Visual Impact Study

Proposed Residential Subdivision

Manyana NSW

JWA Enterprises Pty Ltd

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Prepared by:

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About the Author

Maurice Hayler and Associates Architects has prepared Visual Impact Assessments and Studies for Boral, BHP Billiton, Integral Energy, Wollongong City Council, Kiama Council and others for projects ranging in size up to $30 million. Projects associated with Coal Mining; Limestone mining and Lime kilns; Electrical Substations; Powerlines through bushland and Residential Development. The reports have been used as evidence in the Land and Environment Court NSW and in a Commission of Enquiry

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Figure 1: General Location of Proposed Residential Subdivision Site

Proposed Residential Subdivision - Manyana NSW

Visual Impact Study

Introduction

This study was commissioned to provide a Visual Impact Assessment of the proposed residential subdivision at Manyana on the South Coast NSW to meet the requirements of the Director General Department of Planning for the Environmental Assessment Report.

Background

JWA Enterprises Pty Ltd is proposing to create a 58 lot residential subdivision at Lot 682 DP 568678, Lot 705 DP613881 and Lot 810 DP 247285 Manyana Drive Manyana. These 3 lots are residue lots from previous subdivisions of the area that has been progressively developed in stages over a period of 45 years.

Location and Setting

Manyana is a coastal village located on the South Coast of NSW approximately 50 km south of Nowra and 75 kms north of Batemans Bay. It is a village split between North Manyana behind Inyadda Point and South Manyana or Cunjurong adjacent to Cunjurong Point.

The village comprises of a mixed range of housing types and styles from modest weekenders (fibre-cement or 'fibro' clad houses dating from the 1950s) through to brick veneer single and double storey homes of the 70's and 80's and a few architecturally distinctive houses. The village is serviced by a general store with petrol located approximately 1.8 km by road to the south of the proposed subdivision. In addition there is also a fire brigade station and bus service.

The typical street pattern is predominately aligned east-west with interconnecting roads running north-south and some minor variations within for example cul-de-sacs like The Barbican.

The road reservations are generally grassed and do not have paved footways. The streets are serviced using powerpoles (especially noticeable in Sunset Drive) and signposted with finger board street signs. Most of the streets are concrete kerbed.

The proposed subdivision is dispersed over 3 lots and encompasses the following components:

- Land at the end of a number of incomplete streets (Manyana Drive, Sunset Strip, The Barbette, The Bounty
- Land identified in a Flora and Fauna Study as *Sensitive Coastal Habitat*
- Dry scherophyll bushland
- An intermittent creek flowing to the beach
- Bushland that has been degraded by motor cycle 'motor cross" riders
- Bushland cleared for the construction of sewage drainage and a sewage primary pumping station.

The proposed subdivision is located entirely behind the primary and secondary coastal dunes.

Description of Proposed Works

The proposed subdivision would complete the missing link of the south-east portion of the subvillage of North Manyana by completing the construction of and connecting up of 4 existing roads and providing 2 new roads off Manyana Drive one running north-south and the other running east-west.

Methodology

The site was visited on 24 July 2007 and photographs taken of the surrounding area including Manyana beach (figures 4, 5 & 6) and a number of houses in Manyana and South Manyana. A sample of existing house types is included in this report (see figures 11 & 12).
The site was again visited on 29 August 2008 and photographs were taken from the rock platform at the base of Inyadda Point. (See figures 8 - 10)

The sand dunes were traversed traveling west from Manyana Beach and the approximate heights of the primary and secondary dunes were estimated at 4 metres and 6- 8 metres respectively. The forest canopy height between the proposed subdivision and the sand dunes was estimated at approximately 12 metres. (Refer figure 7)

Comments

The matters to consider in the visual impact assessment are to assess the suitability of the proposal with the surrounding area in regards to:

- Potential character.
- Bulk
- Scale and
- Visual amenity of the development

Positive Impacts

- Completion of Subdivision pattern without impact on visual catchment of the beach coastal zone
- Drainage of low lying areas
- Preservation of coastal habitat through dedication of lot 158 to Council as Public Reserve.
- Extension of walking /running paths in vicinity
- Linkage of North and South Manyana thus providing alternative fire egress route.
- Visual catchment and sightlines of existing residences is largely unaffected by insertion of 58 lots due to low lying profile of sites
- Creation of new and improved beach access

Potential Negative Impacts

- Reduction (minor) of tree cover on developed site
- Increase area of bitumen and paved areas at prolongation of existing streets
- Erection of houses and activities represents a minor increase in the visual footprint of townscape by day and night

Recommendations

To reduce the visual impact of the subdivision lots the following measures are recommended:

- Low pitch roofs of 25 degrees or less throughout
- Subdued /earth toned structures especially roofs
- Non reflective roof colours
- Decking/ elevated floors rather than floor slabs on ground (to improve overland stormwater flow)
- Retention of maximum tree cover on sites throughout
- Provide large areas of landscaping and grassed areas
- Prohibition on solar reflective glass, unshaded glazing and glass balustrades
- Provision of Interpretive Signage and Formal Picnic settings by council in the public reserve lot 158 (See figures 15 & 16)
- Use of natural materials and finishes eg unpainted
- Palette of subdued wall colours
- Water conservation
- Minimal front fences and hard stand areas

- Underground power and connections
- Layback kerbs
- Low water demand indigenous planting and screening
- Use of verandahs on 1 or 2 sides
- Prohibition on 2 storey porticos
- Each dwelling to have variety of external materials and finishes
- Encourage coastal housing style

Conclusion

The proposed subdivision will not be visible from Manyana Beach or from the rock platform near Inyadda Point because of its location behind the sand dunes and because of bushland to the west of the beach (see figures 4 - 10).

The residential subdivision will complete the existing residential pattern of Manyana whilst linking up a number of streets.

By adopting the recommendations outlined above the proposed residential development should result in a positive visual impact in Manyana.

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September 2008

In the preparation of this report we would like to acknowledge the very valuable assistance provided by Patrick O'Carrigan *B Sc (Arch) B Arch (Hons 1) [Syd] M Arch [Penn] FRAIA NSWARB No 5025 Director: Patrick O'Carrigan and Partners - Architects and Urban Designers, Sydney*

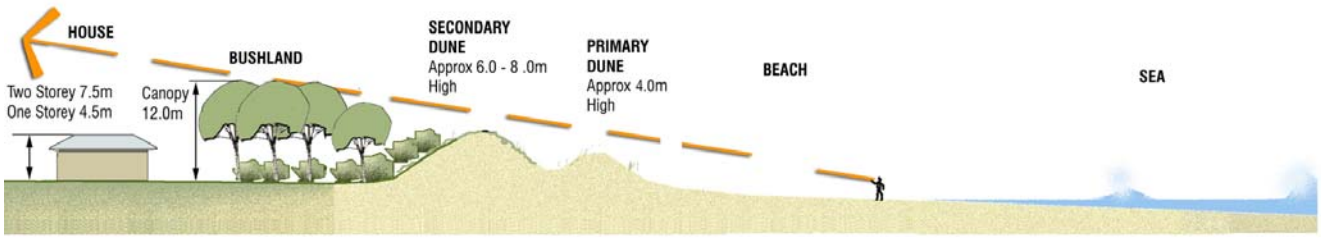
Figure 2 - Aerial photograph showing proposed Residential Subdivision overlaid

Figure 3 – Principal sightlines

Figure 4 - Panorama (3 photos joined) of Manyana Beach looking South

Figure 5
View on Manyana Beach looking south west.

Figure 6
View of Manyana Beach from the roadside on Inyadda Point looking south west. (Camera zoomed 5x)



DIAGRAMMATIC CROSS SECTION SHOWING PROPOSED SUBDIVISION IN RELATION TO MANYANA BEACH

Figure 7
Cross section showing proposed subdivision located behind sand dunes and forest and therefore would not be visible from Manyana Beach.

Figure 8 Above: Photograph looking north from rock platform near Inyadda Point showing existing established residential development of Manyana visible from this vantage point.

Figure 9 Left: Aerial photo showing position where photo B above and photo A below were taken. (Proposed residential subdivision is colour yellow)

Figure 10 Below: Photo looking southwest from rock platform near Inyadda Point to Manyana Beach. The proposed residential subdivision will not be seen from the rock platform because of the sand dunes, dunal vegetation and established bushland behind.

Modern house with random geometric facade, unshaded windows, no front verandah and minimal landscape. Dark neutral colour mixed with white elements.

Modest kit home with extensive verandah but spoilt by minimal landscaping and overscaled agricultural/ industrial style garage

Modern elevated house with large covered deck - neutral colours and lightweight cladding

Curved Roof house - no eaves, minimal landscaping, unshaded window facing west
Light wall colours are a source of glare

Brick clad surburban style house - Calgary Place

A - Frame holiday style house in Calgary Place

Figure 11
Examples of existing houses in the Manyana / South Manyana area. - Part 1.

Modest 1950-60's rectilinear holiday cottage with small verandah, incorporated garage, painted industrial style tube fence and minimal ladscaping.

Modest 1940 -50s rectilinear 'Fibro' holiday cottage with enclosed verandah, front fence and attached garage

50-60s style skillion roofed holiday house in Ottawa street - neutral colours, log cabin weatherboard cladding and minimal but attractive landscaping with retained trees

New overscaled modern 2 storey house in Quebec Street with verandahs, neutral colours and establishing landscaping

Architecturally distinctive 2 storey house - Verandah, generous eaves and neutral colours with attractive native landscape

Cottage in York Street - Verandah, earth tones and neutral colours and attractive landscape

Figure 12
Examples of existing houses in the Manyana / South Manyana area. - Part 2.

Figure 13 – Artists impression of existing and potential view from intersection of The Palisade and The Bounty looking south.

Figure 14 Top: Photograph showing motorcycle damage to bushland.

Figure 15 Below: Aerial photograph showing extent of motorcycle damage to bushland

Figure 16, 17, 18 & 19 Above: Photographs showing existing forest clearing for the establishment of Council sewer line and Integral Energy power services. There are no lots proposed in this area therefore vegetation will be able to regenerate

Figure 20 Left: New sewer pumping station – choice of brick does not blend well with the environment.