KINGS FOREST
RURAL RETAIL DEVELOPMENT

VISUAL IMPACT STATEMENT
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Overview
A rural retail development is planned for the King Forest development to be located on the eastern side of Tweed Coast Road, Cudgen.

This visual impact statement responds to the Director-General’s Environmental Assessment Requirements dated 10 September in respect of a Project Application for Stage 1.

Purpose
The visual impact statement evaluates how the proposed development will be the viewed from Tweed Coast Road and surrounding development and any mitigating factors to minimise visual impact and any recommendations for modifications on visual amenity grounds.

Site Context
The site is roughly triangular with the main frontage facing Tweed Coast Road which is currently two lanes of traffic with a 80 kph speed limit. The site is roughly level at AHD 9.

The northern boundary adjoins flat agricultural land currently incorporating a tree plantation.

A heavily-vegetated riparian zone bounds Cudgen Creek on the south-east boundary separated from the development site by a 50 metre buffer zone which is to be revegetated in accordance with a vegetation management plan.

A narrow strip of houses in Old Bogangar Road are situated along a service road on the opposite side of Tweed Coast Road set behind a stand of trees.

To the east there is a hill rising to AHD 18 and apart from this localised elevated knoll the surrounding land is relatively flat.

Proposed Development
Property: Lot 7 DP 875447
Development: Rural retail (approx. 2,126 sq.m GFA)
Number of Buildings: 2
Car Spaces: 122
Height: Single storey (approx. 3.7m – 5.25m)

The proposed development comprises two retail structures set back from the street with a central carpark.

Service access is concealed behind the structures along the northern boundary.
Figure 3: Proposed development (Buchan)
Landscape Concept

The landscape concept incorporates significant feature trees (Queensland Kauri) which form a defined edge to the streetscape and an appropriate complement to the scale of the development.

These are potentially very large trees which will provide a continuation of the visual containment of Tweed Coast Road created by the existing trees either side of the site.

Smaller angophora and melaleuca soften the carpark and transition into the buffer zone which is to be revegetated in accordance with a vegetation management plan.

A one metre wide planting strip along the Tweed Coast Road boundary acts as a vegetated buffer between the carpark and the road.

A 50 metre buffer zone along the eastern boundary will be revegetated with substantial species in conjunction with the riparian buffer to form a major vegetation backdrop on the southern boundary.

![Landscape Concept Plan](image-url)

**Figure 4**: Landscape concept plan (Place Design Group)
Visual Impact

The proposed development will have minimal visual impact due to existing site context for reasons as follows:

- The proposed development site is relatively obscured from both the northern and southern approaches on a high velocity road because of verges of tall trees (Figures 4 & 5).
- The treed knoll to the east (AHD 18) forms a green backdrop to the proposed development which has a maximum height of AHD 12.7 (Figure 6).
- The proposed development has a maximum height of AHD 12.7 which is lower than the existing average tree canopy height of AHD 19 on both the northern and southern boundaries.
- Visual impact from houses opposite in Old Bogangar Road is minimal due to screening by existing trees (Figure 5).

Mitigating Factors

In terms of visual impact there are mitigating factors embodied in the proposed development including:

- The buildings are set well back from Tweed Coast Road against a backdrop of high foliage. (Figures 6 & 7)
- Tall trees (Queensland Kauri) are incorporated into the immediate street zone as well as the carpark. (Figures 4, 7, 8 & 9)
- Subdued colours are proposed for the structures and are secondary to the colour and scale of the natural backdrop. (Figures 3 & 9)
- A one metre wide planting strip along the Tweed Coast Road boundary acts as a vegetated buffer between the carpark and the road.

Recommendations

There are no recommendations for amendments to the proposal on visual amenity grounds.
Figure 7: Approaching site from south with proposed building and landscaping highlighted. Note stand of trees on left screens houses on Old Bogangar Road. Proposed line of Queensland Kauri trees will complement scale of existing trees. The proposed building is set well back from road boundary and is subordinate to existing trees behind.
Figure 8: Proposed kauri, pandanus and melaleuca trees are the dominant visual elements of this view from the junction with Old Bogangar Road. The proposed building is visually subordinate to the existing treed hill behind.
Figure 9: Looking square on from Old Bogangar Road the major visual element is the treed knoll behind rising to AHD 18 and the proposed landscaping.
Conclusion

The proposed development will have minimal visual impact due to the scale of the existing natural surroundings, the perception of the site from the road approaches.

Visual impact has been minimised by mitigating factors incorporated into the design such as the setback of the buildings, the scale of the proposed landscaping and buffer planting along Tweed Coast Road and the eastern boundary.

There are no recommendations for amendments to the proposal on visual amenity grounds.

Author

Greg Perlman has 40 years’ experience in architecture and urban design.

Greg has been the principal director of MPS Architects for 21 years and has held continuous directorships in major companies since 1973 including 5 years with HPA (Mirvac).

He is a qualified architect registered in three states and is a fellow of the Australian Institute of Architects as well as the Urban Development Institute of Australia.

Under his directorship MPS has won 14 state and national development and planning awards.

He also acts as a consultant to the City of Casey and the Victorian Growth Areas Authority on urban design matters.