



**North Byron Parklands: Report on Visual Matters for Proposed
Permanent Cultural Events Site**

Prepared by

design team ink: landscape architecture + urban design

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Billinudgel Property Pty Ltd

Further Information

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Introduction

This section of the report identifies the nature of design team ink's engagement, relevant background information, the project aims and objectives and the limitations and assumptions made in this report.

1.1 Purpose of this Report

This report was commissioned by Billinudgel Property Pty Ltd (North Byron Parklands). It will form part of an Environmental Impact Statement and State Significant Development Application and Concept Approval Modification for permanency of the site as a cultural events venue [Recreation Facility (major) and Function Centre]. The Department of Planning and Environment issued Secretary's Environmental Assessment Requirements (SEARs #SSD8169) which noted that visual impact issues needed to be addressed in the application, including:

"Amenity:

- 1. a description of the visual catchment and visual impacts, including lighting impacts, on surrounding sensitive receivers and public areas;*
- 2. justification for lighting arrangements taking into consideration public safety, ecological assets and nearby sensitive receivers;*
- 3. detail of the strategies that will be implemented to restrict trespassing and camping outside of designated areas; and*
- 4. details of proposed amenity impact mitigation and management measures"*

The purpose of this report is to address the above matters.

A site master plan is shown in **Figure 3.1** and the layout of the Proposed Conference Centre Precinct in **Figure 3.2**. This drawing forms the basis upon which the extent of proposed changes to the visual environment and any associated impacts are determined.

1.2 Project Background

In 2010 design team ink prepared an assessment of visual matters for inclusion in the technical papers supplementing the original Part 3A Major Project Concept and Project Approval Application to establish North Byron Parklands as a cultural events site. In April 2012, the NSW Planning and Assessment Commission (PAC) granted approval to North Byron Parklands (Parklands) to undertake a 5 year trial to operate the site for cultural events (10 event days with a maximum of 35,000 patrons). That trial is due to expire on 31st December, 2017.

Since the trial approval was granted, work has been undertaken to establish basic festival infrastructure such as carparking areas, signage and tree planting and numerous trial events of various sizes up to 32500 patrons, including "Splendor in the Grass" (SITG) and the "Falls Festival" and a small school event have occurred.

1.3 Limitations and Assumptions

This is not a full and detailed visual assessment, but rather a commentary on the changes that are likely to occur to the visual environment as a result of the proposed work. The assessment process included:

- undertaking a desktop review of mapping of the broader context to determine potential receptors to investigate;
- visiting the locality and the site to gain an appreciation of the site context and extent of proposed work (both permanent additions to the site plus temporary as a result of events);
- determining by site visitation, key private and public visual receptors likely to be most affected by visual changes to the landscape as a result of the work in both day and night scenarios.

The assessment is based upon this level of analysis.

The assessment was undertaken from public lands and roadways. Access to private properties was not obtained. An assumption about the likelihood of the location seeing the proposed work was made based upon the desktop analysis and on-site visual observations.

This report considers matters affecting the visual environment only.

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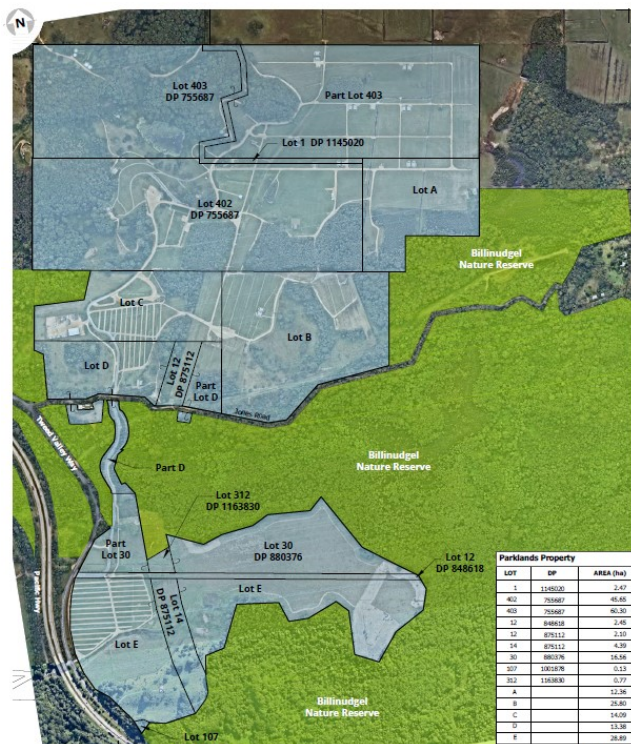
The Existing Visual Environment

This section of the report “sets the scene” by describing the features of the site and the existing landscape context.

2.1 The Site

The site is situated at 126 Tweed Valley Way, Yelgun within the Byron Shire Council local government area. The site has an area of approximately 229.34 hectares and consists of the land parcels shown in Figure 2.1 (extract of plan prepared by Planners North).

Figure 2.1: The Site Land Parcels



Parklands Land Parcels

Lot 1 DP 1145020

Lot 402 and 403 DP 755687

Lot 12 DP 848618

Lot 12 and 14 DP 875112

Lot 30 DP 880376

Lot 107 DP 1001878

Lot 312 DP 1163830

Lots A, B, C, D and E subject to subdivision for dedication to NPWS

The Site's Visual Character

The property contains low lying flats and undulating hills varying in elevation from approximately less than 10 AHD to 90 AHD (Imagery and Data, Department of Finance, Services and Innovation, 2016) in the north western corner. The land consists of a variety of landcover types including densely forested areas, grass areas with scattered trees, low-lying grass lands, artificial drainage lines from past agricultural uses, undulating hills with various vegetation cover types and natural and created water bodies. These elements give it a rural and natural bushland character.

The introduction of gravel access roads, entry signage, rural-style fencing, tree planting and some small structures are the most visually obvious additions that have been made to the landscape since approval was granted for the site to operate on a 5 year trial basis as a cultural events venue. On a day-to-day basis these elements remain consistent with the rural residential character of the locality and the site sits discretely within a predominantly enclosed visual basin in the landscape when viewed from Jones Road, Tweed Valley Way and Wooyung Road.

Figure 2.2 The Site Photo Locations





Photo 1: The main entry to the southern part of the site from Tweed Valley Way.

Photo 2: The Spine Road

Photo 3: View over the transport hub

Photo 4: The existing resource and waste management centre

Photos 5 and 6: The location of the proposed additional water tanks, which is enclosed by vegetation.

Photo 7: General view of the area where the Conference Centre and Accommodation is proposed. Existing vegetation breaks up the landscape and views.

Photo 8: Panoramic view of the location for the proposed Conference Centre and accommodation which is semi-enclosed by vegetation.



Photo 9: Overlooking the existing amphitheatre where terracing is proposed.

Photo 10: Looking west over the amphitheatre area. Undulating landforms and vegetation patches break up the site

Photo 11: Looking towards the north from near Jones Road. This part of the site is used for camping during a major festival.

Photo 12: Flat areas of the site are used for camping during major events. Some amenity buildings occur throughout this area. Their form is rural in style. Vegetated undulating land to the north west forms a backdrop (some temporary event fencing is shown in this photo).

Photos 13: View towards the northern extents of the site and distant houses on Wooyung Road.

The above photos were taken on Monday 17 July 2017. Setup had commenced for SITG 2017 Festival. Some of this infrastructure may be seen in the photographs. This infrastructure would not normally be present in a day-to-day scenario.



Above left: View from Tweed Valley Way towards the southern parts of the site. The topography is flat and Billinudgel Nature Reserve forms a backdrop.

Above centrally: Fencing and signage has been designed to have a natural and rural character

Above right: Just inside the site looking back towards Tweed Valley Way



Above: This photograph (taken by NBP) looks over the dam towards the location of the proposed Conference Centre. The dam remains as a high quality visual landscape feature.

2.2 Landscape Context

Site Context

The property is bound to the west by the tourist road, Tweed Valley Way (the old Pacific Highway). Further to the west, and at a higher elevation, is the Pacific Motorway (M1) the primary arterial road connection between Brisbane and Sydney. Large farm and rural residential uses occur further west, in and around the community of Yelgun.

The northern boundary of the property adjoins grassy lowlands and sugar cane farmland which gradually rise to an elevation of approximately 40 AHD on Wooyung Road. Some large rural residential properties are located along this road. Some of these properties contain dwellings which overlook the northern parts of the site and proposed event space.

To the east of the property are dense vegetated lands containing Billinudgel Nature Reserve and wetlands. South Golden Beach is approximately 2.2 kilometres south-east of the site.

The southern portions of the site were the subject of land clearing by previous owners. The southern property boundary adjoins elevated vegetated lands.

These adjoining landcovers combined with the undulating landform enclose the site for most of its perimeter protecting it from external view.

Access to the site is provided via five entry gates, being:

- Gate A – on Jones Road. Gate A provides access for service vehicles only, during event days;
- Gates B, C and D – on Tweed Valley Way. Gate B provides access for public transport vehicles. Gate C is the primary access to the site. Gate D provides a secondary access for patrons, and is used only when required during large events.
- Gate E – located on the northern boundary to Wooyung Road which provides access for emergency vehicles only.

Jones Road is a low key residential gravel road and bisects the site in an east-west direction with an underpass connecting the northern and southern parts of the site.



Above left and centrally: Jones Road and the surrounding Billinudgel Nature Reserve

Above right: Wooyung Road and surrounding farmland



Above left and centrally: Tweed Valley Way and roadside vegetation

Above right: Yelgun farmland

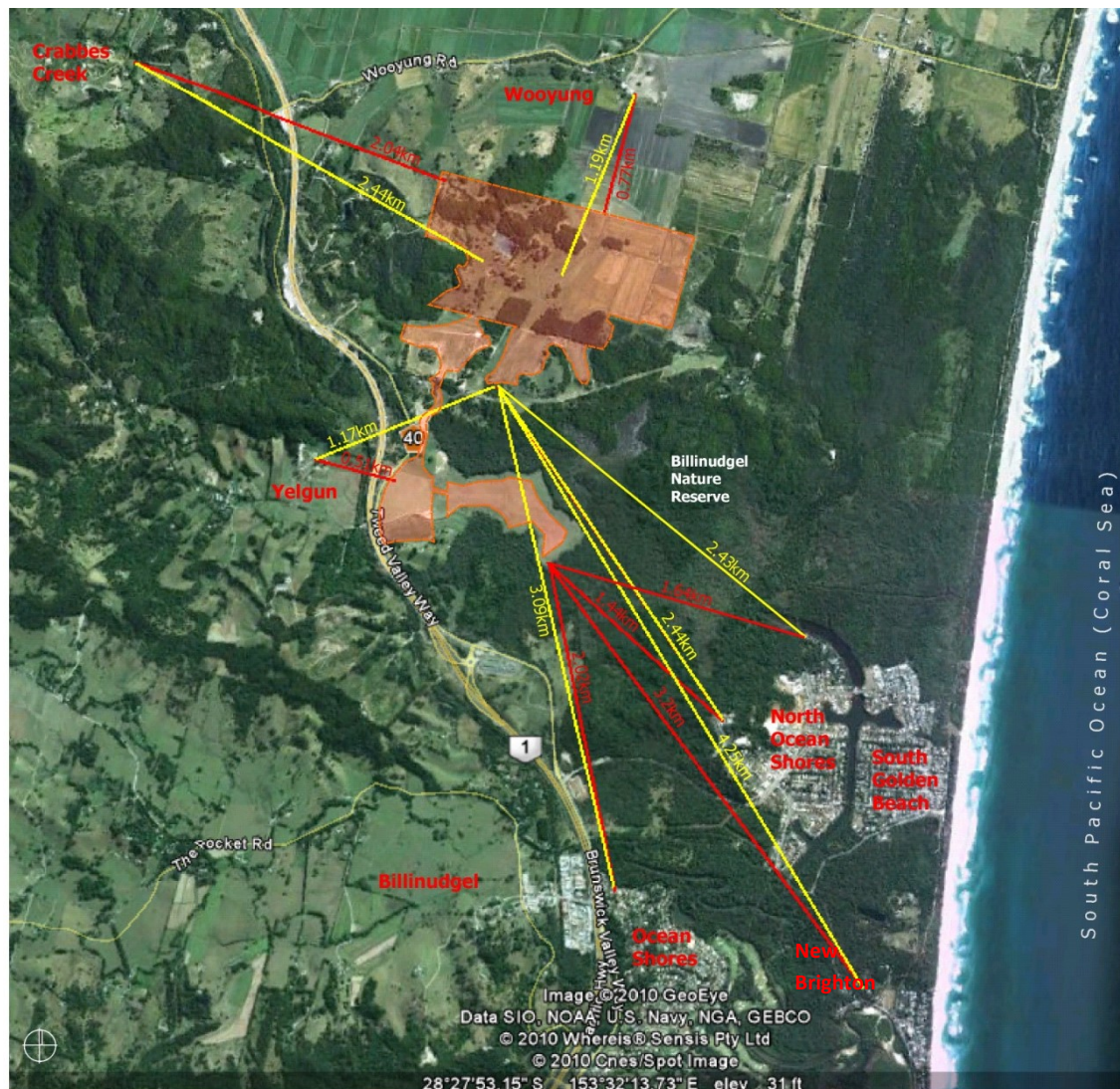
Village Context

The villages of North Ocean Shores, South Golden Beach, New Brighton, Yelgun, Crabbes Creek and Wooyung, are located within a few kilometres of the site. **Figure 2.3** shows the distance of these villages from the site or the closest key event spaces within the site.

North Ocean Shores, South Golden Beach and New Brighton are all located with Billinudgel Nature Reserve as a buffer to the site. No direct line of sight was observed from these villages. Yelgun and Crabbes Creek are located on the western side of the highway. The highway, topography and vegetation are substantial buffers between these villages and the site. Some residents at Wooyung can see the site at present.

Figure 2.3 Village Context

(Source: Extracted from a report by S J Connelly Pty Limited)



Regional Creative Industries Context

The Northern Rivers Arts and Creative Industries Strategy, 2009 - 2012 (current at the time of the trial approval), which is supported by the seven local government authorities of the Northern Rivers region, The NSW Government (through the Developing Regional Resources Program), Arts NSW and The NSW Department of Premier and Cabinet, states that “the region’s lifestyle, including its natural and cultural assets, are a key reason why people choose to live here.” This strategy also identifies the arts as contributing significantly to the distinctiveness of that lifestyle – through nationally and internationally renowned festivals and other creative industries, markets and events (NRACIS, 2009).

Therefore, cultural events generally (markets, music festivals, jamborees, farming display events) are integral to the character of the region.

As previously mentioned, cultural events of all scales have been a part of the Northern Rivers lifestyle for many years (e.g. Primex (2009 had almost 60,000 visitors), Bluesfest (17,500 festival visitors per day and 6,500 campers), Farm-a-rama, Bangalow arts and craft markets, Byron Bay Writers Festival (9990 tickets sold in 2009), Tyalgum Classical Music Festival etc.). For nine years SITG was held at “Belongil Fields” near to Byron Bay village centre. Historically, many of these events have occurred within rural, vegetated or village settings and have contributed positively to the visual amenity and vitality of the locality.



Above: Channon Market (Channon) and Bangalow Market (Bangalow showgrounds) - Held monthly



Above: Bluesfest (Tyagarah Teatree farm) – Held annually. The festival utilises grasslands for performance areas with surrounding vegetation as a backdrop and visual screen.



Above: Banana Festival (Tweed Valley) – Held annually for 2 weeks

Summary of Key Visual Features of the Site and Context

- The site frontage at the southern end can be seen from Tweed Valley Way but on a day to day basis and remains predominantly rural and natural in character.
- The context of the site is predominantly rural residential or natural in character
- The site sits within a visual basin where hills and trees form a backdrop to the lowlands
- Billinudgel Nature Reserve provides a strong visual edge and backdrop
- The landform is flat as well as undulating consisting of grassland with scattered individual or patches of native and exotic trees.
- Buildings are of a rural character
- Cultural events of various forms are part of the character of the region

These key features will be considered in the assessment of visual impacts.

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Description of the Proposed Work

This section of the report provides a brief description of the proposed works to provide an impression of the intended appearance of the proposed development.

3.1 Description of the Proposed Work

The objective of the development is to “create a sustainable world class cultural events site within an ecologically enhanced site” (Planners North, 2017).

A proposed site master plan is provided in **Figure 3.1** and the layout of the proposed Conference (Function) Centre is provided in **Figure 3.2**.

The application for the site to become a permanent cultural events venue seeks approval for the ongoing use of existing facilities plus the following events and permanent or semi-permanent infrastructure.

Event operation specific proposals include:

- 2 events [i.e. the existing Splendour In The Grass (SITG) and Falls Festival Byron (FFB)] catering for up to 35,000 patrons over a maximum of 5 days;
- 3 event days catering for up to 25,000 patrons (cumulative or separate); and
- 5 community event days catering for up to 5,000 patrons (cumulative or separate);

Further, consent is sought to allow for the growth of SITG to from 35,000 to 42,500 and then 50,000 patrons, but only upon achievement of specific traffic related Key Performance Indicators.

The form of temporary infrastructure for these events varies with the nature and size of the event. Large events such as SITG include large stages and tent structures (see photographs), village stalls and food outlets (typically shipping containers), medical and administration structures, additional amenities buildings, perimeter security fencing and dust mitigation fencing, communications towers and lighting towers. In addition to this there are staff, patrons, their cars, buses and camping infrastructure as well as roadside infrastructure and patron traffic external to the site.

Events also include a ‘bump in’ and ‘bump out’ phase which is required to establish temporary infrastructure. These establishment periods vary with each event. As an example, a larger event can typically require 3-21 days prior to the event to set up and typically 1-14 days after the event to remove temporary infrastructure.

The hours of operation also vary with each event with larger events typically commencing at 11am with activities operating until midnight and cafes and bars operating until approximately 1-2am.

Permanent or semi-permanent infrastructure south of Jones Road includes:

- Adjustments to the internal access road network and a small roundabout
- Completion of Gate A works
- Construction of the south eastern carparking area
- Construction of the southern pick-up and drop-off zones including:
 - Construction of a shelter structure in the southern pick-up/drop-off area typically <4.5m high x 9.4m wide x 22.15m long
 - Installation of 6 bus shelters (<3.5m high x 10m long) around the car parking perimeter road
- Continued environmental repair work
- Carrying out of subdivision which has previously been agreed with the Minister administering the Billinudgel Nature Reserve to add additional land to the Billinudgel Nature Reserve;

Permanent or semi-permanent infrastructure north of Jones Road includes:

- Adjustments to the internal access road network
- Construction of the transport hub including roadways and:
 - Installation of 4 large bus shelters around the transport hub (typically <3.5m high and 55.15m long) and a smaller bus shelter
 - Installation of additional amenities buildings
- Installation of three semi-permanent stage structures
- Reshaping/terracing of the amphitheatre area
- Progressive construction of additional amenities buildings
- Progressive construction of further electrical/communication distribution;
- Progressive implementation of further Lane rebuilding and sealing;
- Progressive installation of further security fencing;
- Progressive construction of event spine road widening and further sealing;
- Installation of two large potable water supply tanks (approx. 3ML each) and treatment facilities;
- Continued environmental repair work
- Construction of intersection works on Wooyung Rd;
- Sealing of the northern access way to Wooyung Rd;
- Civil and drainage works to support the additional facilities
- Construction of an administration building
- Construction of a conference facility and health retreat – including a conference (“function”) centre building to support 180 people, tent/cabin accommodation for 60 guests, day spa, treatment rooms, nature walk, jetty lookout over the reservoir, yoga/meditation space, multi-purpose hall and a car parking area

The layout and detail of these proposed additions are provided in the plan set in **Appendix A**.

The site will continue to have a rural land use on the remaining land that is not developed or during times when there are no events occurring.



Above: Photos of typical tent structures and the communications towers installed for SITG 2017



Above: The spine road and transport hub during 'Bump Out' SITG



Above: Photos of the site at night during SITG 2017

Figure 3.1: Proposed Site Master Plan

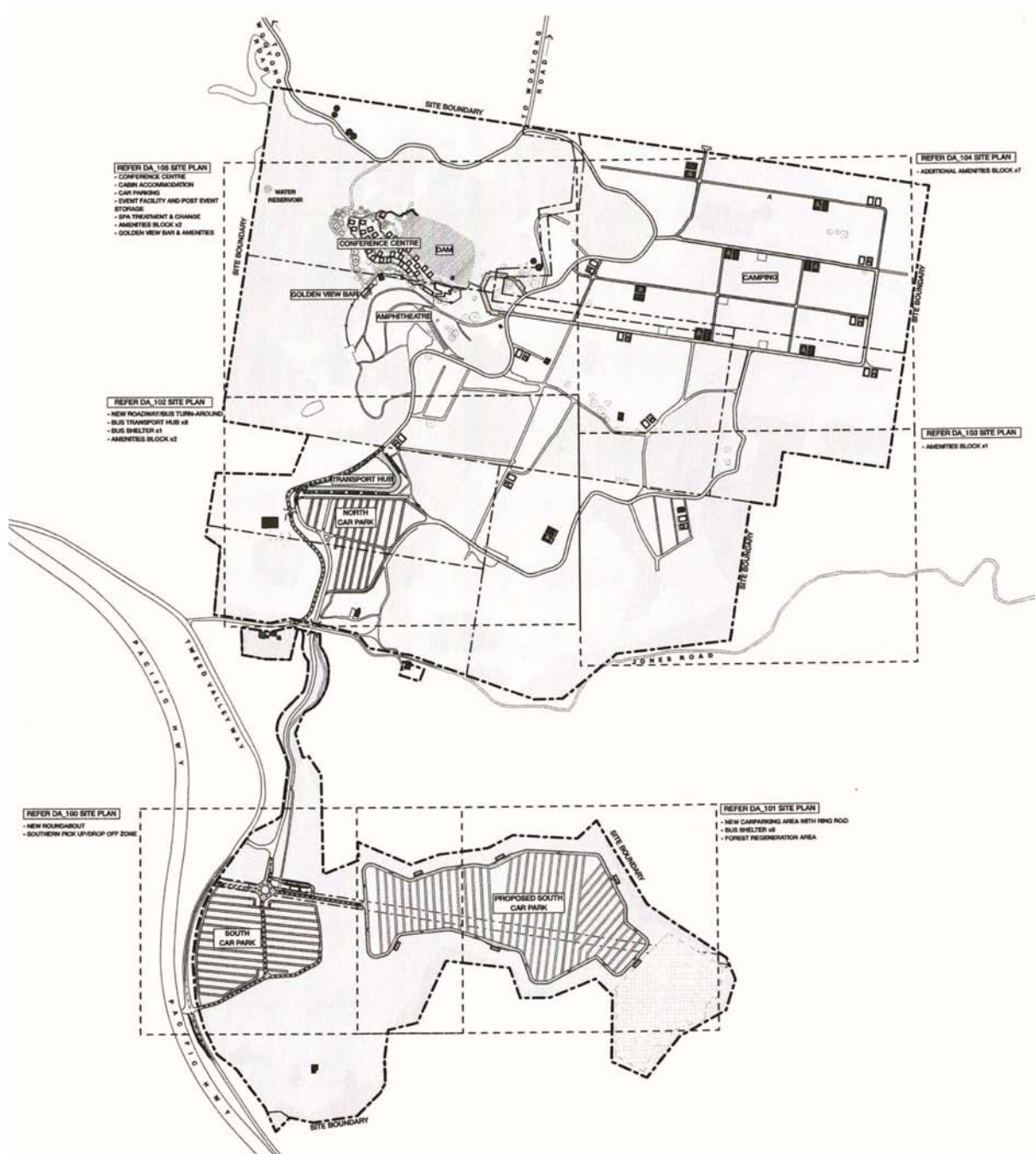
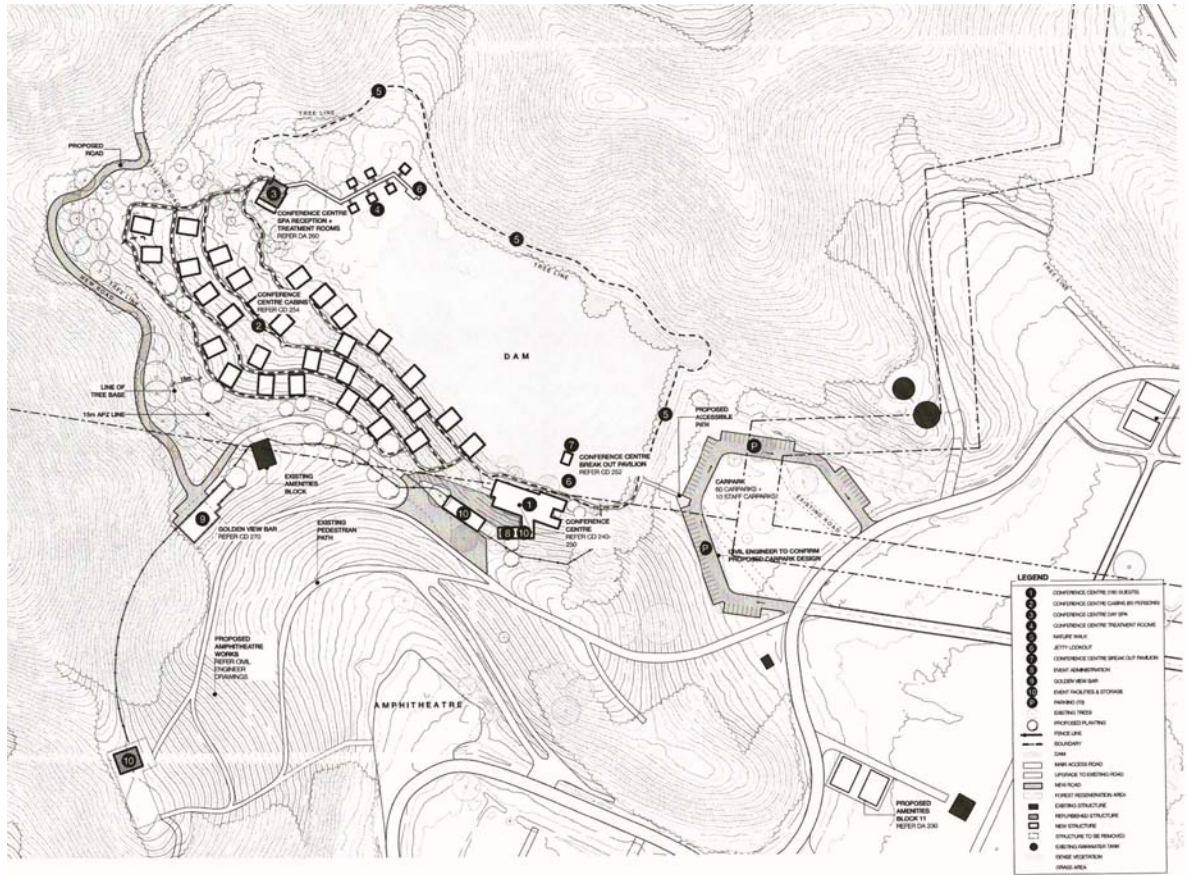


Figure 3.2: Proposed Conference Centre Precinct



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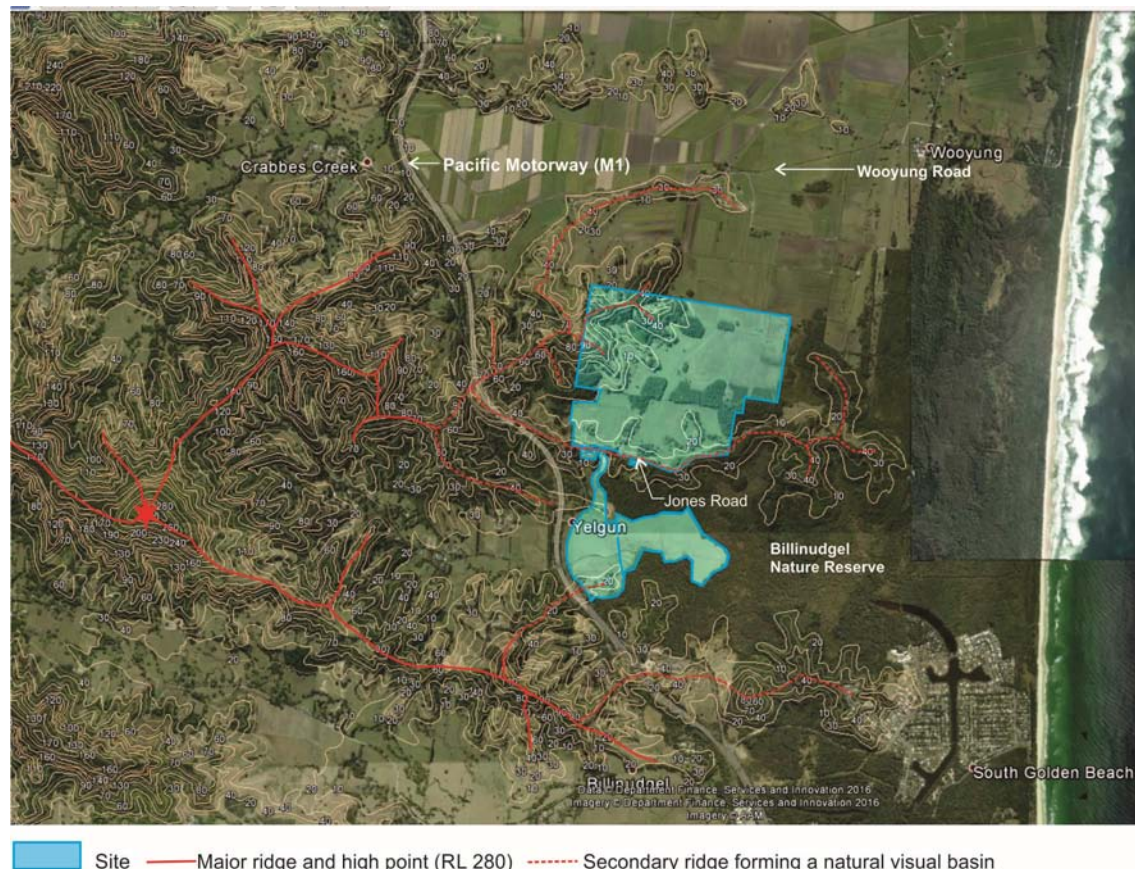
Description of Sensitive Visual Receptors and Views from Key Viewing Locations

This section of the report identifies public viewing places and private visual receptors from where the proposed development may be seen, identifies the nature of the viewing location and provides images of the site from that location.

4.1 Visual Catchment

The site sits in a natural visual basin, comprising a central flat and low lying area which is surrounded by a ridge and vegetated hills on the northern, southern and most of the western sides. The Billinudgel Nature Reserve screens the site on flat lands to the south-east and on hillsides to the west. The Pacific Motorway is elevated where it passes close to the site. The motorway itself, as well as roadside vegetation forms a visual buffer to the west. **Figure 4.1** shows the surrounding topography and key features of the visual catchment.

Figure 4.1: Surrounding Topography and Context



A desk top analysis identified potential locations (key viewing locations) from where the site may be seen. The actual likelihood of seeing the site and/or proposed infrastructure (temporary or otherwise) was checked by visiting each of the viewing locations on Monday 17 July 2017 and Saturday 22 July 2017 during a major festival being SITG 2017. These locations included public and private lands such as dwellings at Yelgun, off Tweed Valley Way and at Wooyung and various points along the Pacific Motorway, Jones Road, Yelgun Road, Tweed Valley Way and Wooyung Road.

4.2 Sensitive Visual Receptors

Sensitive visual receptors are places in the public domain which may be iconic, frequently visited, offer an elevated outlook or which may be easily affected by changes to the visual landscape. These might include lookouts, headlands, lighthouses, tourist roads or beachfronts. The potential impacts of changes to the landscape on sensitive visual receptors are important to consider due to their iconic nature or popularity (high viewing frequency). In some cases, even minor visual changes could be significant from these locations.

In determining sensitive visual receptors regard has also been given to the NSW Land and Environment Court planning principles determined by *Tenacity Consulting V Warringah Council* (2004) (NSWLEC 140). These principles include:

- *Water views are valued more highly than land views*
- *Iconic views are valued more highly than views without icons*
- *Whole views are valued more highly than partial views e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.*

In this case, the undulating topography and rural nature of the context protects the site from view in many areas. Views to the site from Tweed Valley Way do not include water views or views with existing known iconic features. Tweed Valley Way is part of the “Legendary Pacific Coast’ Tourist route – “Tourist Drive 40 (Brunswick Heads - Tweed Valley)” and is a regional important tourist route which could be considered a sensitive visual receptor.

The tourist drive is promoted as a route which takes in scenic natural areas such as the Burringbar Range, Mt Warning and the Tweed River as well as passing through cultural lifestyle landscapes such as farmlands and sugarcane lands.

Views from Tweed Valley Way are possible only to the southern carparking area. On a day to day basis (when there are no major events on) the southern parts of the site are still generally rural in character. Also, as previously discussed, cultural events of all scales have been a part of the Northern Rivers lifestyle for many years. Therefore, the location of a world class cultural events site along this tourist route could add visual interest and diversity to the travelling experience.



Photo: Google Maps screen capture (Imagery August 2016) looking northward from Tweed Valley Way to the site

4.3 Key Viewing Locations / Visual Receptors

Key viewing locations are places where the Site can be seen and changes to the landscape potentially observed. In this case, key viewing locations include public (roads) and private (dwellings) places. The sensitivity of these visual receptors to changes in the visual landscape is not only related to the viewing context but also a factor of viewing frequency (how many people experience this view), duration (how long is the view experienced for) and distance (how far away is the viewer from the Site).

The following key viewing locations were identified:

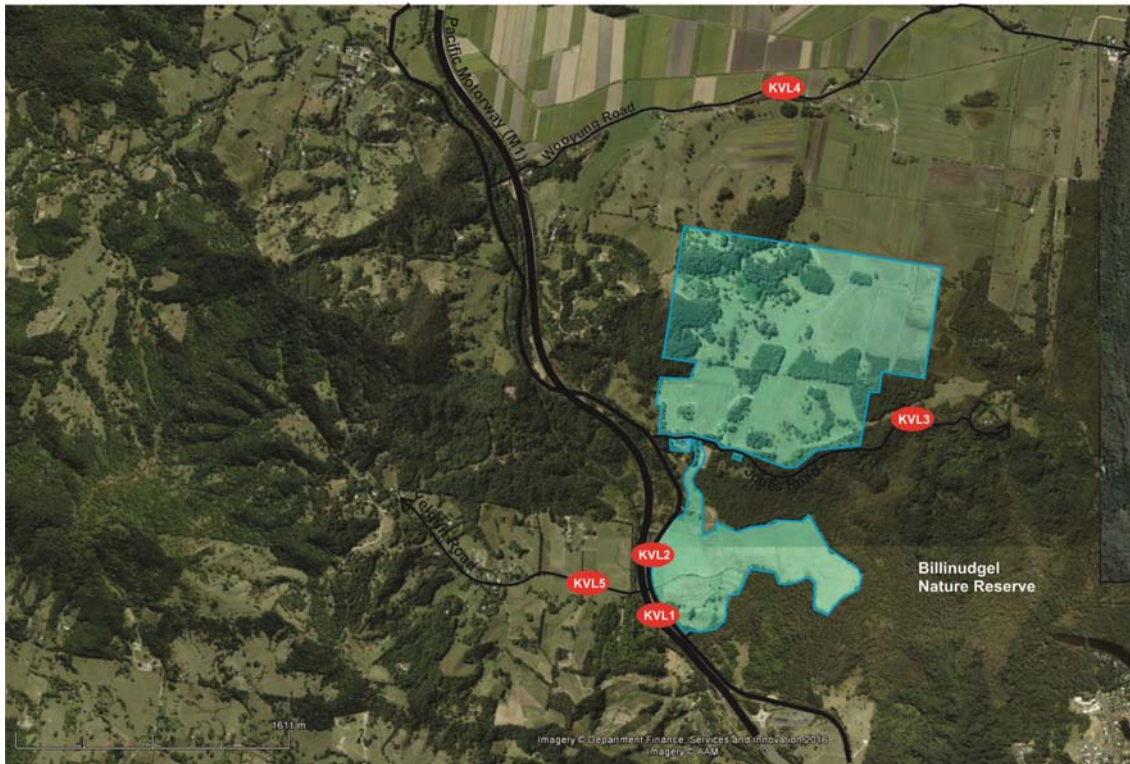
- Public Places / Roads
 - Pacific Motorway (M1) (KVL1)
 - Tweed Valley Way (KVL2)
 - Jones Road (KVL3)
 - Wooyung Road (KVL4)
 - Yelgun Road (KVL5)
- Private Places / Properties
 - Dwellings on Yelgun Road (KVL5)
 - Dwellings on Jones Road (KVL3)
 - Dwellings on Wooyung Road (KVL4)
 - Dwellings on the distant escarpment

Additional potential viewing locations such as lookouts or public parks were also investigated via desktop analysis and a drive around the locality. No additional potential viewing locations were identified.

Access to private properties was not obtained and the assessment was undertaken from public lands as close to the dwelling sites as possible.

Figure 4.2 shows the location of these key viewing locations in relation to the site and context.

Figure 4.2: Key Viewing Locations



4.3.1 Public Viewing Locations

Five key public visual receptor locations were identified by site visitation and include:

- Pacific Motorway (M1)
- Tweed Valley Way
- Jones Road
- Wooyung Road
- Yelgun Road

A description of the extent of the view and the anticipated changes as a result of the proposed development are provided in relation to each public visual receptor location.

Pacific Motorway (KVL1)

Speed Zone: 110km/hr

Stopping opportunities: Nil/limited

Viewing Frequency: High

Viewing Duration: Short

Viewing Distance: <300m foreground

Extent of the View

The Pacific Motorway forms part of the major nationally significant arterial road system between Brisbane and Sydney. The southern part of the site is located close to the Pacific Motorway. Near this area the motorway is elevated to pass over Yelgun Road and traverse undulating lands. Views of the site from the Pacific Motorway are minimal and limited to small glimpses through gaps in the undulating landform and roadside vegetation. The motorway speed limit is 110km/hr resulting in any possible glimpse being for a very short duration.

Visibility of Proposed Works

At such as a short potential viewing duration, it is unlikely that the minor changes to the site at the southern end will be clearly discernable in the landscape when viewed from the Pacific Motorway.

During a major event it may be possible to see tall night lighting or light glow as a peripheral visual element.

Tweed Valley Way

Speed Zone: 80km/hr

Stopping opportunities: Limited / Road verge

Viewing Frequency: Moderate, tourist route

Viewing Duration: Moderate (approx. 23 seconds from vehicle at 80km/hr)

Viewing Distance: <300m foreground and 300m – 1km middleground

Extent of the View

The southern part of the site can be seen from Tweed Valley Way for a distance of approximately 500m along its frontage. North of Jones Road, the site is behind vegetation. At 80km/hr it may be possible to view the site for approximately 23 seconds from a vehicle. However, only a small portion of this view remains in the driver's central cone of vision over this time.

Tweed Valley Way is also part of the "Legendary Pacific Coast" Tourist route – "Tourist Drive 40 (Brunswick Heads - Tweed Valley)" and is a regional important tourist route. Therefore, it is likely to support tourism users as well as residential users. Whilst it is possible to stop on the road verge when there are no major events on, there are no reasons for motorists to stop (e.g. a good view, rest stop, amenities etc).

To the west of the site is an existing multiple occupancy site. This site has approval for 8 dwellings. Views from approved dwellings to the site are screened by dense vegetation.

Visibility of Proposed Works

The majority of works proposed at the southern end of the site are on, or near the ground plane (e.g. roundabout, road widening and realignment etc). This makes them difficult to see from a road environment which is at an only slightly elevated level. The bus shelter structures proposed as part of the southern carpark extension will be the most visible elements. These are located more than 600m from Tweed Valley Way and some will be located behind vegetation. Billinudgel Nature Reserve will continue to form a backdrop to this area.

Internal street trees which were planted during the trial period are still establishing and as they emerge and their canopy spread will provide some visual attenuation of the internal carparking area.

During major events, the event infrastructure, parked and queuing vehicles and night lighting will be the most visible elements with Billinudgel Nature Reserve maintained as a natural backdrop. Traffic queues and additional signage and bunting on Tweed Valley Way will also be visible.



Above: Views from Tweed Valley Way near the main site entrance

Jones Road

Speed Zone: 50km/hr

Stopping opportunities: Limited due to narrow gravel road

Viewing Frequency: Low (no through residential road)

Viewing Duration: Short

Viewing Distance: Varies <300m – 1km (middleground)

Extent of the View

Jones Road remains heavily vegetated with a low-key rural bushland residential character. Cut batters and roadside vegetation block most views to the site from vehicles travelling along Jones Road. Other than at the Jones Road / Spine Road underpass, glimpses are only possible through small gaps in the vegetation from the road.

Visibility of Proposed Works

The dense vegetation of Billinudgel Nature Reserve and the site provide a visual buffer which screens most of the site from view. The permanent works on a day to day basis will not result in any significant perceptible changes to the visual landscape for motorists from most areas on Jones Road. The addition of large shelters to the transport hub and northern carpark are likely to be visible from a small part of the overpass on Jones Road. However, continued regeneration work around the underpass will also eventually establish to partly (not wholly) screen views from Jones Road in this location.

Even during major events, the density of the vegetation provides significant screening. Some night glow is evident through small and infrequent gaps in the vegetation (refer to photographs).



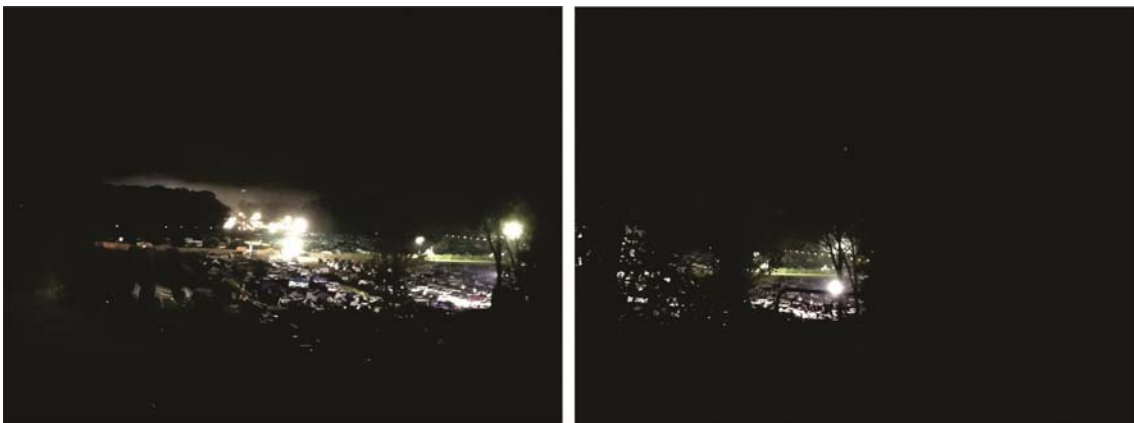
Above: View from the overpass on Jones Road towards the transport hub



Above left: General view along Jones Road showing dense roadside vegetation

Above centrally: View from Jones Road looking towards the site

Above right: View near the end of Jones Road looking towards the site. The top of a SITG tent structure can be seen but only occupies a very small part of the overall viewshed.



Above left: View from Jones Road near the gate opposite the NBP offices looking north over the staff camping area and some event space in the background. This view was only possible as a pedestrian on the road verge and is less significant from a vehicle driving on the carriageway.

Above right: View from Jones Road east of the NBP offices looking through a gap in the vegetation towards the site during SITG 2017.

Wooyung Road

Speed Zone: 80km/hr

Stopping opportunities: Limited due to narrow verges and table drains

Viewing Frequency: Moderate (popular coastal road servicing villages)

Viewing Duration: Short

Viewing Distance: 300-1km (middleground) and >1 km (background)

Extent of the View

The site can be clearly seen in the background from Wooyung Road for approximately 600m. The topography in this area is flat and there are only a few trees between the site and the road. Sugar cane crops seasonally block views to the site from some parts of Wooyung Road. Despite the flat topography and openness of the landscape in this area there are few opportunities to stop to view the site. For most of this 600m length of road the site is in the background and out of the driver's cone of vision.

From this location, the marquees and other structures sit low in the landscape and well below the surrounding hillside backdrop. The hills and vegetation of the site and context remain the predominant visual elements.

Visibility of Proposed Works

Due to the distance of Wooyung Road from the site it is unlikely that the proposed works will result in any significant perceptible changes to the visual landscape on a day to day basis.

During a major event, the marquees and other structures will continue to sit low in the landscape and well below the surrounding hillside backdrop. The hills and vegetation of the site and context remain the predominant visual elements.

It is likely that some night glow from additional lighting will be evident during a major event.



Yelgun Road

Speed Zone: 80km/hr

Stopping opportunities: Limited due to narrow road

Viewing Frequency: Low

Viewing Duration: Short

Viewing Distance: <300m (foreground)

Extent of the View

Views of the site from Yelgun Road are only possible from opposite the main entry at the intersection of Yelgun Road and Tweed Valley Way. The site is seen in the immediate foreground of the viewer and occupies most of the view. Whilst the view is in the foreground it is predominantly rural and Billinudgel Nature Reserve remains as the backdrop.

Visibility of Proposed Works

The southern part of the site that is visible from Yelgun Road is used for carparking and as an access to the site during a major festival. The proposed works in this area include some modifications to the ground plane (e.g. roundabout, road realignment) and installation of some bus shelters in the proposed eastern carpark. On a day to day basis this work is unlikely to result in any significant perceptible changes to the visual landscape.

During major events, the event infrastructure, parked and queuing vehicles and night lighting will be the most visible elements with Billinudgel Nature Reserve maintained as a natural backdrop. Traffic queues and additional signage and bunting on Tweed Valley Way are also likely to be visible from the intersection.



Above left: View from the flats off Yelgun Road looking towards the site

Above centrally: View from Yelgun Road on the approach to Tweed Valley Way (M1 over)

Above right: At the intersection of Yelgun Road looking towards Tweed Valley Way and Gate D of the site

4.3.2 Private Viewing Locations

Four private viewing locations were observed:

- Dwellings on Yelgun Road
- Dwellings on Jones Road
- Dwellings on Wooyung Road
- Dwellings on the distant escarpment

Each of these has a number of potential visual receptors which consisted of dwellings and a local landscape supplies business.

Dwellings on Yelgun Road

Viewing Distance to Site: >300m

Viewing Distance to Closest Part of Event Area: >1km

Viewing Frequency/Quantity of Visual Receptors: Low

Viewing Duration: Variable - short to long durations

Extent of the View

There are three dwellings on Yelgun Road located on hillsides with an outlook towards the site. These dwellings are on the western side of the Pacific Motorway (which is elevated) and behind roadside vegetation so it is unlikely that the site will be seen as more than glimpses from these dwellings. Access to the dwellings was not obtained for further analysis.

Visibility of Proposed Works

It is unlikely that the proposed work will result in any significant perceptible changes to the visual landscape from these visual receptors. Some distant glow of lighting during events may be possible.

Dwellings on Jones Road

Viewing Distance to Site: <300m and 300m – 1km

Viewing Distance to Closest Part of Event Area: Approximately 1km

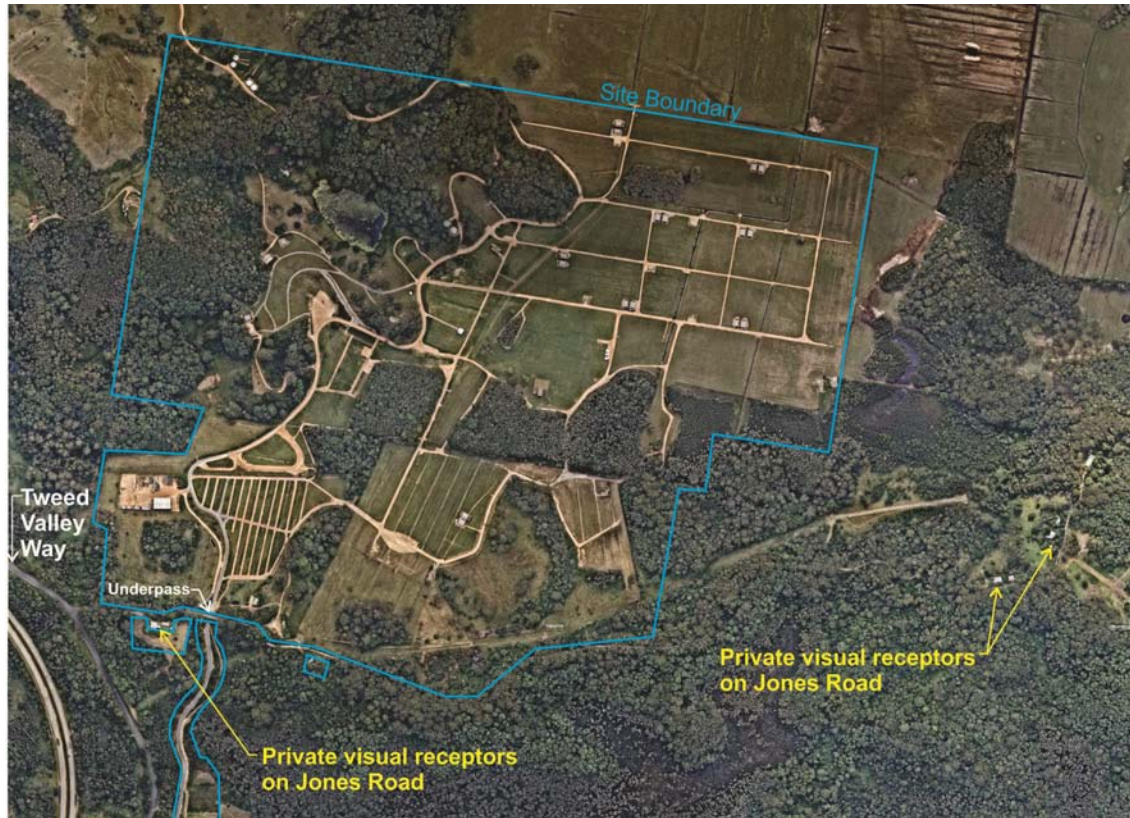
Viewing Frequency/Quantity of Visual Receptors: Low

Viewing Duration: Variable - short to long durations

Extent of the View

There are 3 dwelling locations (excluding those owned by the proponent) on Jones Road from where the site may be seen: one close to the intersection with Tweed Valley Way and two at the far end of Jones Road. The site can be seen from the roadside near one of these dwellings (see photos). This is typical of the extent of views expected from other dwellings at the end of Jones Road. There was no vehicular traffic on Jones Road at the time of visit during SITG 2017 and it retained a strong natural amenity.

Existing vegetation along Jones Road provides a substantial visual screen to the site. In addition, continued environmental enhancement works are expected to further restrict visual access to the event area from these visual receptors. Dwellings owned by the proponent were not considered in this report.



Above: The location of private visual receptors on Jones Road



Above: Day and dusk views from near dwellings at the end of Jones Road during SITG 2017. The event area can be just seen above vegetation in the middleground. Views of the site from the northern side of dwelling could occupy more of the viewshed but are likely to be still screened by significant and dense vegetation.

Visibility of Proposed Works

Many small to medium size events, which are the events proposed to occur most at the site (e.g. professional conference, trade display, scout camp, environmental information day, gymkhana etc.) may not be seen at all from these locations (depending upon their individual configurations) due to the site topography and surrounding vegetation.

Resident's at the end of Jones Road are not likely to be impacted by significant additional vehicular traffic using Jones Road as any event vehicles will either use the southern access to the site at Gate A (off Tweed Valley Way) or Jones Road between Tweed Valley Way and Gate S off to the northern side of Jones Road (length of approximately 450 m).

A typical large tent structure has a height of approximately 15m. The existing vegetation amongst and bounding the event areas in which they are proposed, is of variable height but typically between 15-30m. This will provide a backdrop to the tents and prevent them from being seen on the skyline from external locations.

It is unlikely that the resident's at dwellings on Jones Road will see any part of the conference centre which is located in a semi-enclosed visual catchment within the site.

Dwellings on Wooyung Road

Viewing Distance to Site: 300m - 1km and >1km

Viewing Distance to Closest Part of Event Area: >1km

Viewing Frequency/Quantity of Visual Receptors: Low

Viewing Duration: Variable - short to long durations

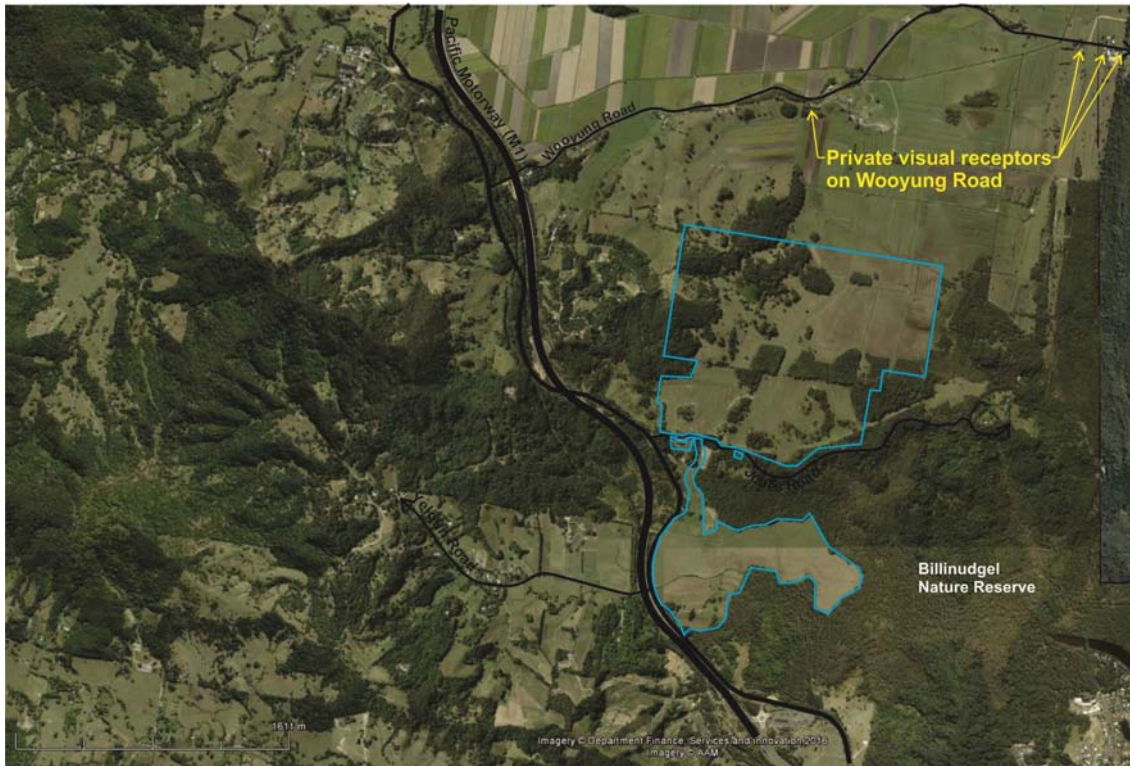
Extent of the View

There are 4 dwelling locations (excluding those owned by the proponent) on Wooyung Road from where the site may be seen: one on the hills immediately to the north west of the site and three further to the east on flat lands (dwellings 400, 415 and 422 Wooyung Road). The site can be clearly seen from the roadside near the eastern dwellings (see photos). This is typical of the extent of views expected from the dwellings in this area. There is also a landscape supplies business located on flat land to the north east from where the site may be seen.

Visibility of Proposed Works

Many small to medium size events, which are the events proposed to occur most at the site may not be seen at all from these locations (depending upon their individual configurations) due to the site topography and surrounding vegetation. It is unlikely that the proposed conference centre facilities will be seen due to their location in a semi-enclosed visual catchment within the site.

Parts of the event area as well as the camping area during a major event such as SITG 2017 are likely to be seen from all four dwelling locations from viewing distances between 600m and 1.5km. In all cases the festival infrastructure is viewed below the tree line, with a hillside backdrop and occupies a relatively small portion of the viewshed. Night lighting and night glow will be evident from all four locations during a major event.



Above: The location of private visual receptors on Wooyung Road



Above: View from Wooyung Road looking towards the site. This photo was taken on 17 July 2017 during SITG setup. All major tent structures were in place. The event area sits in the landscape below the tree line and occupies a small part of the view shed.



Above: View from Wooyung Road looking towards the site. This photo was taken on 17 July 2017 when during SITG setup. All major tent structures were in place. The event area sits in the landscape below the tree line. Patches of vegetation break up the view from along Wooyung Road.



Above: View from near Tea Tree Road (which is near the north eastern receptors) looking towards the site. This photo was taken on 17 July 2017 when during SITG setup. All major tent structures were in place.

Dwellings on the Distant Escarpments

Viewing Distance to Site: >1km

Viewing Distance to Closest Part of Event Area: >1km

Viewing Frequency/Quantity of Visual Receptors: Low

Viewing Duration: Variable - short to long durations

Extent of the View

The hills of the Yelgun Valley to the west of the Pacific Motorway are elevated up to RL 280 at Chinamans Hill, which is significantly more than the site which is at a maximum RL of about 90. Whilst areas on the western hillsides are heavily vegetated and between 1 and 3km from the site, it may be possible that very small portions of the site could be seen from this area. There are very few houses or public roads within this area. From this distance the site would occupy a small part of the view shed.

Visibility of Proposed Works

Due to the long viewing distance and heavy vegetation cover, it is unlikely that the proposed works will result in any significant perceptible changes to the landscape when viewed from this area.

4.3.3 Other Views which have been Considered

In addition to these key viewing locations, a drive around the locality confirmed the following:

- The site could not be seen from Yelgun Rest Area.
- The site could not be seen from adjoining village centres
- The event performance areas are not located on a ridge top.
- The site is not located within 1km of the coastline.
- The site can not be seen from the beach.
- The site is unlikely to be seen from other nearby dwellings due to site topography, other structures and vegetation interfering with the line of sight.
- No public lookouts within 1 kilometer of the site were observed.

5

Summary of Visual Impacts and Mitigation Measures

5.1 Visual Impact

The visual impact is a measure of the extent of visual change perceptible in the landscape having consideration to:

- Fit with the landscape of the immediate context of the Site and its capacity to absorb these visual changes.
- The distance from which the changes are viewed. Foreground viewing distances are generally of highest visual impact because the site or the particular element of the landscape being assessed occupies more of the total viewed area than if it were located in the middleground or background.
- The number of people viewing the changes.
- The duration for which the changes are likely to be viewed.

The viewer's individual values also influence perceptions of the visual impact. This has not been considered in this report.

Section 2 of this report identified a number of key features of the existing environment that contribute to the character of the Site and its immediate context. The table below provides comment on the fit of the proposed development with these key features.

Key Visual Feature of the Site and Immediate Context	Comments
• The site frontage at the southern end can be seen from Tweed Valley Way and on a day to day basis, remains predominantly rural and natural in character.	The proposed works at the southern end of the site are mostly near the ground plane. Some bus shelters are proposed as part of the carparking expansion to the east. The bus shelters are more than 600m from Tweed Valley Way and the dense vegetation of Billinudgel Nature Reserve will remain as a backdrop. This part of the site is only used during major events for carparking. The site will retain a predominantly rural and natural character on a day to day basis.
• The context of the site is predominantly rural residential or natural in character	The proposed works will not change the character of the context of the site. The undulating topography of the site and context combined with dense vegetation of the Billinudgel Nature Reserve and forest patches form a visual basin

	which screens much of the site from view from the north-west, west, south and east.
The site sits within a visual basin where hills and trees form a backdrop to the lowlands	The proposed works will not change the visual basin and many parts of the site will remain protected from external viewing.
Billinudgel Nature Reserve provides a strong visual edge and backdrop	The works will not result in any changes to Billinudgel Nature Reserve and it will remain a strong visual edge and backdrop. During events, the large tent infrastructure sits below the tree line when viewed from key viewing locations.
The landform is flat as well as undulating consisting of grassland with scattered individual or patches of native and exotic trees.	Minor alterations to the landform are proposed around the Amphitheatre where the land will be terraced to improve patron safety during a major event. Some other minor earthworks are proposed to accommodate realignment of internal roads. None of these works will result in significant perceptible changes to the landscape from external viewing locations. Continued environmental restoration works may result in increased native vegetation cover.
Buildings are of a rural character	The proposed conference centre and accommodation buildings have a simple rectangular form with a wide-eave, pitched roof consistent with subtropical architecture. The external materials consist of timber, natural stone and corrugated roofing. These materials are used in many local buildings.
Cultural events of various forms are part of the character of the region	The visually festive atmosphere created by the various events proposed at the site is consistent with the regions creative industries context and character.

The extent of visual change from each key viewing location has been described in Section 4 in relation to viewing distance, frequency and duration. In summary this analysis showed that the undulating landform and dense vegetation of the site and context provide substantial visual protection, resulting in few key viewing locations (5 public viewing locations and 7 private visual receptors).

From most public viewing location (all being roads), the site is seen as glimpses in the landscape out of the driver's central cone of vision. On Tweed Valley Way and from the Yelgun Road intersection the southern parts of the site only can be seen in the foreground and middleground. However, the site is still only seen for a relatively short duration in the driver's central cone of vision and there are few opportunities for vehicles to stop.

From most private visual receptors the site is seen either in the background or as small glimpses through dense vegetation. There is a low viewing frequency with only a few residential receptors but the potential for longer views is moderate to high depending upon the dwelling design and occupier use.

Only a small component of the proposed work occurs on land which could be considered to satisfy the definition of a “visually prominent site” under Byron Shire Council DCP 2014 Chapter C3 “Visually Prominent Sites, Visually Prominent Development and View Sharing”. This DCP seeks to achieve the following objectives:

- *To retain and enhance the unique character of Byron Shire and its towns, villages, rural, coastal and natural areas.*
- *To ensure that development does not adversely impact on the Shire’s scenic character and visual quality.*
- *To ensure that where possible new development contributes to enhancement of the Shire’s scenic character and visual quality.*
- *To ensure adequate information is available to properly assess visual impact.*
- *To ensure that (where possible) new development does not impact unreasonably on the views of another property.*
- *To encourage view sharing where possible.*

The development addresses these objectives in the following ways.

Byron Shire Council DCP 2014 Chapter 3, Visual impact Considerations	Comment
Can the site be viewed from public locations, including public reserves, waterways, beaches and roads?	Parts of the site can be seen from roads in the public realm. Refer to Section 4.
Is the site located on a high topographical location such as a hillside, ridgeline, knoll or crest?	The site contains lands of various elevations from 10 – 90AHD. The conference centre is proposed to be located on a low hillside but has a semi -enclosed visual catchment. The other proposed works are located on the lower lands.
Can the site be viewed from the beach front?	The site can not be viewed from the beach.
Is the site located on land that slopes at a grade of more than 20%?	The site contains some land with slopes of greater than 20% however, the proposed works do not occur on this land.
Would proposed development on the site visually disrupt the skyline when viewed from a public location by protruding above any ridgeline, or above adjacent buildings?	None of the proposed permanent or temporary event works will protrude above the skyline when viewed from any key viewing location. The undulating landform and dense vegetation of adjoining roadsides and the Billinudgel Nature Reserve provide a backdrop.
Would proposed development on the site have the potential to obstruct views to and/ or from another visually prominent location?	Most of the proposed works occur on flat lands or within a semi -enclosed visual catchment and therefore it is unlikely that the proposed works would obstruct views from another visually prominent location.
Would the development on the site have the potential to result in a loss of significant views from another property?	Most of the proposed works occur on flat lands or within a semi -enclosed visual catchment and therefore it is unlikely that the proposed works would obstruct views from

	another property. Also refer to Section 4 for further detail.
Would development on the site become visually prominent due to the removal of vegetation that would otherwise screen the development?	There is no native vegetation removal proposed as part of the works.
How will the development be visually integrated with the surrounding natural landscape and built environment?	The visual character of the site remains predominantly a combination of rural residential and natural bushland landscapes where the pockets of low lying grasslands are surrounded by undulating vegetated hills. Event areas have been located within the semi-enclosed visual catchment or on lower lands where vegetation provides a visual buffer. On a day-to-day basis these elements remain consistent with the character of the locality and the site infrastructure sits discretely in the landscape.
How will the development incorporate measures to avoid reflection of sunlight from glazed surfaces?	The conference centre is located within a visually enclosed catchment therefore there are no external viewers. Other structures on the site do not include glazed surfaces.

5.2 Mitigation Measures

The works constructed to date and the proposed site master plan incorporate the following measures to minimize visual impacts where possible:

- Placement of carparking for larger events on more visible flat land to the south of Jones Road where earthworks are minimal and during non-event times the visible land remains predominantly rural.
- Placement of major event infrastructure within the topographic basin north of Jones Road where it is largely protected from view by the topography and vegetation.
- Adopting a built form which is predominantly rural and simplistic in form
- The building materials and colours have been selected to minimize reflectivity and to blend into the landscape
- Siting of large water tanks within heavily vegetated areas
- Major event public areas are centered on the site to assist with implementing security measures and maintaining a predominantly 'natural' or rural perimeter.
- Existing native vegetation has been retained
- Existing areas of vegetation have been regenerated and expanded
- Amenity planting has occurred within the site to break up large flat areas of land and to provide pockets of screening vegetation
- Vegetation around the edges of the site has been retained or regenerated to buffer the potential impacts of night lighting glow
- Perimeter and internal permanent fencing remains rural in style with temporary fencing provided during events for additional security purposes.
- The construction will occur in stages

- North Byron Parklands have extensive event management operational plans in place which have been trialed and refined as part of trial events. These plans seek to minimize impacts on the visual environment with particular focus on minimizing impacts on residents on Jones Road.

Continued implementation of environmental restoration works to fill in gaps in vegetation will contribute further to visual screening of the site over time. No further mitigation measures are required.

6

Conclusion

There are 7 private visual receptors (dwellings and a landscape supply business) and 5 public key viewing locations (roads) from where it may be possible to observe visual changes to the landscape as a result of the proposed works. From private visual receptors, the changes to the site will be seen in the foreground, middleground and background viewing distances and often obscured in parts by the undulating landform and dense vegetation on the site of the receptor, in the road reserve or surrounding landscape or within the site. Whilst the private viewing frequency is low it is possible that the view could be observed for a long duration depending upon the landowner's use of their dwelling and yard.

From public key viewing locations (roads) it may be possible to see some changes to the landscape as a result of the proposed works. Public views are from roads where, in most cases there are few opportunities to stop and the site is only in the driver's cone of vision for a short duration.

The proposed development occurs within a context dominated by rural residential and natural lands and is bound in part by undulating landform and dense vegetation which form, a visual basin. Also, from many viewing locations, Billinudgel Nature Reserve forms a backdrop to the site. Therefore, the landscapes ability to absorb the proposed visual changes is high.

In terms of permanent works, it is likely that the proposed conference centre and accommodation structures will result in the most change to the visual landscape. However, this part of the site is not able to be seen from any locations outside the site.

The addition of bus shelters in the southern carpark and at the transport hub will constitute the most significant visual changes to the landscape when viewed from key public and private viewing locations. These visual changes will be most evident from dwellings on Jones Road and Wooyung Road. However, this impact is still considered to be minor due to the long viewing distance, low viewing frequency and in the case of Jones Road, abundance of dense vegetation which interrupts the visual catchment. It is likely that the bus shelters in the southern car parking area and some ground plane infrastructure will be seen from Tweed Valley Way in the foreground and middleground. However, this work isn't likely to result in significant perceptible changes to the visual landscape due to the short viewing duration, long distance of the work from the viewer and in the case of motorists, the view being outside the driver's cone of central vision.

Also and significantly the proposed permanent works, will not have any significant perceptible visual impact when viewed from sensitive visual receptors such as Tweed Valley Way.

The visual character of the site remains predominantly a combination of rural residential and natural bushland landscapes where the pockets of low lying grasslands are surrounded by undulating vegetated hills. On a day-to-day basis these elements remain consistent with the character of the

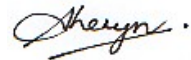
locality and the site infrastructure sits discretely in the landscape when viewed from Jones Road, Tweed Valley Way and Wooyung Road.

Many small to medium size events, which are the events proposed to occur most at the site may not be seen at all from key viewing locations (depending upon their individual configurations) due to the site topography and surrounding vegetation.

The most significant impacts will occur during a major event. These impacts are most evident from the key public viewing location of Tweed Valley Way and from private visual receptors on Jones Road. An inspection of the site was undertaken on 17th July 2017 (during setup for SITG) and on 21 July 2017(during SITG) which confirmed this finding. It was observed, that from Tweed Valley Way, only the southern portion of the site can be seen and that the primary visual changes to the landscape are parked, queued and travelling vehicles and temporary infrastructure such as signage. From here, the main event areas could not be seen. On Jones Road the dense vegetation of Billinudgel Nature Reserve provided substantial screening with only small glimpses to the site and event areas possible from the roadway. Similarly, it is likely that only small parts of the site may be seen from the 3 private visual receptors on Jones Road. At night the glow of event lighting from these areas was evident.

The design of the site layout and architectural works has considered visual matters and included a number of mitigation measures to retain a strong rural residential and natural landscape character and to minimize visual impacts, including siting the major event infrastructure within the natural visual basin of the site. Continued establishment of vegetation planted within the southern parts of the site and along Tweed Valley Way and continued regeneration within the sites environmental enhancement areas will provide additional screening to key viewing locations over time.

Therefore, it is the opinion of the author that whilst the development will result in both permanent and temporary visual changes to the site, the visual character and quality of the locality will not be compromised by the proposed works.



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Appendix A

Development Site Plans

[Refer to EIS - Appendix A]