

# TUMBI UMBI RETIREMENT LIVING PROJECT

## VISUAL ANALYSIS

PREPARED FOR

**MINGARA LEISURE GROUP PTY LTD**

JULY 2024

FINAL

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT:

Director:	Jane Maze-Riley
Project Team:	Nicholas Sisam, Manuel Alvelo
Project Code:	P0050930
Reference:	Tumbi Umbi Retirement Living
Version:	Rev B
Report Status:	FINAL
Date:	July 2024

We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

© Urbis 2024

This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

urbis.com.au

CONTENTS

01 INTRODUCTION	4
02 VISUAL CONTEXT ANALYSIS	8
03 VISUAL EFFECTS ANALYSIS	16
04 CONCLUSION	28

EXECUTIVE SUMMARY

- This Visual Analysis has been prepared by Urbis to accompany a proposed SSDA which comprises subdivision of land and the construction and operation of a seniors housing development.
  - A full Visual Impact Assessment has not been undertaken as fieldwork observations and analysis within this Visual Analysis demonstrate the **constrained visual catchment and limited visual effects and impacts** generated by the proposal.
  - In our opinion, no further assessment of the visual effects or impacts is required to support the application or to satisfy the SEARs.
  - Potential visibility of the site and proposal was determined by Urbis during fieldwork observations from a range of distance classes (close, medium and distant views).
  - Views from the public domain are limited and restricted to transport corridors. Therefore potential visibility would not be sustained and would predominately be limited to road corridors.
  - Views to the site and proposal from private domain dwellings in the wider visual catchment are limited due to intervening built form, vegetation and topography.
  - The extent of visual change and view impacts on the public domain has been assessed using accurate and
- certifiable photomontages that satisfy the requirements of the photomontage policy established by the Land and Environment Court of NSW.

  - Analysis of 4 public domain photomontages found that:
    - The extent of visual change in all views is minor to nil.
    - The visual impact for each viewpoint is **low**.
    - The proposal does not block visual access to any heritage items, icons or areas of unique scenic quality.
    - The proposal does not block views of the ridge skyline from any of the assessed viewpoints.
  - Cumulative visual impacts generated by approved Development Applications surrounding the proposal site are minor to nil.
  - On balance when all relevant matters are considered, the visual effects caused by the proposed development are considered to be low, reasonable and acceptable and as such the proposal can be supported on visual grounds.
  - This visual analysis has been prepared in accordance with, and satisfies Item 6 of the SEARs for SSD63475709.



# 01 INTRODUCTION

## 1.0 PURPOSE OF THE REPORT

Urbis has been commissioned by Mingara Leisure Group Pty Ltd to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-63475709) for the proposed. A full Visual Impact Assessment has not been undertaken at this stage as fieldwork observations and analysis contained within this Visual Analysis demonstrated the limited visual catchment and visual effects and impacts generated by the proposal.

## 1.1 PROJECT CONTEXT & PROPOSED DEVELOPMENT

The proposed development comprises subdivision of land and the construction and operation of a seniors housing development. The proposal includes thirteen villa buildings, three multi storey independent living unit (ILU) buildings and one mixed high care and ILU building housing communal facilities together with car parking, open space and associated works including site preparation works and landscaping.

The proposed SSDA seeks approval to redevelop the site to accommodate a seniors living development inclusive of the following:

Site establishment works, including minor excavation and tree removal and earthworks.

Construction and operation of:

- Thirteen (13) villa buildings, housing four (4) independent living units in each
- Three (3) multi storey independent living unit (ILU) buildings of:
  - Building 1 – undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
  - Building 3 - undercroft car parking, 6 levels of -bed and 3-bed ILUs
  - Building 4 - undercroft car parking, 5 levels of -bed and 3-bed ILUs
- One (1) mixed high care and ILU building (Building 2) of:
  - Part undercroft car parking, part communal/amenities level at ground with 3 levels of high care suites and 3 levels of ILUs
  - The building will include communal facilities including a café, residential lounge, multi-function spaces, consultation/therapy rooms, library, and staff/admin areas.
- Provision of 219 x 2-bed and 3-bed independent living units and 39 high care suites
- Vehicle access will be provided via the existing road access from Wyong Road and via Mingara Drive. The site also accommodates a north-south internal shared access road and dedicated porte cochere in front of Building 2.
- Private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways
- Subdivision of the land and two stage construction.

## 1.2 EXISTING SITE

The site is located at 14 Mingara Drive, Tumby Umbi, within the Central Coast Local Government Area (LGA). The development site is legally described as Lot 13 DP1204397.

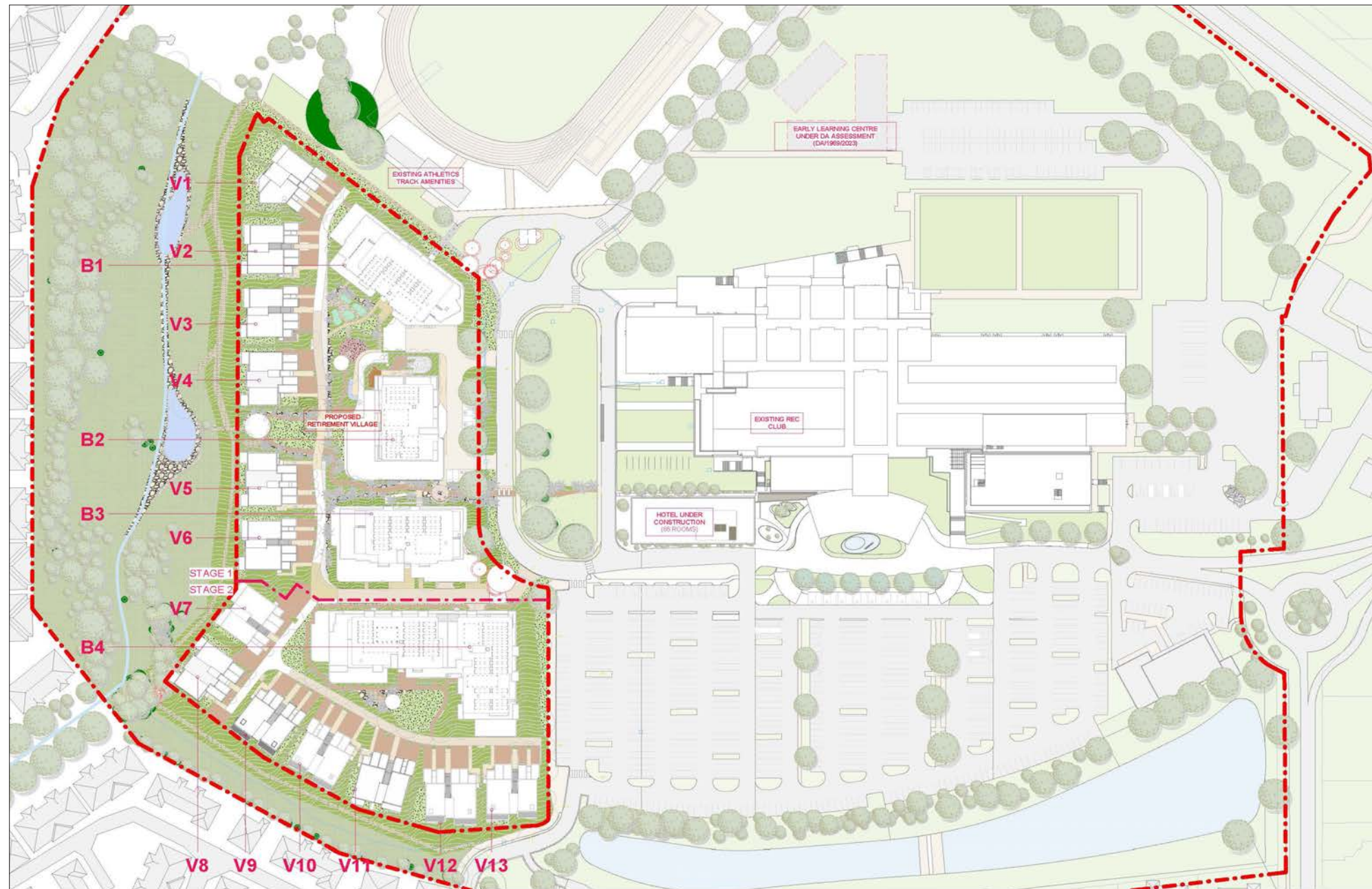
The site is approximately 90km north of the Sydney Central Business District and 7km south of the Tuggerah Town Centre. The site is located within the Mingara Recreation Club, a 27ha site fronting Wyong Road (a classified "State" road).

The broader Mingara Club Precinct also encompasses Lot 1 and Lot 2 in DP 1010532 and Lot 71 DP1011971 and currently contains a registered club, health and wellness centre (including aquatics, gym facilities, physio, hairdresser, beautician and martial arts studio), car parking, creche, bowling greens and green space with a regional athletics centre. A hotel is currently under construction.

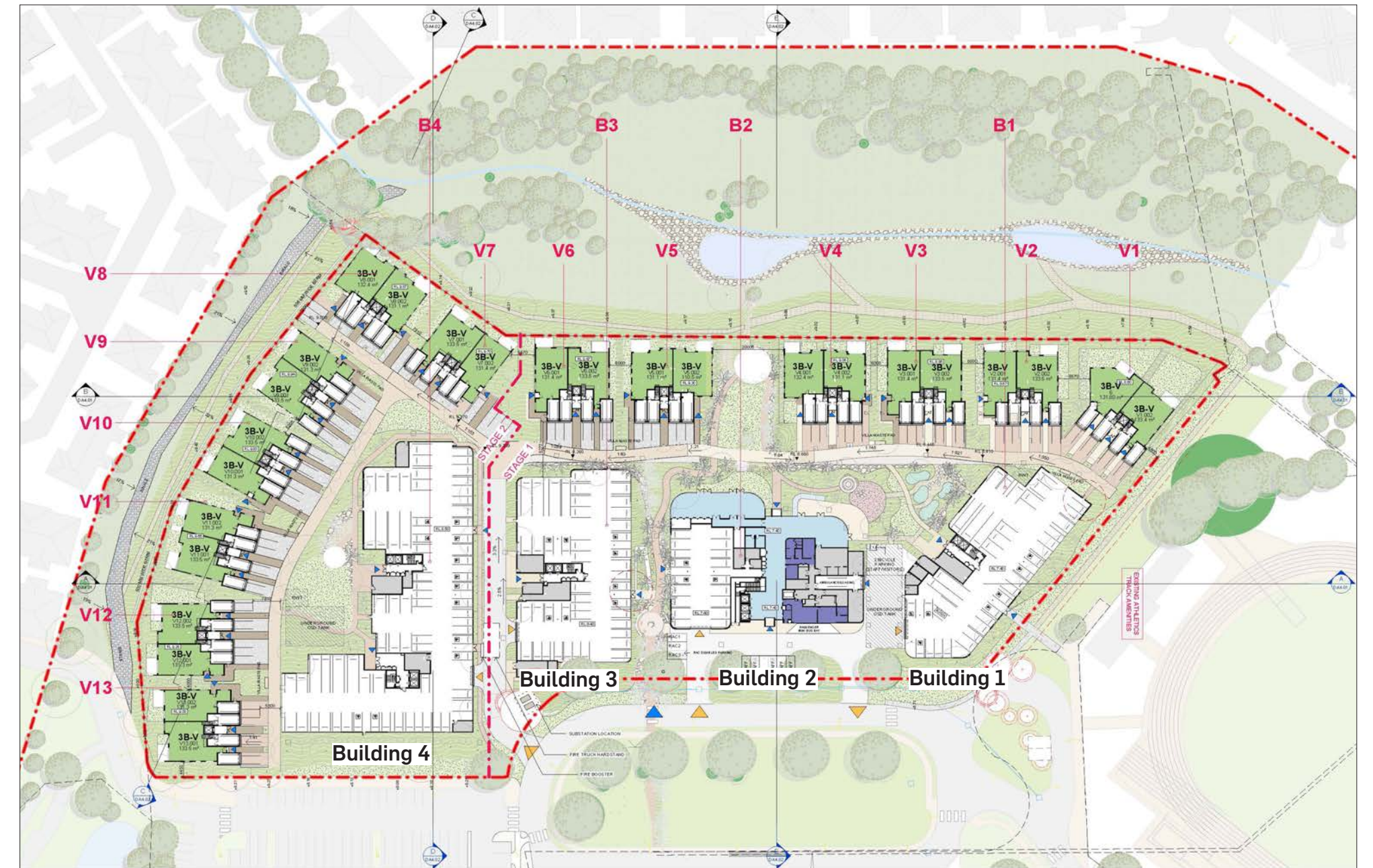
Key features of the site are as follows:

- The topography of the site is generally flat, with some fill historically used to level the study area, particularly in the northern portion of the site.
- The development site is vacant grassland with some mature trees located on the eastern boundary.
- The western and southern boundary of the development site has a registered easement following the drainage corridor defining the site boundaries to the west and south.
- Vehicle access will continue to be provided via the existing Wyong Road access to the north and the existing access from Mingara Drive into the broader Mingara Club precinct to the east.
- The development site does not have a direct street frontage and is bounded by the Athletics field to the north, Club access road and Mingara carpark to the east and Glengara Retirement Village to the south and west and low density residential uses to the north-west. The Mingara Club precinct has frontage to Wyong Road and Mingara Drive.
- Vehicular access to the site from the local road network is available from Wyong Road, via left in and left out and from the signalised intersection at Mingara Drive/Wyong Road and then a roundabout on Mingara Drive.
- Internal pedestrian connectivity within the broader Mingara Precinct site includes pedestrian pathways from the north and west and pedestrian crossings from the car parking area into the main club building.
- A hotel is under construction on the broader Mingara precinct to the east of the development site.
- To the north west of the site is a constructed wetland / gross pollutant trap.





**Figure 1** Precinct Masterplan (Marchese Partners).



**Figure 2** Ground Floor (Marchese Partners).



# 02 VISUAL CONTEXT AND CATCHMENT

## 2.0 VISUAL CONTEXT

### North

Immediately north of the proposal site (but still within the Mingara recreation club precinct) is the Mingara regional athletics track which includes a large running track with internal grassed playing fields. The track is surrounded by a single storey athletics building to the south, storage sheds to the south-west, and spectator stand to the west.

Further north is Wyong Road, a major dual carriageway and arterial route that services predominantly residential and commercial zones. North of Wyong Road is a large triangular zone of E4 General Industrial land that includes commercial and industrial buildings that are typically single storey in height with varied floorplate shapes, surrounded by extents of hardstand and boundary vegetation planting.

Beyond this is largely R2 Low Density Residential zoned land which includes single and double storey dwellings constructed with a variety of materials including brick, timber and rendered concrete. The lots are characterised by dwellings set back from roads and include both front and rear gardens with mature trees of varied species.

### East

East of the site (but still within the Mingara recreation club precinct) is the Club building and car park. The Club is a contemporary, double storey building with an expansive, irregular shaped floorplate. North of the Club building is a large, triangular shaped section of the recreation club that includes the bowling greens and at grade car parking within an open area of grassland. South of the Club building is a large area of at grade car parking with minimal landscaping and mature tree planting. A hotel is currently under construction adjacent to the main Club entrance.

Further east of the Mingara Club is a small pocket of commercial development that includes fast food businesses arranged around a small central car park to the north of Mingara Drive, and mixed-use development to the south including a petrol, food, shopping and medical outlets.

Beyond this is a mixture of heavily vegetated C2 Environmental Conservation land and low-density residential development similar to that found to the north of the site.

### South

To the south is the expansive Glengara Village, a residential retirement development that is characterised by single storey attached and detached dwellings, with limited double storey buildings. The dwellings have largely similar floorplate sizes and configurations, with some variation on overall size and building orientation. The buildings have extensive mature vegetation surrounding them, typically to the rear of the buildings. To the south-east is a section of low-density residential development.

Beyond the Glengara Village and low-density residential development is Environmental Living zoned land which is characterised by larger sized lots with dwellings that are spatially well

separated from one another and have moderate to high levels of large, mature trees that filter or block views between dwellings.

### West

West of the proposal site is an overland flow, stormwater management and drainage area that includes a constructed watercourse on a north to south alignment along the western edge of the Mingara Precinct. Surrounding the watercourse is riparian grasses and vegetation including small to medium shrubs and trees.

Adjacent to the constructed watercourse is low-density residential development (between Beckingham Road and Sandpiper Way) which includes a mixture of single and double storey detached dwellings.

South of this development is an expansion of the Glengara Village which is separated from the site by a constructed watercourse and vegetated area that includes a line of moderate height trees which block access and visibility between the site and the Village.

Further west is characterised by large lots with dense patches of vegetation. Residential dwellings are characterised by wide setbacks so that views between them are limited. The topography gradually inclines towards a ridgeline to the west of Palm Valley Road. The ridgeline is densely vegetated and almost entirely devoid of built form apart from two large tanks to the south of Beckingham Road.



Photo 1. Mingara regional athletics centre.





**Photo 2.** View south along Wyong Road towards the site.



**Photo 5.** Glengara Village south of the site (height of drone approximately 79m).



**Photo 3.** View west to Mingara Club entrance with under construction hotel visible beyond.



**Photo 4.** View west of Mingara Recreation Club car park.



**Photo 6.** Stormwater management and constructed watercourse west of the site (height of drone approximately 26m).



**Photo 7.** Low density residential development west of the site along Sandpiper Way.



# 2.1 VISUAL CATCHMENT

Potential visibility of the site and proposal was determined by Urbis during fieldwork observations from a range of distance classes (close, medium and distant views) and an analysis of the potential visual catchment using Google Earth terrain modelling (Figure 3). Due to the underlying topography, presence of vegetation and intervening built form, the visual catchment of the proposed works is constrained.

# 2.2 PUBLIC DOMAIN VISIBILITY

Views from the public domain are limited and restricted to transport corridors and as such, visibility is from moving situations for vehicles, pedestrians and cyclists which range in duration but are typically brief in nature.

Locations that have partial views of the proposal include:

- Wyong Road to the north and east;
- The southern end of Tumbi Creek Road and the intersection with Wyong Road;
- Mingara Drive to the east;
- Thornbill Grove, Sandpiper Way, Silver Gull Place to the west;
- Fleeting views from Beckingham Road and Palm Valley Road to the west;
- Jabiru Way and Jabiru Way pedestrian walkway to the south-east ;
- Jacana Close.

While the indicative visual catchment based on topography only appears expansive, fieldwork observations confirmed that the visual catchment is constrained. Intervening built form and vegetation limits views to the existing site and will have a similar screening effect of future development on site.

Wyong Road has the highest number of users, however visibility of the existing site and any future development along the section of Wyong Road directly north of the site is reduced as a result of large, mature trees along the northern boundary of the Mingara Precinct parallel to Wyong Road (Photo 8).

Visibility of the proposal from Wyong Road to the east of the site decreases and any visibility of the proposal would be seen in a wider visual composition which includes varying degrees of existing built form and vegetation (Photo 9-10).



**Figure 3** Indicative viewshed based on **topography only** and does not include vegetation and surrounding built-form.



**Photo 8.** South-east view along Wyong Road of large tree along the northern Club boundary.



**Photo 9.** South-west view from the intersection of Wyong Road and Tumbi Creek Road.



**Photo 10.** View west from outside 29 Wyong Road.



## 2.3 PRIVATE DOMAIN VISIBILITY

Views to the site and proposal from private domain dwellings in the wider visual catchment are limited due to intervening built form and vegetation. View inspections from within dwellings was not undertaken but is based on fieldwork observations and aerial analysis.

### POTENTIAL VIEWS TO THE SITE FROM THE NORTH & WEST

- **Sandpiper Way** (between numbers 1 & 13).
  - Numbers 15 & 19 are single storey dwellings which are unlikely to have any effective views due to vegetation within the drainage easement within the western part of the site adjacent to Sandpiper Way.
  - Number 17 is a double storey dwelling that likely has partial views from the second storey over the intervening vegetation within the drainage easement.
- Limited views from double storey dwellings within:
  - Caralee Place
  - Jaeger Road
  - Thornbill Grove

Potential views from dwellings west of those identified above are unlikely due to significant level of large, mature trees surrounding dwellings that would effectively block views (see Photo 11 below which is a view from within the site to the south-west).

- Two exceptions for more distant western dwellings with potential views were observed during fieldwork due to their elevated positions and no immediately surrounding vegetation:
  - 16A Palm Valley Road.
  - 21 Palm Valley Road (Photo 12).

We note that views from these locations are approximately 630m away and any views of the existing site or potential future development would likely form a minor part of a wide visual composition.

### POTENTIAL VIEWS TO THE SITE FROM THE SOUTH & EAST

- Potential views from single level dwellings at Glengara Village to the site, are limited. We note that dwellings that directly share a boundary with the site are also likely to have limited views of the site due to vegetation along the northern boundary of the Village (Photo 13).



**Photo 11.** South-west view from the Mingara regional athletics centre carpark.



**Photo 12.** View south-west from Wyong Road entrance to Mingara regional athletics centre.



**Photo 13.** Vegetation along the Glengara Village northern boundary.



# 03 VISUAL EFFECTS ANALYSIS



Figure 4 Photomontage location map.



# VIEW PLACE 1

## SOUTH-WEST VIEW FROM THORNBILL GROVE



Figure 5 View place location.

EXISTING VIEW

The foreground is characterised by an artificial watercourse, vegetated embankments and grassed areas adjacent to Sandpiper Way. The mid-ground includes a line of medium sized trees and several lighting and electricity transmission poles. Long-distance views are almost entirely blocked by mid-ground elements, with only a partial view of the vegetated ridgeline to the south of the site visible to the right of the view.



Photo 14. Existing view.

PROPOSED VIEW

Mid-ground vegetation north of the site almost entirely blocks the proposal, with only a small section of the upper storey of Building 1 visible. The proposal does not block visual access to any heritage items, icons or areas of unique scenic quality.

The extent of visual change to the composition is negligible and the intrinsic character of the view is retained.

Visual Impact: **Negligible.**



Photo 15. Proposed view.



# VIEW PLACE 2

## VIEW WEST ALONG MINGARA DRIVE



Figure 6 View place location.

### EXISTING VIEW

The composition is characterised by Mingara Drive and entry to the Mingara Precinct in the foreground. To the right of the view is a group of vegetation within a roundabout and a small commercial development and car park beyond in the mid-ground. To the right is intermittent vegetation, car parking and the main entrance to the Mingara Club. Long distance views include an under construction hotel on site and vegetated ridgeline west of the site.



Photo 16. Existing view.

### PROPOSED VIEW

The eastern elevations of Buildings 2 and 3 are partially visible and introduce new contemporary built form to the composition. Intervening mid-ground elements block sections of the proposal with Building 2 partially blocked by the under construction 5 storey hotel and retained vegetation, and Building 3 partially blocked by vegetation within car parks.

Both buildings block a small extent of the lower portion of vegetated ridgeline west of the site, but allows for a view corridor between the buildings to the ridgeline beyond. The ridge skyline remains visible above the proposal.

The proposal does not block visual access to any heritage items, icons or areas of unique scenic quality.

The extent of visual change to the composition is minor.

Visual Impact: **Low.**



Photo 17. Proposed view.



# VIEW PLACE 3

## SOUTH-WEST VIEW FROM WYONG ROAD



Figure 7 View place location.

### EXISTING VIEW

The foreground and mid-ground composition is characterised by an open expanse of recreation space that includes a playing field, athletics track, sheds and club building. Long distance views beyond are of the vegetated ridgeline south-west of the site.



Photo 18. Existing view.

### PROPOSED VIEW

The northern elevation of Building 1 and northern townhouses are visible beyond the athletics centre. The proposal introduces contemporary development which appears to step down in height from the taller central buildings to the double storey townhouses towards existing residential development west of the site.

Building 1 blocks a section of lower and mid ridgeline in the distance, but does not extend beyond the top of the ridge therefore retaining views of the skyline. The lower height townhouse blocks a small extent of vegetation around the creek within the western part of the Mingara Precinct.

The proposal does not block visual access to any heritage items, icons or areas of unique scenic quality.

The extent of visual change to the composition is minor.

Visual Impact: **Low.**



Photo 19. Proposed view.



# VIEW PLACE 4

## NORTH-WEST VIEW FROM JABIRU WAY

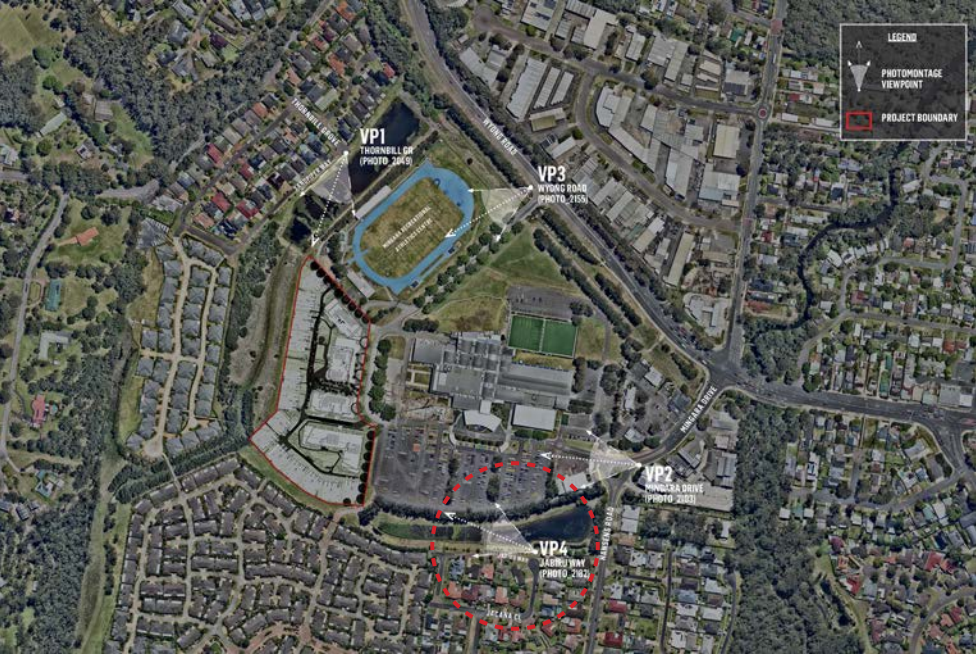


Figure 8 View place location.

### EXISTING VIEW

The composition is characterised by artificial waterbodies to the south of the Mingara Precinct. Vegetation to the north and south of the waterbodies block views of existing residential development south of the site and within the precinct. A small extent the vegetated ridgeline west of the site is visible in the distance.



Photo 20. Existing view.

### PROPOSED VIEW

Existing vegetation entirely blocks the proposal and does not generate any visual effects on the composition or character of the view.

The extent of visual change to the composition is **minor**.

Visual Impact: **Nil**.



Photo 21. Proposed view.



Address	DA Reference	Development Description	Current Status
Approved Development			
Mingara Recreation Club, 14 Mingara Drive, Tumbi Umbi	DA/935/2022	5 Storey Hotel & Ancillary Works including Demolition (86 rooms with 5 accessible)	Approved (under construction)
4/10 Bon-Mace Close, Berkeley Vale	DA/785/2020	Indoor Recreation Facility (Gym)	Approved
10 Corella Close, Berkeley Vale	DA/887/2023 and DA/887/2023/A	Industrial Development Comprising Two New Buildings to be used as a Depot, and Provision of Car Parking, Landscaping and Other Associated Works	Approved
22 Adelaide Street, Killarney Vale	DA/1135/2019	Cafe, Business Identification Signage, Alterations and Additions to existing church and Demolition of existing structures	Approved
19 Bias Avenue, Bateau Bay	DA/882/2021	Seniors Housing Development in 2 stages comprising demolition works, construction of a residential aged care facility & independent living units with associated on-site support services and communal facilities, parking, landscaping and other ancillary uses and works under SEPP (Housing for Seniors and People with a Disability) 2004 - (Nominated Integrated Development with Natural Resources Access Regulator s91(2)) (Integrated Development with NSW Rural Fire Service (100B) Consent Authority Regional Planning Panel. Stage 1 – 57 ILU's and 74 ILU's. Stage 2 – 57 ILU's, 40 ILU's (ALA's) and RACF (160 beds)	Approved
19 Bias Avenue, Bateau Bay	DA/882/2021/A	Seniors Housing Development in 2 stages comprising demolition works, construction of a residential aged care facility & independent living units with associated on-site support services and communal facilities, parking, landscaping and other ancillary uses and works under SEPP (Housing for Seniors and People with a Disability) 2004 - (Nominated Integrated Development with Natural Resources Access Regulator s91(2)) (Integrated Development with NSW Rural Fire Service (100B) Consent Authority Regional Planning Panel (Amended Application) No information available on Council's website in relation to this application.	Approved

**Table 1.**      *Summary of surrounding approved development.*

### 3.1 CUMULATIVE VISUAL IMPACT

Cumulative impact assessment means the consideration of the visual effects of other nearby development projects along with the proposal. A five year search was undertaken for development consents, with approved projects summarised in Table 1 -*Summary of surrounding approved development.*

**TYPES OF CUMULATIVE VISUAL IMPACTS**

**‘Combined’** cumulative visual impacts could occur where two or more developments have been, or will be, constructed within the same area and may be viewed from the same viewpoint concurrently within the same field of view.

**‘Succession’** or indirect cumulative visual impacts could occur where two or more developments have been, or will be, constructed within the same locality, and may be viewed from the same viewpoint but not simultaneously within the same field of view. The viewer would be required to change their view direction to observe both developments.

**‘Sequential’** cumulative visual impacts could occur when the observer has to move to another viewpoint to see different developments (e.g. from a vehicle travelling along a highway or from a network of local roads). The magnitude of sequential effects will be affected by speed of travel and distance between viewpoints.

**Urbis Comment:**

Of the approved Development Applications, only one will be visible in the same field of view simultaneously (DA/935/2022) which is the currently under construction hotel adjacent to the proposal site but within the wider Mingara Precinct. Simultaneous views would only be available from within the larger Mingara Precinct apart from a narrow view west from Mingara Drive along the entrance road to the Mingara Precinct (Viewpoint 2). The extent of visual change for Viewpoint 2 was assessed as **low** and the combined cumulative visual impact is also **low** as a result of the limited visibility from within the wider landscape and the minor extent of visual change generated.

Of the approved Development Applications, only one will have indirect or 'succession' views (DA/785/2020) 'Indoor Recreation Facility (Gym). These would be available from a small section of Wyong Road north of the site. The proposal is spatially separated from the Approved DA by Wyong Road and the Mingara regional athletics centre, as well as large street trees to the north and south of Wyong Road. As such, views of either development from Wyong Road would be heavily filtered, oblique views with a wide spatial separation between the two developments. The cumulative impact is **low**.

All other identified Approved Development Applications are spatially separated from the proposal site with intervening vegetation, topography and built forms and are unlikely to result in any **(Nil)** cumulative visual impacts.





# 04 CONCLUSION

## 4.1 SUMMARY

- The effective visual catchment of the site and proposal from the public domain is limited to immediately surrounding roads and footpaths.
- Intervening vegetation and built form blocks or highly filters views of the site and proposal in the wider visual catchment.
- Close views to the site would typically be for short durations of time from moving situations (eg vehicles or walking).
- Views from the most heavily trafficked locations (from Wyong Road) are typically oblique from north of the site across an intervening recreation space.
- Sections of Wyong Road to the north-west and east have views towards the site that would be for a brief duration of time.
- Analysis of 4 public domain photomontages found that:
  - The extent of visual change for the assessed views is minor to nil.
  - The visual impact for the assessed viewpoints ranges from **Nil to Low**.
  - The proposal does not block visual access to any heritage items, icons or areas of unique scenic quality.
  - The proposal does not block views of the ridge skyline from any of the assessed viewpoints.
- Views to the site and proposal from private domain dwellings in the wider visual catchment are limited due to intervening built form and vegetation.
- Views are available from a limited number of dwellings on Sandpiper Way to the west of the site and are likely to be oblique views across front boundaries.
- Views from dwellings further west are likely not possible apart from those identified due to the level of large trees between the site and the western ridge.
- Views from Glengara Village to the south are likely limited due to the dwellings being single storey and the presence of vegetation along the northern boundary of the Village.
- Cumulative visual impacts generated by approved Development Applications surrounding the proposal site are low to nil.
- The extent of visual change and visual impact is low and the proposal can be supported on visual impact grounds.
- In our opinion, no further assessment of the visual effects or impacts is required to support the application or to satisfy the SEARs.