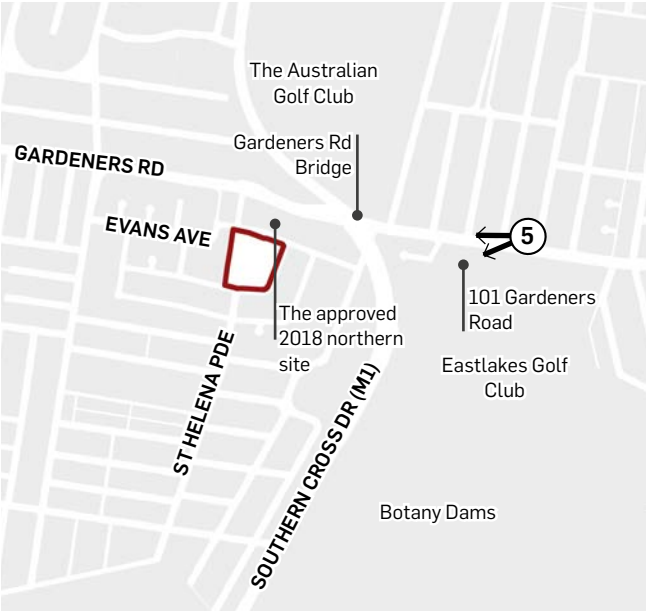
Existing: The view from the intersection of Gardeners Road and Eastern Avenue looking west towards the site shows no visibility of the existing local centre. The 5 storey apartment building at 101 Gardeners Road will be visible from this location.

Approved 2013 Scheme: Buildings are still not visible from this location as it will be hidden beyond the apartment building on 101 Gardeners Road. The roof tops of the Approved 2018 North Site will be visible and will create a new roofline from this location.

2018 Exhibited Scheme: Buildings are visible above the new roofline and existing tree canopies. The buildings form a visual marker on Gardeners Road providing some way-finding elements to the local centre from the regional road network.

Preferred Project: Compared to the Exhibited 2018 Scheme buildings are less prominent and are in keeping with other elements in the skyline. Buildings are marginally visible above the new roofline established by the North Site, contributing to local wayfinding of the local centre.

REFERENCE PLAN



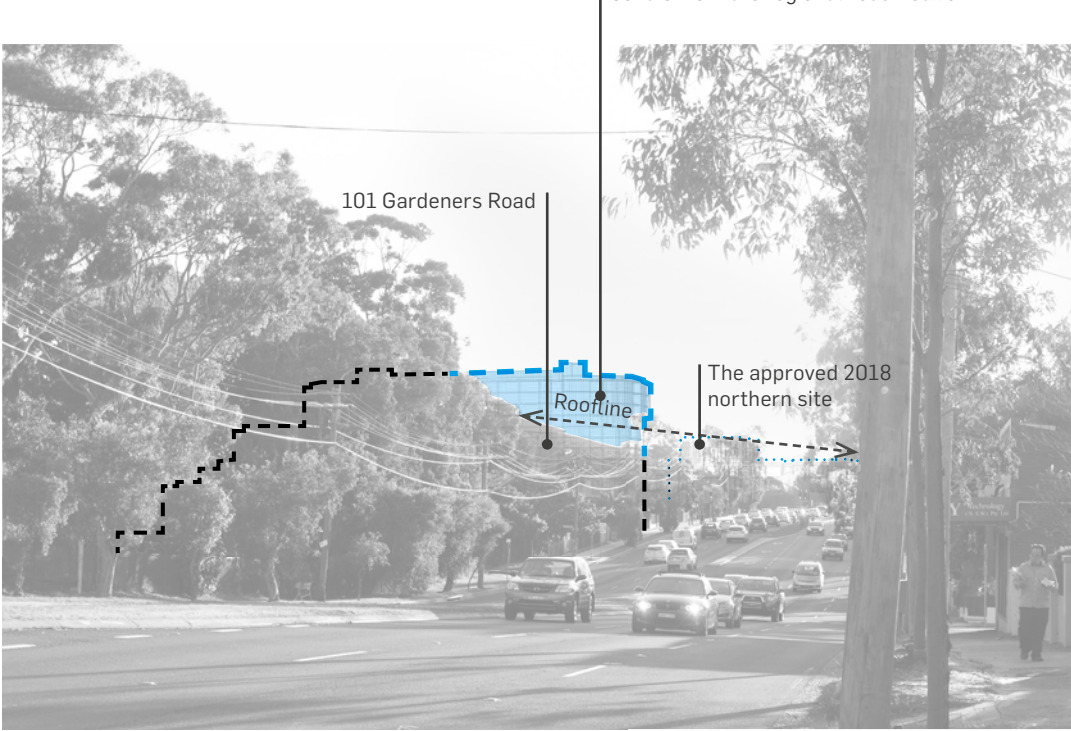
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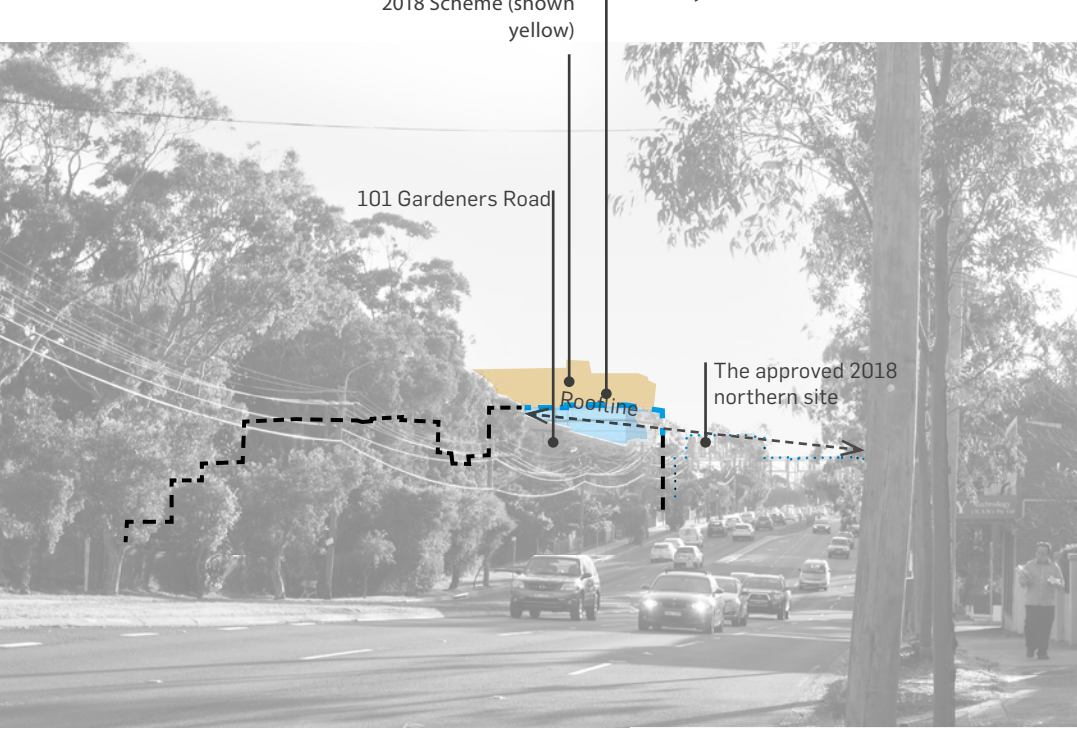
APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



VIEW 6: EAST OF EVANS AVENUE

Existing: the view from the eastern end of Evans Ave looking towards the site shows minimum visibility of the existing local centre mainly the signage above the existing local centre awning.

Approved 2013 Scheme: buildings are minimally visible from this location however are in keeping with the existing roofline of nearby buildings and contribute to the overall composition of the skyline.

2018 Exhibited Scheme: buildings have visual prominence and create a visual marker on Evans Avenue being a key local street for way-finding within Eastlakes.

Preferred Project: Compared to the 2018 Exhibited Scheme the buildings sit modestly within the context of other buildings and are not overly prominent against the existing roofline. However, proposed buildings maintain visual presence in the skyline and denote the site's significance as a local centre contributing to way-finding.

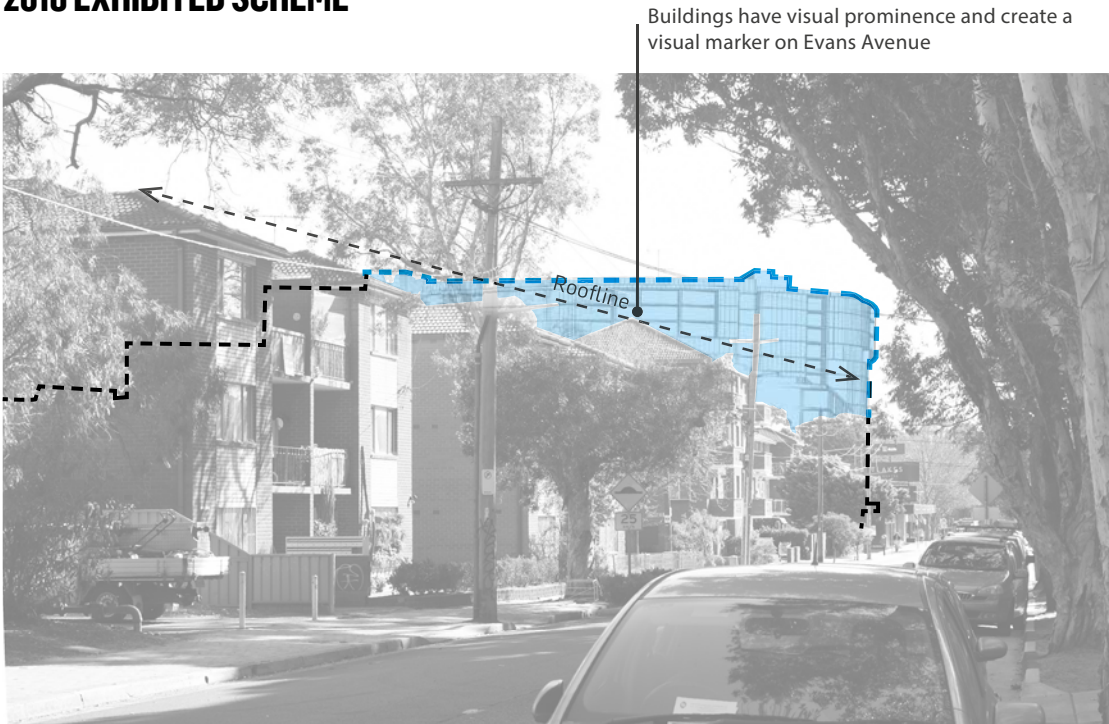
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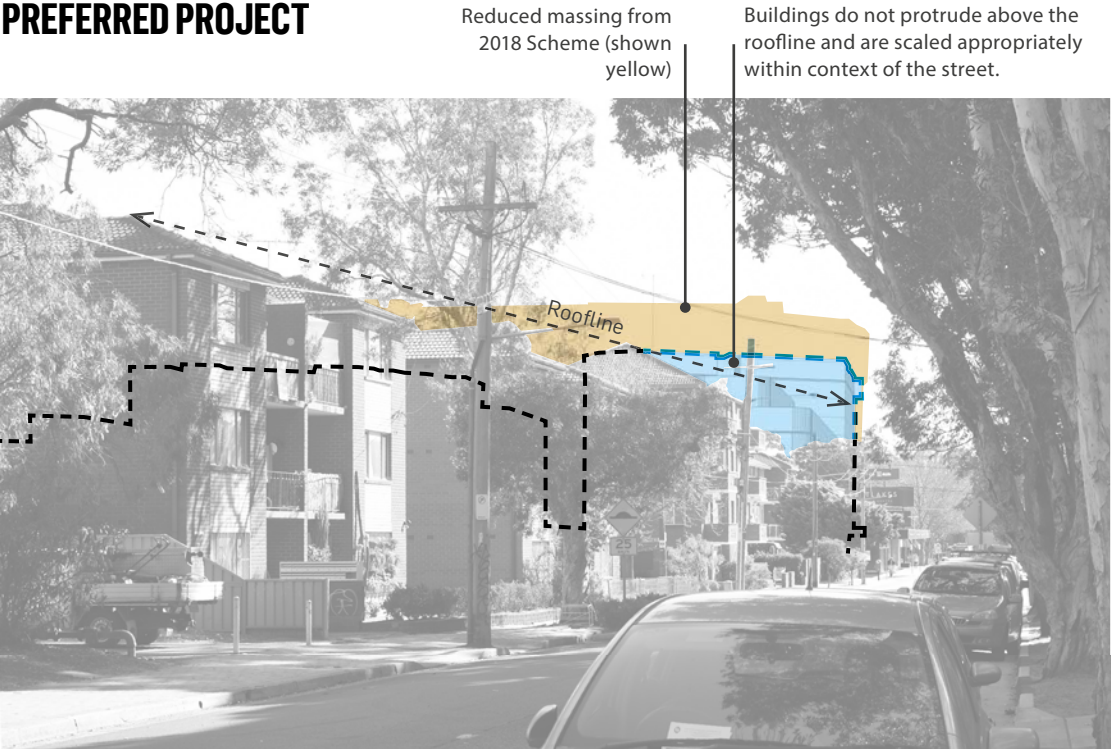
APPROVED 2013 SCHEME



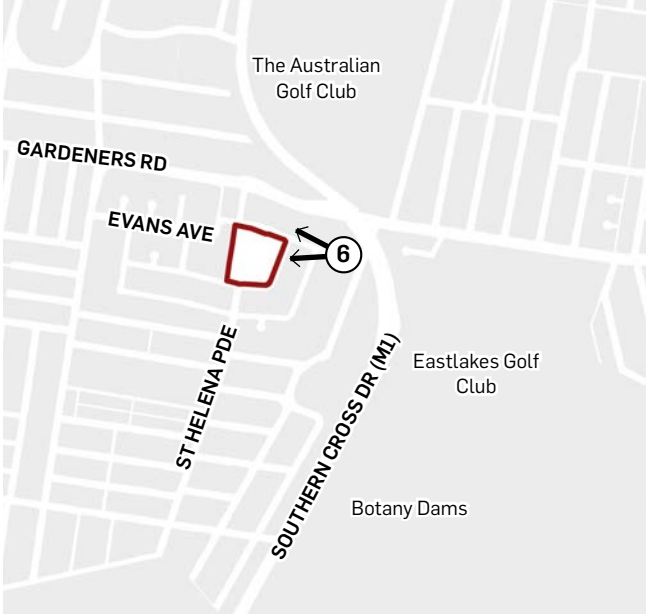
2018 EXHIBITED SCHEME



PREFERRED PROJECT



REFERENCE PLAN



VIEW 7: WEST OF EVANS AVENUE

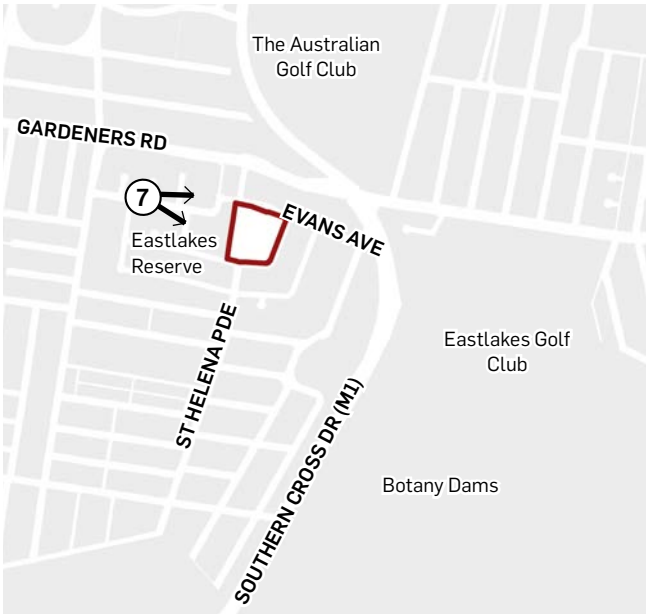
Existing: The view from the western end of Evans Ave looking towards the site shows minimum visibility of the existing local centre mainly at the ground level that sits within the existing landscape features of the Eastlakes Reserve.

Approved 2013 Scheme: Visibility is very minor in this location with the built form just appearing above the existing tree canopies.

2018 Exhibited Scheme: Buildings are notably more visible with tower form exceeding the existing canopy line in Eastlakes Reserve. Proposed tower is framed by the streetscape along Evans Avenue and terminates this long street vista.

Preferred Project: Compared to the Exhibited 2018 Scheme buildings are less prominent, and are framed by mature trees along Evans Avenue. Proposed buildings maintain presence as a visual beacon, and the long vista down Evans Avenue is terminated with a singular built form allowing a view to the sky beyond. This break in the building also aligns with a key pedestrian axis into the site and thus contributes to local wayfinding.

REFERENCE PLAN



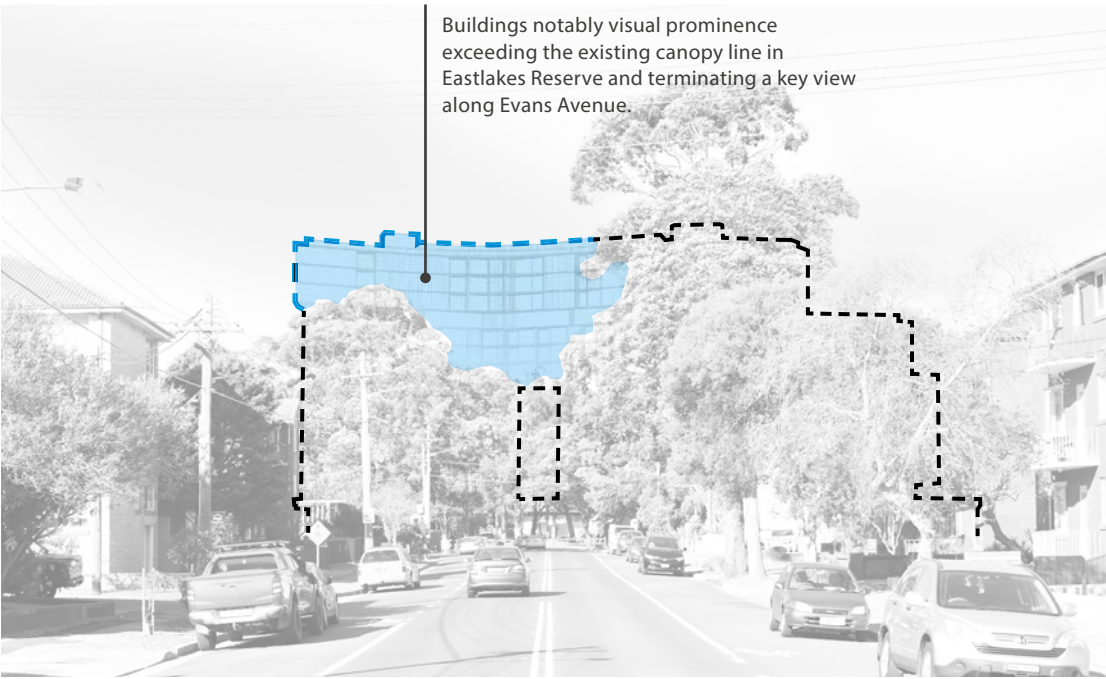
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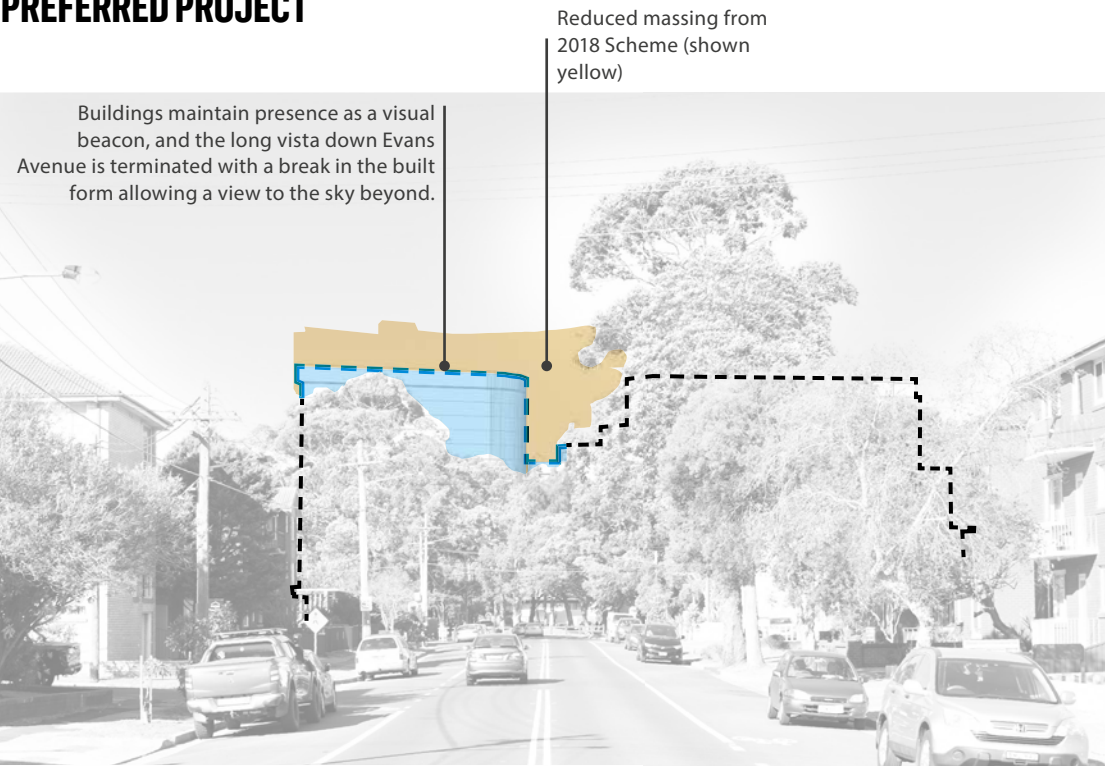
APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



VIEW 8: INTERSECTION OF UNIVERSAL STREET & ST HELENA PARADE

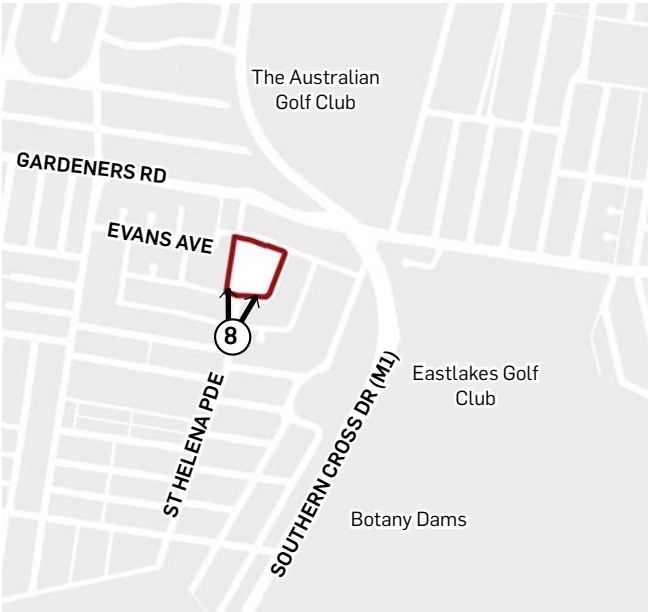
Existing: The view from the intersection of Universal street and St Helena Parade looking towards the site demonstrates that the existing building is visible mainly from the servicing and rooftop parking above the existing centre. This intersection is the main local high points around the Eastlakes Centre.

Approved 2013 Scheme: Visibility is increased with buildings slightly exceeding the existing building roofline along St Helena Parade. This will not form a marker.

2018 Exhibited Scheme: Buildings are visible and sit significantly above the existing tree and roofline. The visible facade at the southern end of the tower recedes with a curved built form. The built form terminates the view along St Helena Parade towards the local centre.

Preferred Project: Buildings have notable presence in this view, and act as a landmark in the landscape terminating the view along St Helena Parade. The buildings immediate facade has been reduced compared to 2018 Exhibited Scheme and the building quickly recedes beyond it. Despite of increase in building mass at two locations, overall there is a reduction in visible building from the 2018 Scheme.

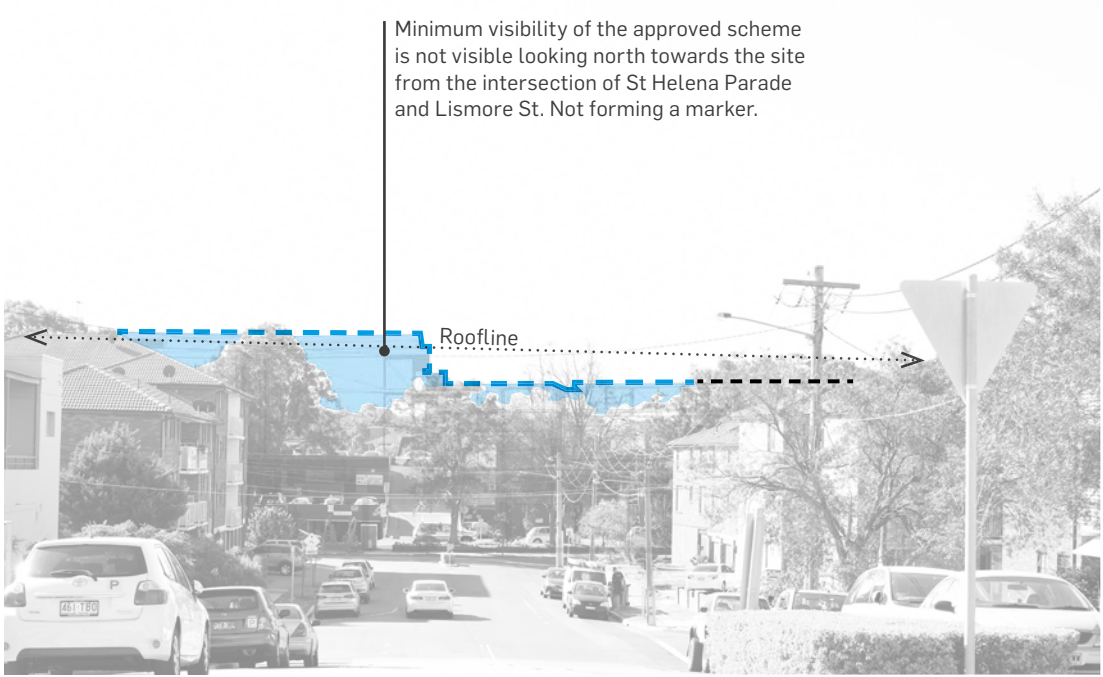
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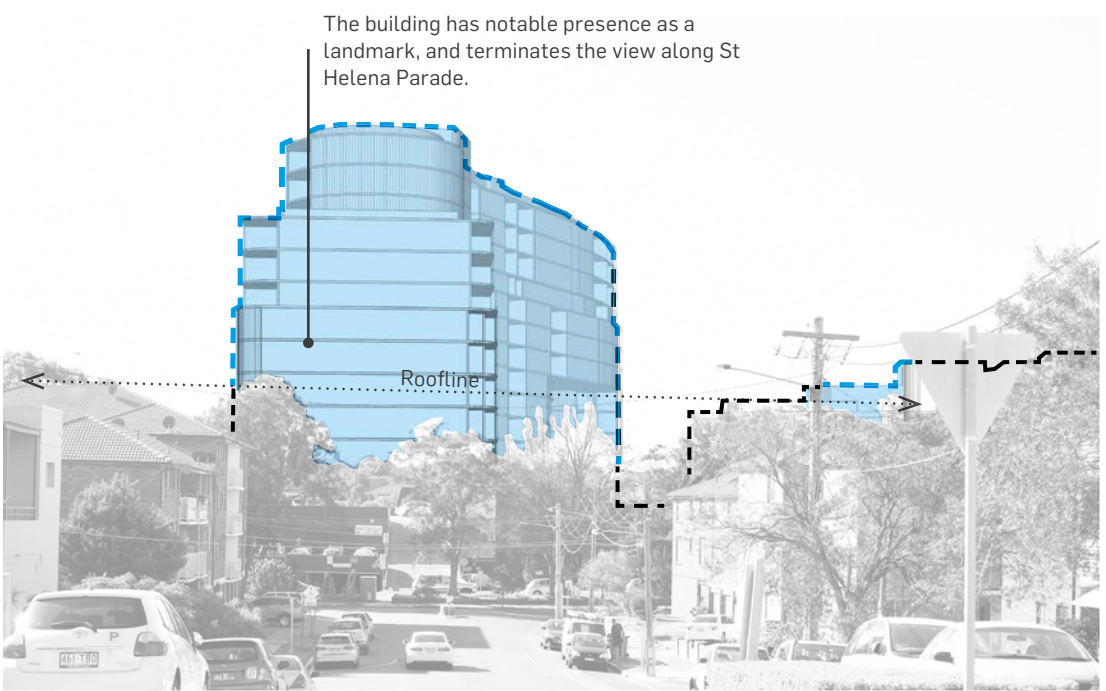
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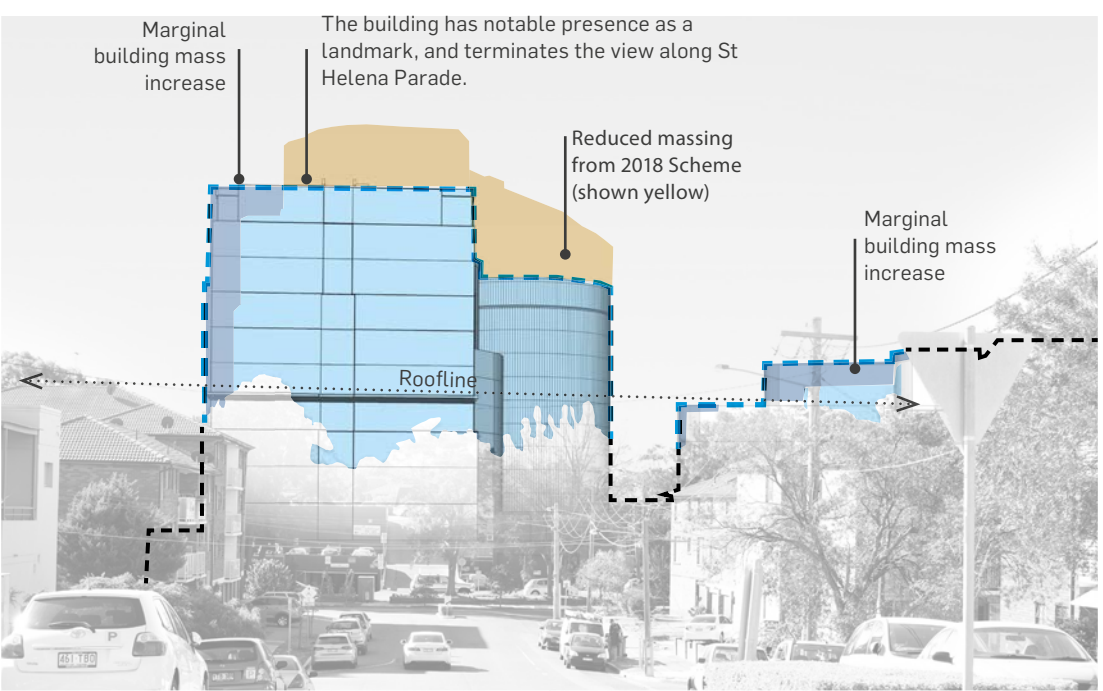
APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



VIEW 9: CORNER OF NORTHERN VERNON AVENUE

Existing: The view from the corner of the northern end of Vernon Avenue looking toward the site shows that the existing building is not visible.

Approved 2013 Scheme: Buildings are only just visible from this location as they slightly exceed the roofline of the one storey houses along Vernon Avenue. They sit within the existing composition of the skyline including built and natural elements.

2018 Exhibited Scheme: Buildings are slightly more visible as they exceeds the roofline, however they still sit within the composition of the skyline and behind the existing tree canopies.

Preferred Project: Similar the other two schemes above, the buildings have minimal visual impact as they sit slightly above the existing roofline and are largely hidden by vegetation.

EXISTING



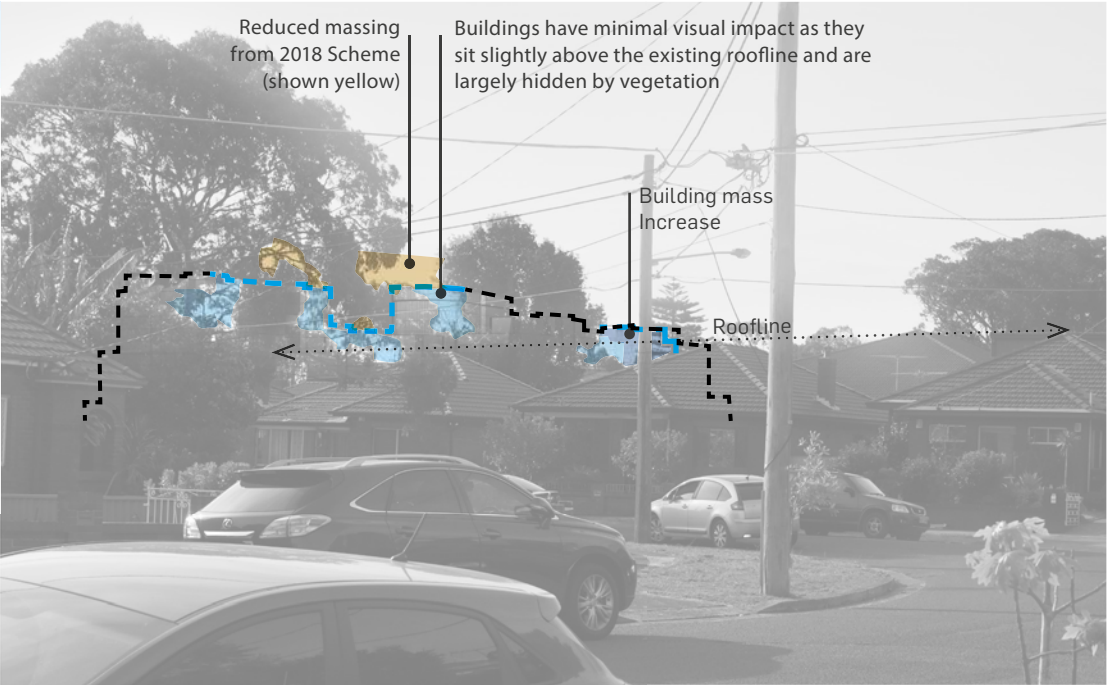
APPROVED 2013 SCHEME



2018 EXHIBITED SCHEME



PREFERRED PROJECT



REFERENCE PLAN



VIEW 10: WEST END OF EASTLAKES RESERVE

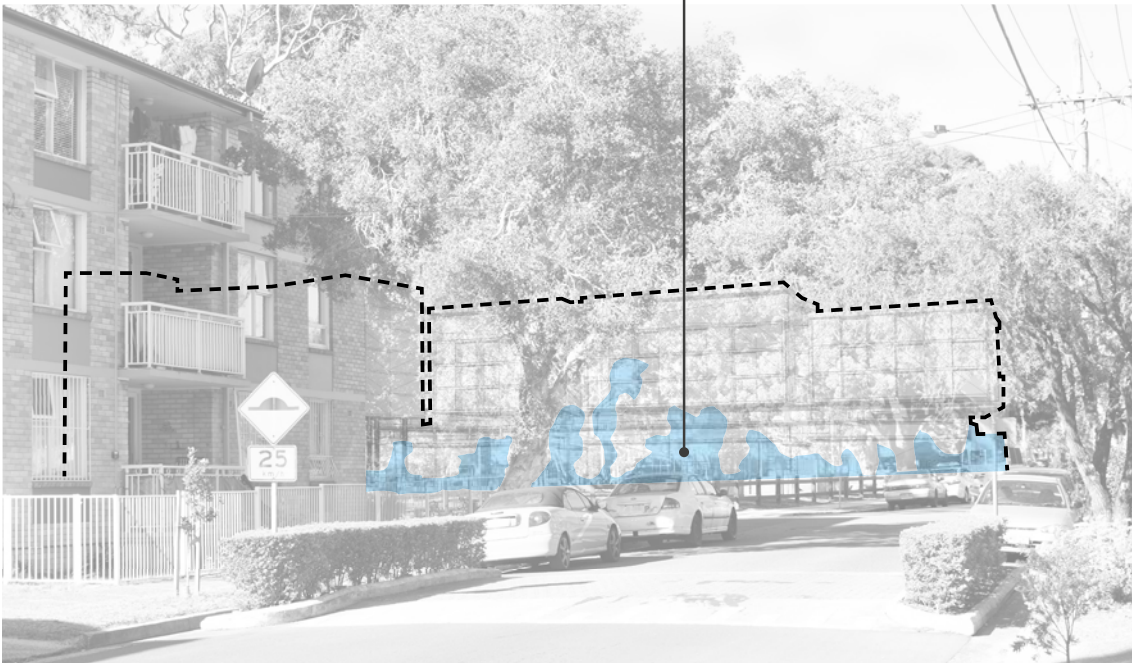
Existing: The view from the west end of Eastlakes Reserve looking towards the site shows that the existing building is only visible between existing vegetation on the Reserve.

Approved 2013 Scheme, 2018 Exhibited Scheme, Preferred Project : The visual impact remains minimal for all three schemes, as the proposed towers sit behind existing matured trees at Eastlakes Reserve.

EXISTING

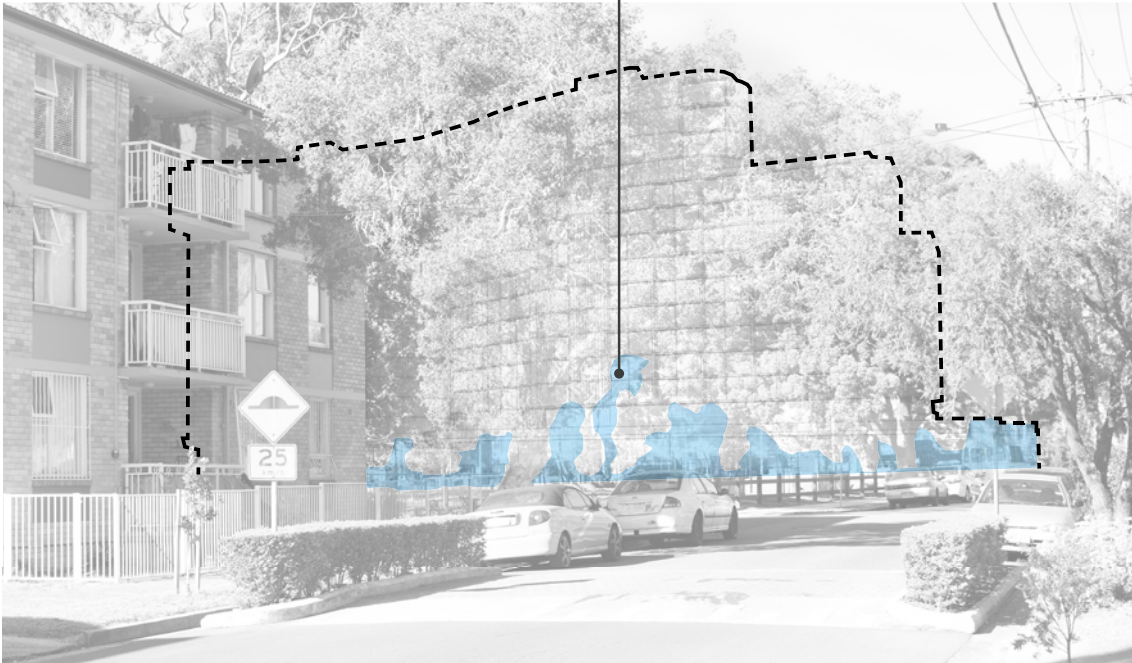


APPROVED 2013 SCHEME



Visual impact remains minimal as the proposed towers sit behind existing matured trees at Eastlakes Reserve.

2018 EXHIBITED SCHEME



Visual impact remains minimal as the proposed towers sit behind existing matured trees at Eastlakes Reserve.

PREFERRED PROJECT



Visual impact remains minimal as the proposed towers sit behind existing matured trees at Eastlakes Reserve.

REFERENCE PLAN



