6.5 b Visual Assessment and Mitigation

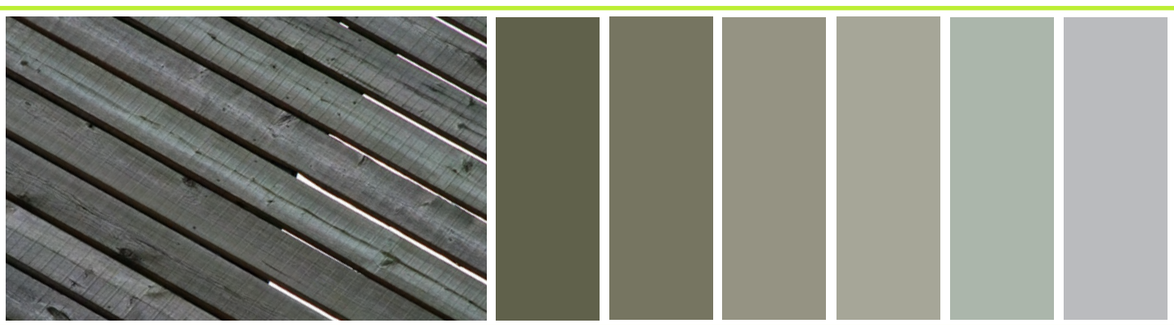
ELLA BAY

Far North Queensland

VISUAL ASSESSMENT STUDY

July 2012

DBI LANDSCAPE



DESCRIPTION

The Ella Bay site is situated within a natural amphitheatre, surrounded on three sides by Wet Tropics World Heritage Area (WTWHA) and to the coastal side by the Great Barrier Reef World Heritage Area (GBRWHA). The goal for Ella Bay Development will be to fully retain the visual character of the landscape by ensuring that development is either inevident in the viewed landscape or only temporarily apparent as the site extensive revegetation works mature. The proponent is committed to enhancing the scenic values through extensive revegetation & sensitive built form design.

Looking north from the Heath Point road lookout; Ella bay property is not visible as it is shielded by the smaller headlands (refer Volume Seven World Heritage Area Visual Amenity From Heath Point. Dwg19). When viewed from the sea; a protected & existing 10-25m high foreshore vegetation fringe shields the cleared areas from view. It is noted that the existing farm homestead is currently visible from the sea.

The proximity and impacts of the proposal on these pristine and sensitive natural environments has required careful consideration. The need to manage the visual interaction between the built form and natural environment both from within the site, and as viewed from outside the site, is of critical importance. Visual amenity is discussed in the EIS Volume 4.1.1/8 & 4.1.2.5 and Visual Impact is dicussed in the SEIS Volume 1.7.5.

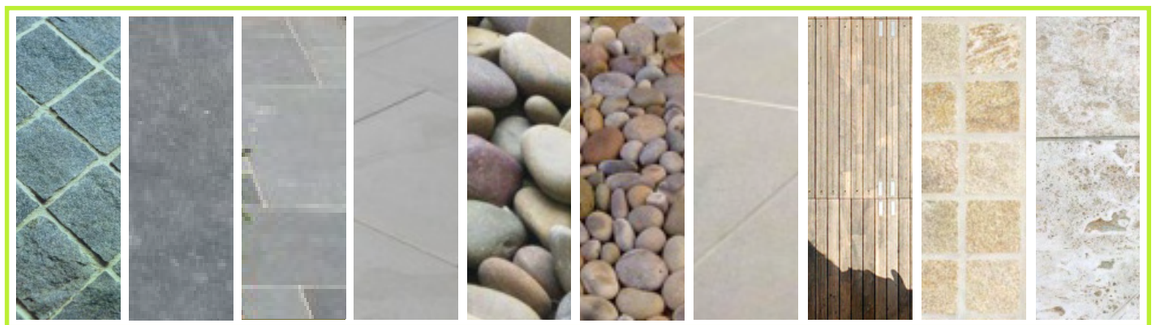
Large swathes of planned conservation zone revegetation and rehabilitation will screen the majority of the development with only the upper portions of buildings and rooflines being visible prior to the vegetation achieving maturity . In time, no building will be greater in height than that set out by hte Ella Bay Development Local Area Plan and will be screened by native vegetation. External finishes will be of dark natural tones; selected to match and blend with the existing natural landscape aesthetics.

All buildings and structures need to be predominately constructed of natural materials and/or exhibiting a natural appearance so as to blend with, and compliment, the natural environment. All homes are required to be designed by registered architects (refer Australian Institute of Architects http://www.architecture.com.au/) and preferrably architects familiar with tropical home design.

To assist the management of visual interaction between the built form & natural environment an indicative colour palette has been developed by extracting natural colours and hues from Ella Bay landscape. Any colours utilised are to be based on this methodology of selection.

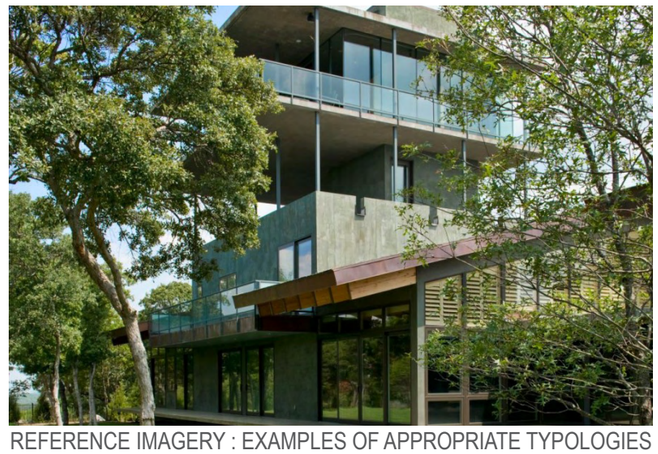
This palette will negate any potential negative visual outcomes when combined with the additional treatment methodologies for the proposed site's built forms. The colour application controls will help the built forms recede and merge into their setting, as demonstrated in Figure 2.02, and negate any adverse visual impacts.

Materials need to be in keeping with the Ella Bay visual character and borrow textures, tones and colours from the Ella Bay natural environment, including:
- Encourage the use of recycled timber,
- Natural stone,
- Timber or fibre cement weatherboards,
- Rendered or painted brickwork,
- Face brick,
- Pre-finished metal sheeting,
- No mass material should cover more than 50% of the external wall area,
- No PVC products.



EXAMPLE 1 - POOR VISUAL INTEGRATION
Figure 2.01

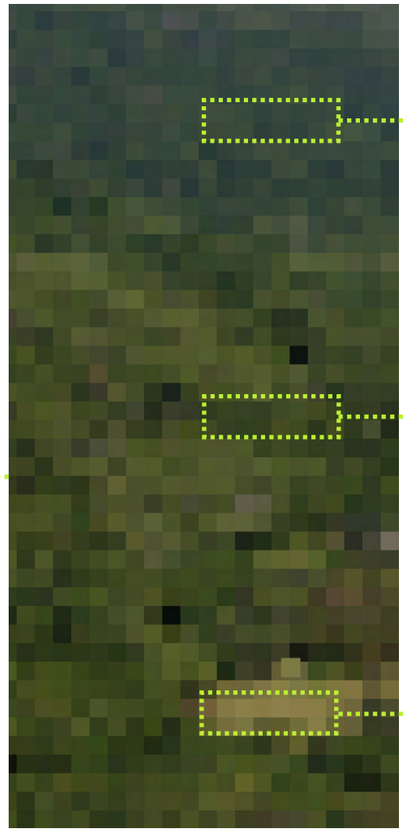
EXAMPLE 2 - GOOD VISUAL INTEGRATION
Figure 2.02



REFERENCE IMAGERY : EXAMPLES OF APPROPRIATE TYPOLOGIES
Figures 2.03

ORIGINAL AERIAL PHOTO
Figure 1.01

PIXELATED AERIAL PHOTO
Figure 1.02



PIXELATED VEGETATION COLOUR RANGE
Figure 1.03

ELLA BAY SPECIFIC COLOUR PALETTE
Figure 1.04

After these above-mentioned measures are implemented; only a portion of the built form areas may remain partially visible from certain points of the GBRWHA.

These particularly visually sensitive building location will be required to adhere to a more stringent management colour palette than the majority of the Ella Bay Development.

An architectural colour range referenced below has been generated by extracting the subtle colour palettes existing within the surrounding rainforest canopies which form the backdrop to the site. Utilising a colour range that mimics its surrounding will ensure the Ella Bay development will seamlessly integrate and blend into its natural surroundings; thus ensuring that integrity of is rich and iconic scenic amenity is retained.

The colour selection methods use a high resolution image (Figure 1.01) of the sites backdrop, then pixelates this image (figure 1.02) to extract the natural colours and hues to provide an appropriate, site specific colour palette (Figure 1.03 & Figure 1.04). This palette, combined with additional treatment methodologies (as outlined in Figure 1.02) can then be applied to any built forms proposed for the site in order to negate any potential negative visual outcomes. The colours application will help the built forms recede and merge into their setting, as demonstrated in Figure 2.02, and negate any adverse visual mpacts that they may have.

Location specific landscaping will enhance the revegetation effects by minimizing colour and textural contrasts, further reducing the visual impact.

Site Massing Aerial View 1
View Elevation: 200m
Figure 3.01

Site Massing Aerial View 2
View Elevation: 200m
Figure 3.02

Site Massing Aerial View 3
View Elevation: 200m
Figure 3.03

DESCRIPTION

In order to demonstrate how the visual impacts of the Ella Bay development will be managed a series of aerial massing overlays will be utilised as a tool to display the effectivness of the proposed architectural and environmental treatments (Figures 1.04 and 2.02).

VIEW 1 (Figures 3.01 and 3.04)

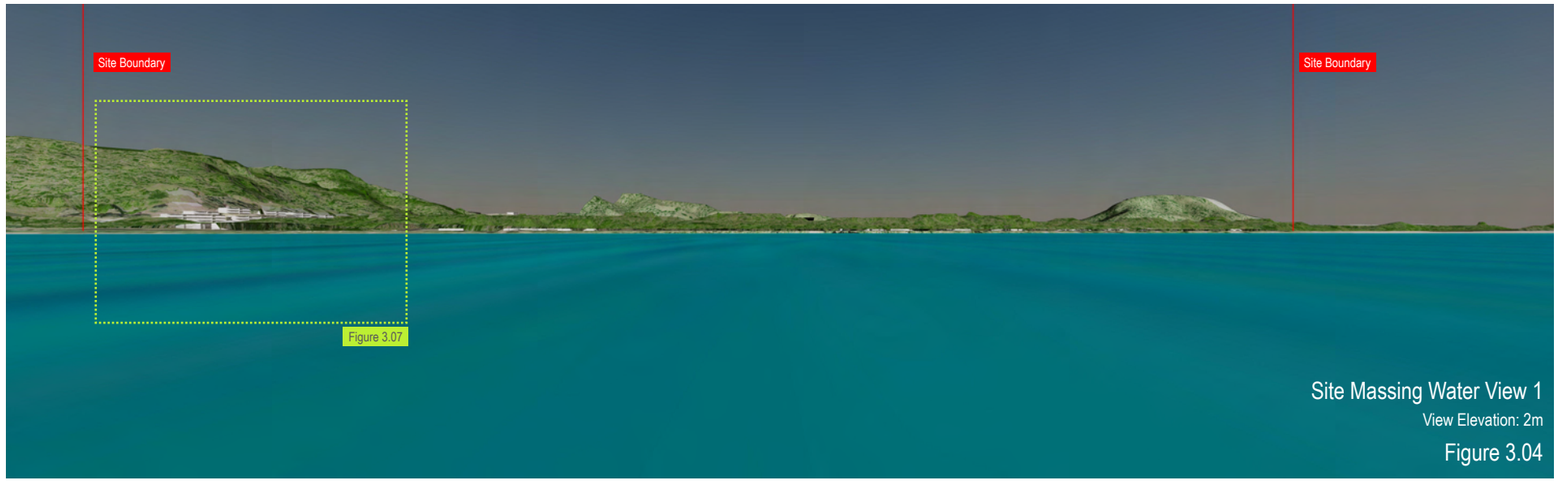
This view shows a simple terrain model of the site and the built form massing. No vegetation heights are indicated in this view. The purpose of this view is to clearly indicate where the built form is located and distributed throughout the development and in relation to the terrain landforms.

VIEW 2 (Figures 3.02 and 3.05)

This view overlays the terrain model of the site and the built form massing with vegetation and the surrounding mountain ranges. The vegetation shown indicates the significant rehabilitation and revegetation works proposed as part of the Ella Bay development which will have significant positive outcomes in regards to improving the visual amenity of the site. The built form in this view has been purposely left white to indicate the potential visual impact of the development if traditional architectural treatments are utilised. The purpose of this view is to clearly indicate the visual impact of the built form throughout the development and in relation to the surrounding scenic amenity if traditional building materials and colours are utilised.

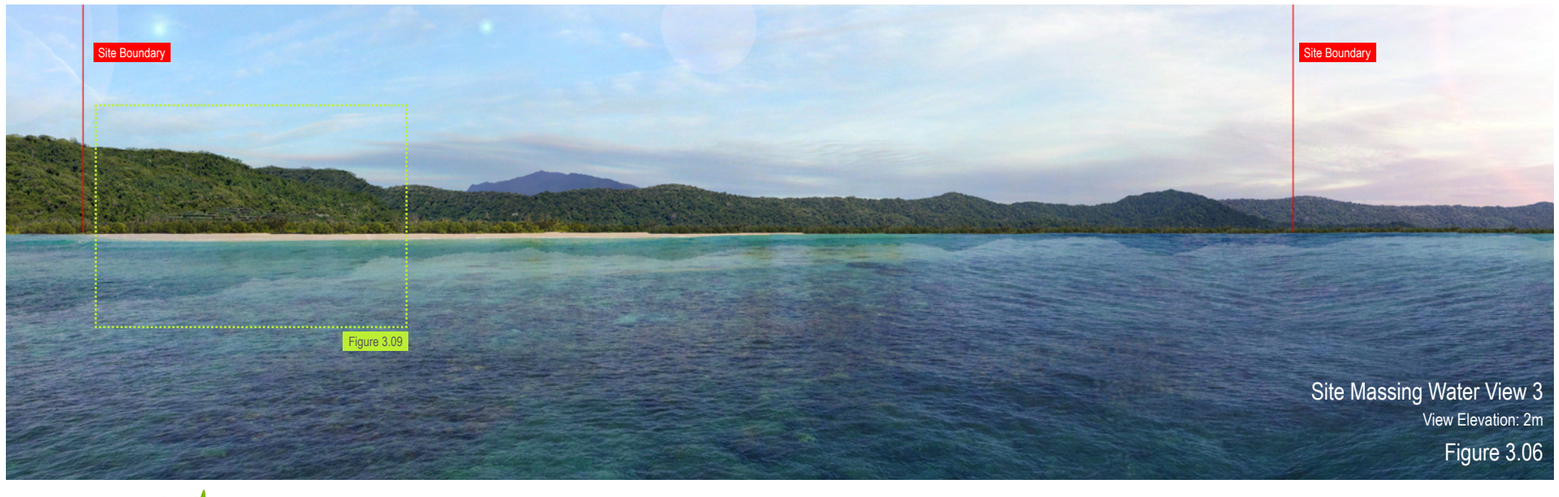
VIEW 3 (Figures 3.03 and 3.06)

This view overlays the terrain model of the site and the built form massing with vegetation and the surrounding mountain ranges. The vegetation shown indicates the significant rehabilitation and revegetation works proposed as part of the Ella Bay development which will have significant positive outcomes in regards to improving the visual amenity of the site. The built form in this view has been amended to reflect the proposed architectural treatments and site colour palette (as outlined in Figures 1.04 and 2.02).
The purpose of this view is to clearly indicate the minimal visual impacts, and seamless integration of the built form in relation to the surrounding scenic amenity if the proposed building materials and colours are utilised. It is not proposed that all buildings will be treated.

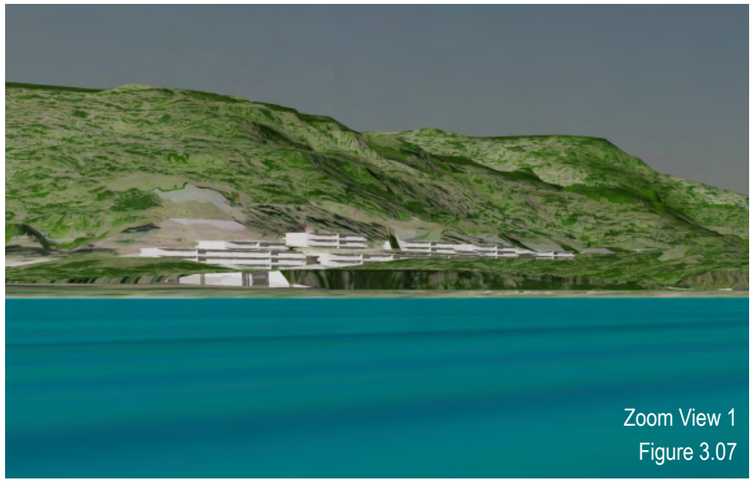


Site Massing Water View 1
View Elevation: 2m
Figure 3.04

Site Massing Water View 2
View Elevation: 2m
Figure 3.05



Site Massing Water View 3
View Elevation: 2m
Figure 3.06



Zoom View 1
Figure 3.07

Zoom View 2
Figure 3.08

Zoom View 3
Figure 3.09

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DBI References
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