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PLANNING & SURVEY SOLUTIONS



Visual Impact Assessment

Lots 1 & 2 Frenchman Bay Road, Frenchman Bay

Prepared by Harley Dykstra Pty Ltd for MTK Ventures Pty Ltd

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1 BACKGROUND

MTK Ventures are proposing to develop a high quality tourist development comprising of twenty four (24) two storey holiday accommodation units, and a caretakers dwelling incorporating a café, kiosk, shop and reception office at Lot 1 & 2 Frenchman Bay Road, Frenchman Bay (the 'subject site').

The subject site is located approximately 20km south of the Albany CBD via Frenchman Bay Road. The site is located on the eastern side of Vancouver Peninsula and sheltered on the western side by Waterbay Point.

Harley Dykstra has been commissioned to prepare and progress a Development Application including a visual impact assessment for the proposed development for consideration by the City of Albany and Joint Development Application Panel (JDAP).

The framework for the visual impact assessment for Lot 1 & 2 Frenchman Bay Road, is based on the accepted assessment techniques and guiding principles outlined in WAPC *Visual Landscape Planning in Western Australia (2007)*.

The purpose of this assessment is to determine the visual impact of the proposed development in terms of the wider landscape when viewed from key strategic public vantage points.

2 VISUAL IMPACT ASSESSMENT METHODOLOGY

This visual impact assessment has been prepared in accordance with the techniques and principles outlined in the WAPC *Visual Landscape Planning in Western Australia (2007)*.

The following steps outline the method undertaken in preparing the visual impact assessment to support a development application for the subject site:

1. Determine the visual management objectives
2. Describe the proposed development
3. Describe the potential visual impacts
4. Develop visual management measures
5. Prepare final recommendations

Visual imagery incorporates the use of dot point clouds obtained from drone survey, and dimensioned architectural drawings to produce an accurate photomontage illustrating the visual impacts of the development on the surrounding landscape.

3 VISUAL MANAGEMENT OBJECTIVES

The key visual management objective is to protect the coastal landscape of this locality from conflicting development and incorporate mitigation measures (if necessary) to achieve this objective.

The surrounding landscape character of the locality comprises of a mix of natural, coastal and parkland/recreation, and includes a vegetated cliffed coast boarded by a shore platform (incorporating roads and managed recreational areas) extending across the shore to protected coastal waters.

The subject site itself can be described as a 'Modified Landscape', a derelict landscape that has previously been used and now abandoned. The dominant vegetation is typically weeds with small areas of remnant native vegetation. Buildings and other structures have been cleared, with the topography of previous caravan sites remaining in situ. Some elements of the former caravan park remain, including basic retaining walls, vehicle access tracks and a water tank.

The objective of the visual impact assessment is to determine the likely visual impact of any development on the surrounding landscape and propose mitigation measures (where necessary) to ensure proposed development does not significantly contrast with the surrounding environment.

4 PROPOSED DEVELOPMENT

A Development Application has been lodged with the City of Albany and JDAP, seeking planning approval for the *Frenchman Bay Retreat* comprising of the following components:

- Twenty four (24) two storey Holiday Accommodation (short stay) units, each with a double carport;
- A caretaker's dwelling incorporating café, kiosk, shop and reception office strategically positioned at the entrance to the Retreat;
- Visitor Parking;
- A playground area adjacent to the café;
- An internal driveway servicing each of the holiday accommodation units;
- Onsite wastewater disposal and drainage;
- A central landscaped open space area;
- A separate boat parking area for Guest use; and
- An internal path network circulating around the development and connecting to the existing stairway accessing Whalers Beach.

5 POTENTIAL VISUAL IMPACTS

There are limited locations in the public realm where the development will be able to be seen.

A photomontage has been prepared to illustrate the visual impacts of the proposed development from key strategic public locations surrounding the site. A copy of which are included at **Appendix A**.

The development is notable from strategic public areas in the foreground where a direct line of sight is available, including the entry to the site from Frenchman Bay Road and Whalers Beach carpark. The key component of development visible from these locations is the northern and southern elevation of the caretakers/commercial building.

Visual impacts of the development from the mid-ground are insignificant, and not comparable to the existing visual impacts from previous urban development located in the Goode Beach locality.

Although the subject site can be viewed from the Albany CBD, the distance from the site ensures that any changes to the background landscape viewed from the CBD will be insignificant.

5.1 Anticipated Short Term Effects

Construction of the proposed development requires vegetation clearing on the subject site to allow construction of the proposed development. It is intended that the development will be implemented in stages, and that clearing of vegetation within the site will be minimised to reflect the staged development. Staged vegetation clearing will assist with minimising any visual impacts associated with development, maintaining soil stability and reducing wind erosion during construction.

No vegetation clearing outside the site boundary is required, with the exception of weed removal and rehabilitation to the adjacent foreshore.

5.2 Anticipated Mid-Term Effects

Little to no foreseeable midterm effects due to building setbacks, existing and proposed vegetation.

5.3 Anticipated Long Term Effects

Little to no foreseeable long term effects within the broader landscape. As the vegetation within and surrounding the proposed development continues to grow to maturity, providing further screening from the surrounding environment.

The use of non-reflective materials, within a landscape of coastal waters, mature trees and flat topography, will widely be considered as just another component of the character of the area.

6 VISUAL MANAGEMENT MEASURES

No significant visual impacts are anticipated to the surrounding areas due to the location of the proposed development, topography and screening provided by existing and proposed vegetation.

Development of the subject site seeks to protect the visual elements of the locality by:

- All buildings will be setback approximately 25m from the existing lot boundary, to assist with the development blending in with the surrounding natural landscape.
- Retention of mature trees, where possible.
- Avoiding steep pitched rooflines to the northern elevation of buildings to ensure minimal reflection of light to the surrounding environment.
- No development at focal points or on prominent hillside.
- The clearing of remnant vegetation to be kept to a minimum;
- All fences to be of a coastal character and avoidance of solid panel fencing;
- All buildings to be clustered as illustrated on the Site Plan;
- All buildings to be co-located in sympathy to the existing landscape and constructed of suitable materials and/or colours to blend in with the landscape;
- Avoiding the use of cream, white or bright colours as these colours draw attention in natural landscapes, by producing strong visual contrast;
- The proposed development to be serviced with underground power;
- Vegetation screening to be planted, as illustrated on the Landscape Plan, with native species;

These measures ensure the proposed development will be sensitive to the landscape and respond with appropriate visual form.

No further mitigation measures are recommended to address visual impacts on the surrounding environment.

7 CONCLUSION AND RECOMMENDATIONS

The proposed development is able to occur within its coastal landscape setting with insignificant visual impacts on the surrounding environment.

The following measures have been included in the development application to assist with minimising any visual impacts:

- All buildings will be set back approximately 25m from the existing lot boundary, to assist with the development blending in with the surrounding natural landscape;
- Retention of mature trees, where possible;
- Avoiding steep pitched rooflines to the northern elevations to ensure minimal reflection of light to the surrounding environment;
- No development at focal points or on prominent hillside;
- The clearing of remnant vegetation to be kept to a minimum;
- All fences to be of a coastal character, and avoidance of solid panel fencing;
- All buildings to be clustered as illustrated on the Site Plan;
- All buildings to be co-located in sympathy to the existing landscape and constructed of suitable materials and/or colours to blend in with the landscape;
- Avoiding the use of cream, white or bright colours as these colours draw attention in sensitive landscapes, by producing strong visual contrast;
- The proposed development be serviced with underground power;
- Vegetation screening to be planted, as illustrated on the Site Plan, with native species that grow to a minimum mature height of 2m;

No additional mitigating measures are deemed necessary to manage visual impacts of the development on the surrounding landscape.

APPENDIX A – PHOTOMONTAGE