
PART 05 VISUAL SETTING

- 5.1 How to use the Visual Settings**
- 5.2 Views from the Headland**
- 5.3 Creek Foreshore Park Looking North**
- 5.4 Bridge looking North**
- 5.5 Bridge looking West**
- 5.6 Bridge looking South**
- 5.7 Creek Street**
- 5.8 Southern Entry**
- 5.9 Northern Entry**
- 5.10 Young Street**





Figure 3.5 - Lots Potentially Affected by Visual Settings
Tweed Development Control Plan - Section B23

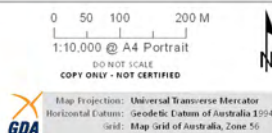
SOURCE:
Aerial imagery taken
October 2009 by
Fugro Spatial Pty Ltd

Hastings Point Locality Boundary

Lots potentially affected by
Visual settings

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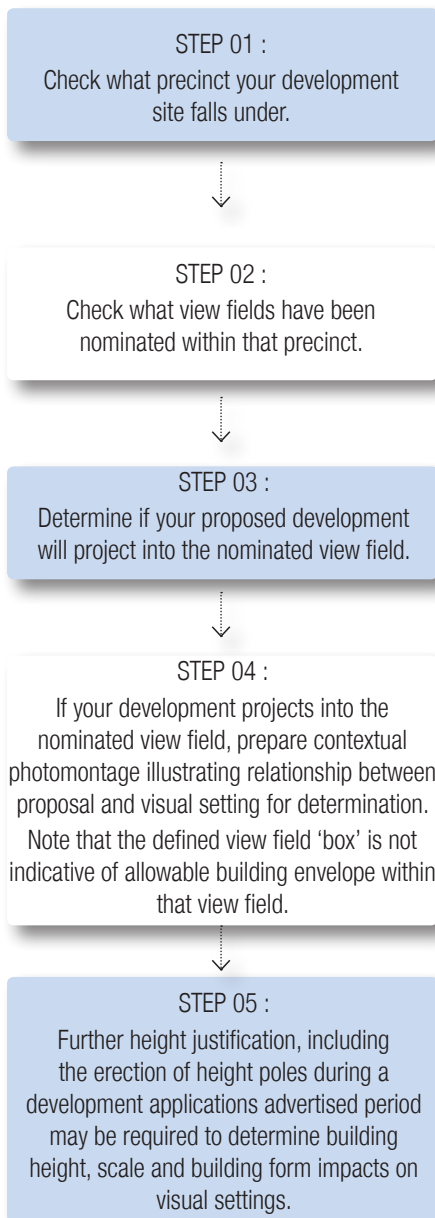


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5.1 How to Use the Visual Settings

The maintenance of prominent viewfields within the Hastings Point locality is a key consideration for all future developments in the locality. Figure 3.5 identifies the lots potentially affected by the visual settings controls and should be used with the 'Views for Photomontage' and 'Control Diagrams' by applicants throughout the design and assessment process.

The Views for Photomontage are provided within each identified visual setting to assist in the preparation of design proposals, Development Applications and public domain plans.

A Control Diagram for each visual setting has been provided to assist the design process and to aid in determining the acceptable level of change to each visual setting.

Major elements within a view have been identified in a Control Diagram; for example, the line of the horizon against the sky, the foreshore or the water and what must be retained as documented under each visual setting.

Minor elements within the view have not been identified and changes to these elements may be considered where the changes proposed are in keeping with the visual setting as identified.

In some cases an indication of improvements to a visual setting have been provided that will assist in strengthening Hastings Point as a small coastal settlement encased within a natural environment.

Refer also to Part 3.2.4 Scenic protection and views.

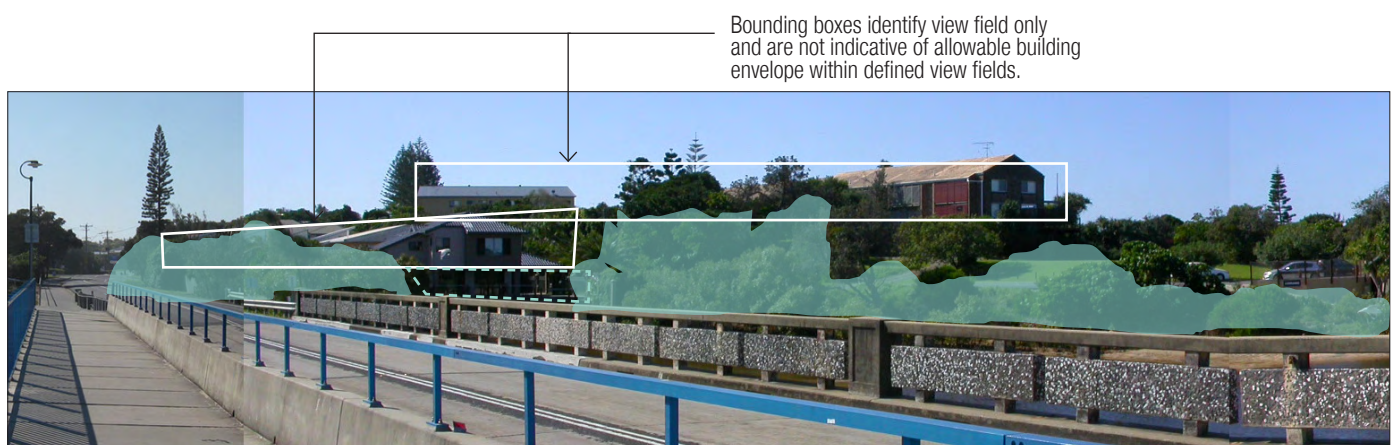


Figure 5.0 View Field Descriptive Diagram - The white boxes do not indicate that a building can fill the entire box, but identifies that future development needs to be contained within it. This needs to be read in conjunction with other development controls including building height, setback, building form, materials and landscaping requirements.

5.2 Views from the Headland

This visual setting is taken looking north, south and east from the headland road. It is the most recognisable view of Hastings Point. It is enjoyed by many people throughout the year and on a daily basis.

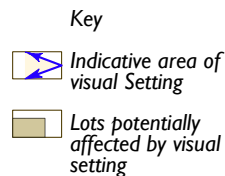
This is a primary view as it takes in an overview of the settlement. It is also an important view as it provides an understanding of the settlement as a small collection of buildings nestled within nature.

Looking to the west and south the dunes are close up within the view and relatively tall and obscure buildings within the southern part of the settlement.

Of key importance is the view to the north as this contains a view of the settlement.



Figure 5.1 - View field from the headland



Mid-layer between foreshore vegetation and the hills behind where it is acceptable that buildings are visible.

A



Figure 5.2 Control Diagram - Viewfield from the headland



Figure 5.3 View for Photomontage - from the headland

Key Characteristics

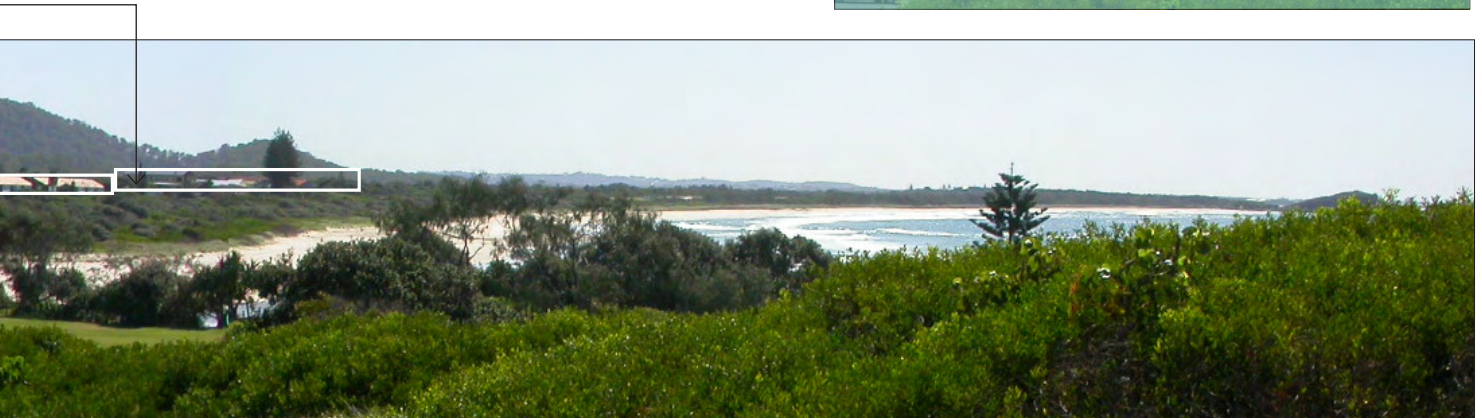
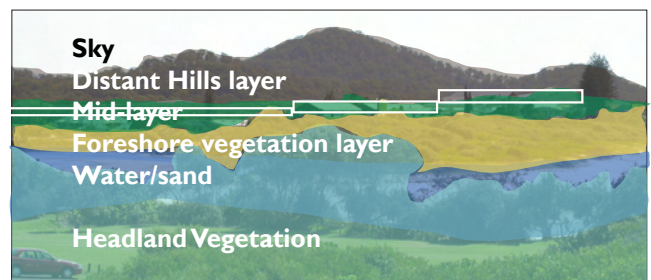
- The layering of vegetation on the headland, water and sand, foreshore vegetation (on the northern side of the creek) and finally the hills in the distance which meet the sky. Buildings are seen nestled between the foreshore vegetation and the hills in the distance.
- The view shows how the settlement is surrounded and contained by vegetation; buildings are nestled within nature, with nature dominating built form.
- Vegetation meets water, sand and sky.
- Buildings are contained within and surrounded by vegetation (top, bottom and to both sides) ie. buildings do not meet water, sand or sky.

Objectives

- Retain the sequence of 'layers' from headland vegetation to sky; vegetation on the headland, water and sand, foreshore vegetation (on the northern side of the creek) and the hills in the distance which meet the sky.
- Buildings are a component of the visual setting and sit between the foreshore vegetation layer and the hills in the distance layer.

Controls

1. Development applications for lots within the visual setting must be accompanied by a photomontage demonstrating impacts and measures to mitigate impacts.
2. Structures on lots within the visual setting may be visible on the mid layer, between the foreshore vegetation layer.
3. Public domain improvements such as picnic shelters, signage, fencing, facilities blocks or the like are not to be located within the visual setting.



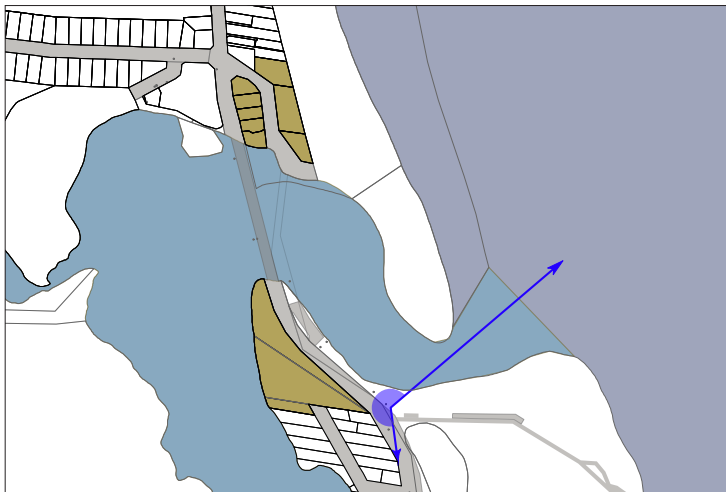
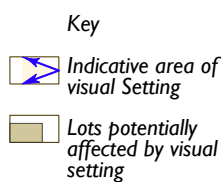


Figure 5.4 - Viewfield from the Creek Foreshore Park looking north and west



5.3 Creek Foreshore Park Looking North

This view is taken from within the park standing on the side of Tweed Coast Road opposite the shops, it is a wide view that takes in lots along the Tweed Coast Road, the shops, the caravan park and the estuary.

The Creek Foreshore Park is Hastings Point's primary public space, making the qualities of this visual setting important. To the north-west the caravan park is visible and buildings on the southern end of Peninsula Street are also visible.

Key characteristics

- The layering of grass reserve, sand, water, sand and natural vegetation which meets the sky.
- The view is essentially natural to the east and north.
- Roofs of houses along Peninsula Street rise just above the vegetation line.
- To the west low and open structure within the caravan park, and road dominate the view but sit under the line of the hills on the western side of Christies and Cudgera Creeks and visible in the distance.
- Close up view of the shop and houses along the Tweed Coast Road.

Buildings will be visible against the sky in the section of the view.



Figure 5.5 Control Diagram - Viewfield from the Creek Foreshore Park looking north



Figure 5.6 View for Photomontage - from the Creek Foreshore Park looking north

Objectives

- i. Retain the natural qualities of the view to the north and east.
- ii. Retain the dominance of the hills against the sky to the west.
- iii. Continue to see building to the south and south-west.

Controls

1. Development applications for lots within the visual setting must be accompanied by a photomontage demonstrating impacts and measures to mitigate impacts.
2. Replant foreshore vegetation along the creek to screen the base of buildings to the north.
3. Structures on lots within the visual setting may be visible on the mid-layer, between the foreshore vegetation layer.
4. Along the Tweed Coast Road buildings can break the treeline.
5. It is permissible to see one storey structures, caravans and tents within the view within the mid-layer but they cannot break into the upper layer.
6. Wherever possible public domain improvements such as picnic shelters, signage, fencing, facilities blocks or the like are not to be located within the visual setting.



Mid-layer within which caravans and tents will be visible but not extend into the upper layer



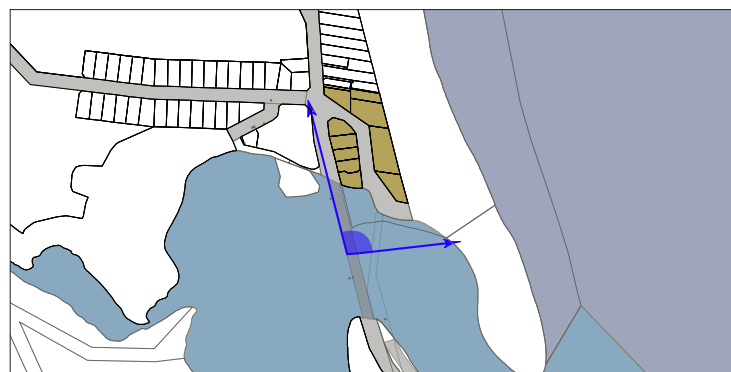




Figure 5.7 - Viewfield from the bridge looking north

Key

-  Indicative area of visual Setting
-  Lots potentially affected by visual setting

5.4 Bridge Looking North

This view is taken looking north standing at the centre of the bridge.

It takes in the bridge, buildings along Peninsula Street as well as the estuary, its sandy edges and the foreshore dunes.

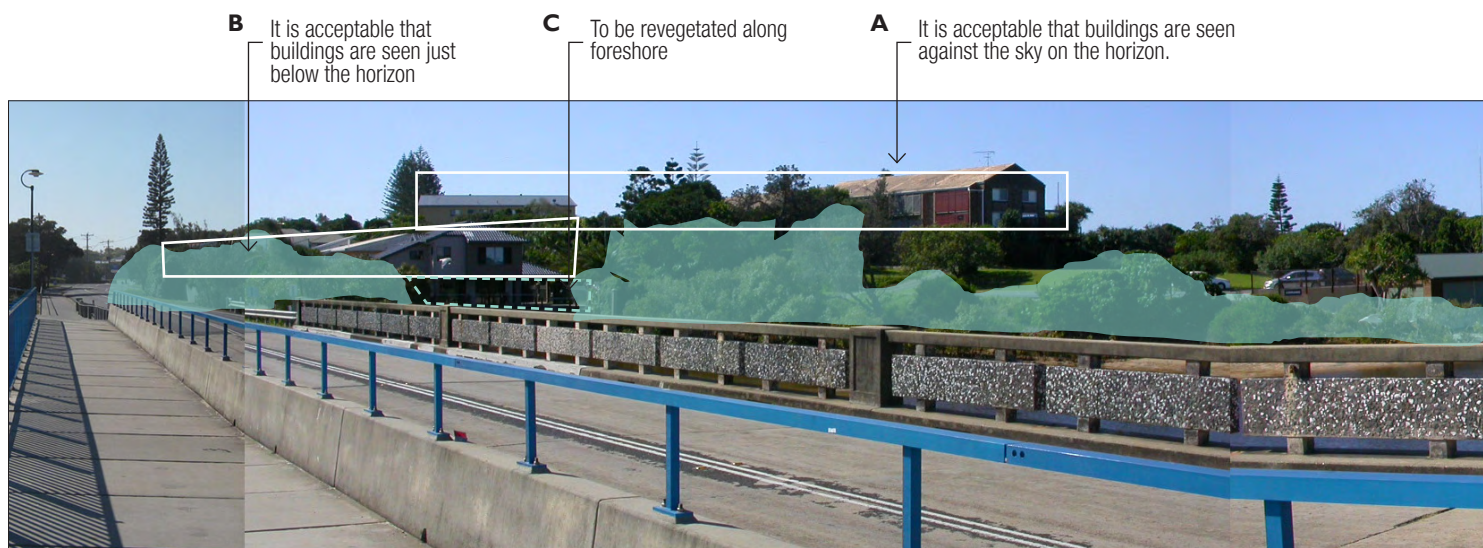


Figure 5.8 Control Diagram - Viewfield from the bridge looking north



Figure 5.9 View for Photomontage - from the bridge looking north

Key Characteristics

- A close up view of buildings along Peninsula Street and the boat shed on the foreshore.
- Built form is surrounded by natural vegetation around its base.
- The bridge is a dominant element within the view.

Objectives

- Retain the composition of buildings against the sky and foreshore vegetation.

Controls

1. Development applications for lots within the visual setting must be accompanied by a photomontage demonstrating impacts and measures to mitigate impacts.
2. Replant foreshore vegetation along the creek to screen the base of buildings.
3. Built form in proximity to the bridge can be visible against the sky; Refer to 'A' in the Control Diagram, and just below the horizon; refer to 'B' in the Control Diagram.
4. Vegetation along the foreshore must be retained on private lots and revegetated; refer to C in the Control Diagram.

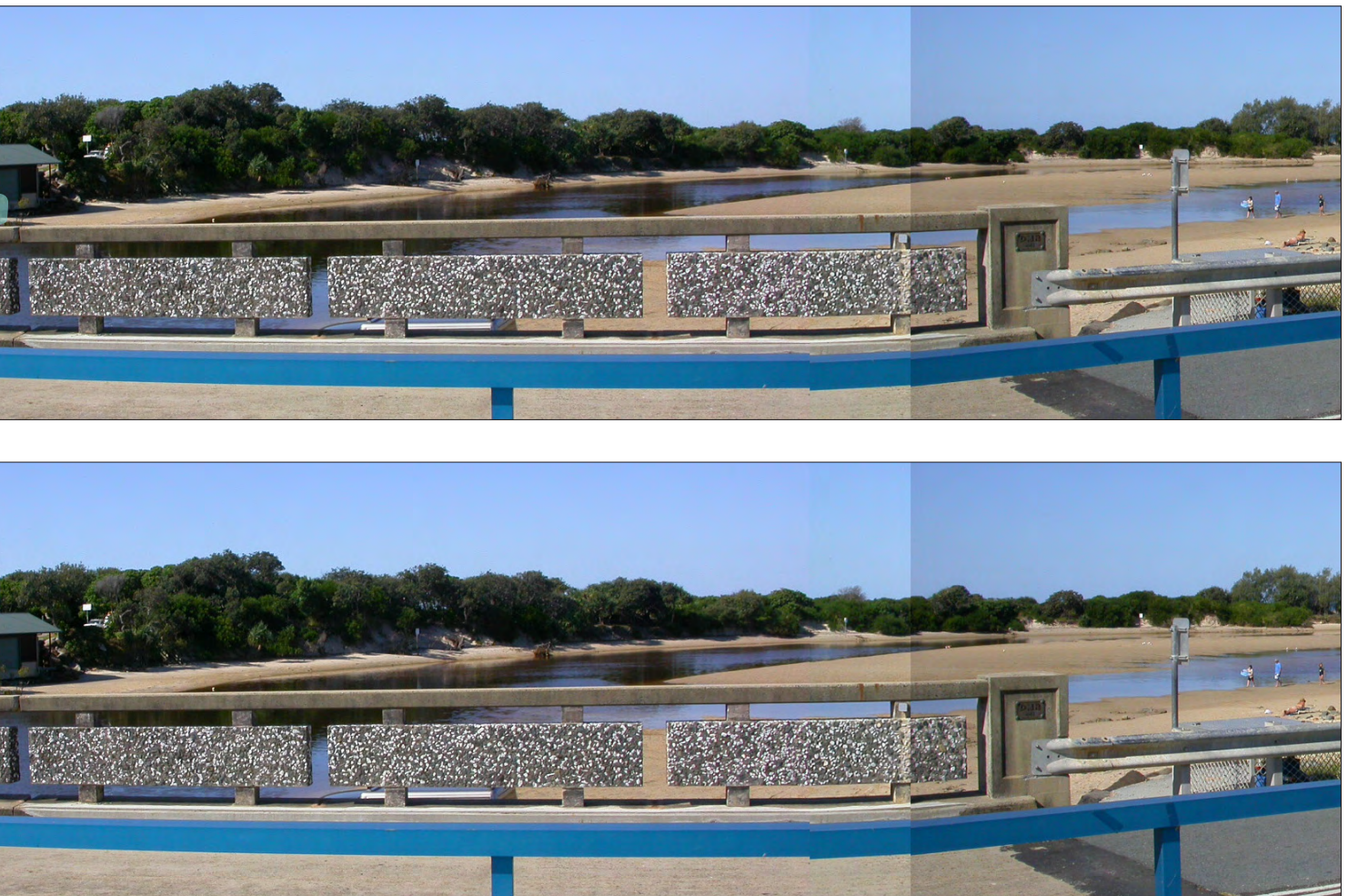






Figure 5.10 Viewfield from the bridge looking west

Key

-  Indicative area of visual Setting
-  Lots potentially affected by visual setting

5.5 Bridge Looking West

This view is taken looking west standing at the centre of the bridge.

It takes in the waterways of both Cudgera and Christies Creeks, the creek's foreshore and the hills in the distance.

Currently there is little built form within the majority of the view. Buildings are visible at the northern edge of the bridge. Foreshore vegetation screens the base of building.

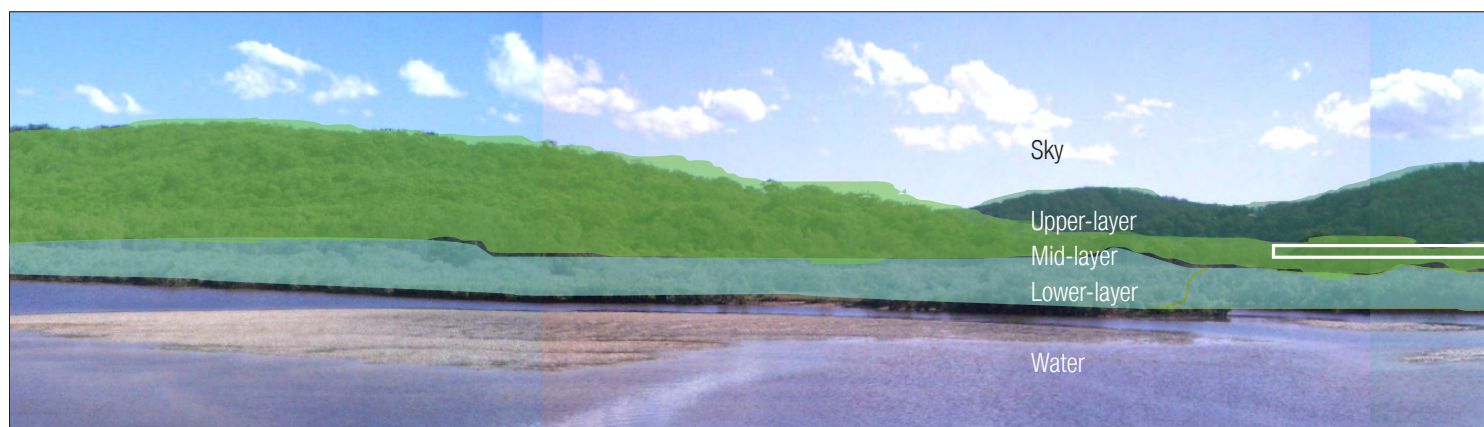


Figure 5.11 Control Diagram - Viewfield from the bridge looking west



Figure 5.12 View for photomontage - from the bridge looking west

Key Characteristics

- The layering of water, foreshore vegetation, and the hills in the distance which meet the sky.
- The view is predominantly natural.
- There are few man-made elements within this view except buildings on the northern end of the bridge.

Objectives

- Retain the predominance of nature within the view.
- Carefully locate buildings so as to be nestled within the landscape.

Controls

1. Development applications for lots within the visual setting must be accompanied by a photomontage demonstrating impacts and measures to mitigate impacts.
2. Built form visible in proximity to the bridge to the north can be made up of roofs and one level popping up between vegetation and above the horizon within the Mid-layer and Upper-layer; refer to 'A' in the Control Diagram.
3. Vegetation along the foreshore must be retained so that within the Lower-layer and Upper-layer only vegetation is visible. Built elements of any type within this layer are not acceptable. This will require the foreshore buffer to have an appropriate depth and buildings to be low enough not to intrude into the top-layer; refer to 'B' in the Control Diagram.
4. To the north-west and west built form may only be visible within the Mid-layer. This is likely to constitute the roof of buildings only; refer to 'B' in the Control Diagram.
5. Vegetation within the Lower-layer (including both depth/thickness and height) must be retained and reinstated where clearing has occurred.

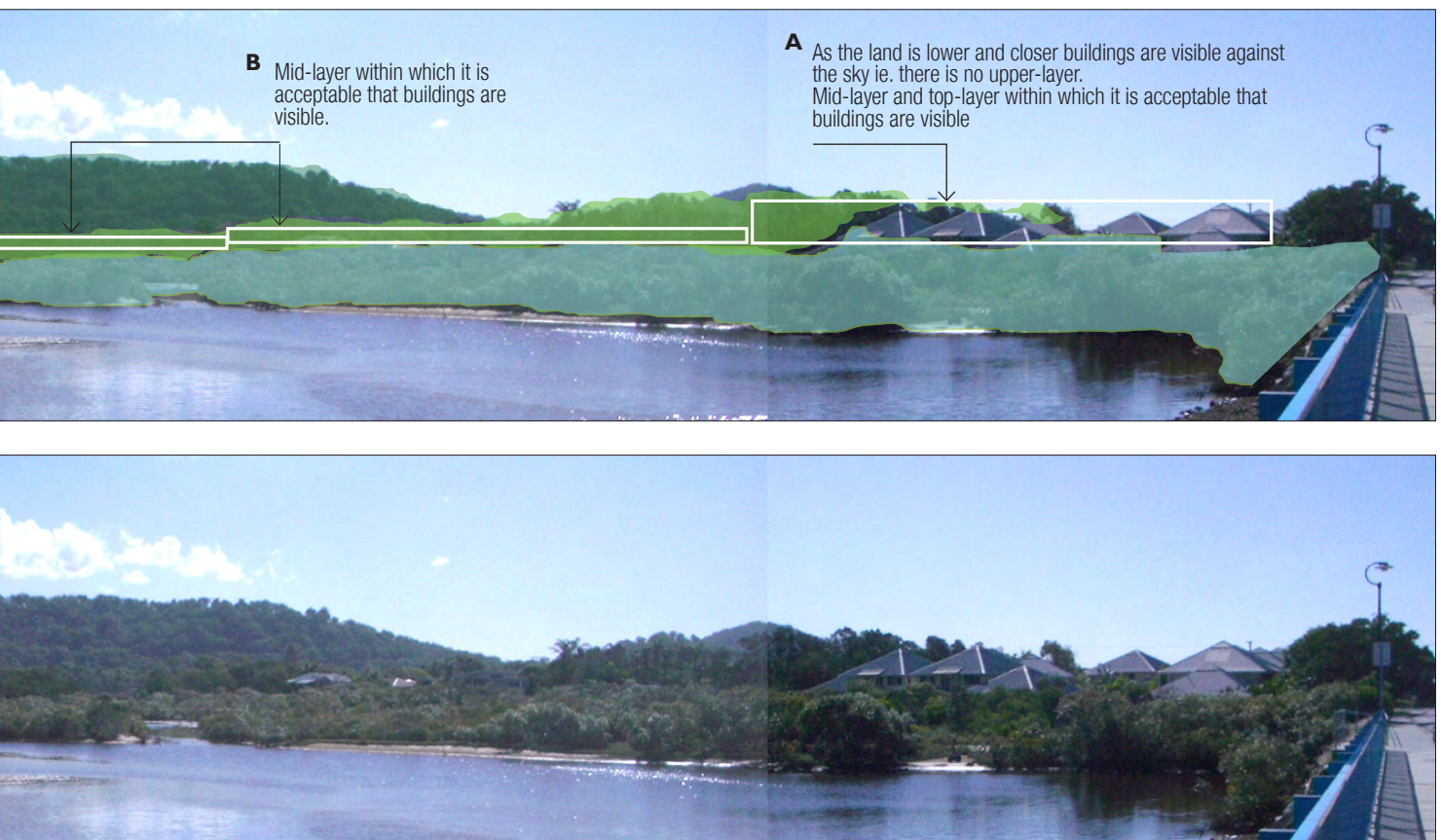
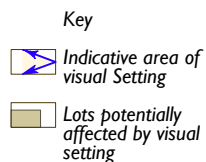




Figure 5.13 Viewfield from the bridge looking west



5.6 Bridge Looking South

This view is taken looking south standing at the centre of the bridge. It takes in the waterways of both Cudgera and Christies Creeks, the Creek Foreshore Park, the beach, the creek's foreshore, the caravan park, the shops, lots along Young Street and the rear of lots along the Tweed Coast Road.

The topography and spit of land on which the Creek Foreshore Park and caravan park is situated is clearly readable from this view.

Buildings are nestled within vegetation. The tree line is visible above buildings and foreshore vegetation surrounds buildings. The upper levels of buildings along Young Street and the Tweed Coast Road are visible.

A Foreshore vegetation (on both sides of the bridge) is to remain as a dominant element within this view



Figure 5.14 Control Diagram - Viewfield from the bridge looking south



Figure 5.15 View for photomontage - from the bridge looking south

Key Characteristics

- Creek and estuary with adjoining park,
- Caravan park,
- The dominance of foreshore vegetation.
- The dominance of the treeline over buildings.
- The clear reading of the topography and relationship to the creeks.

Objectives

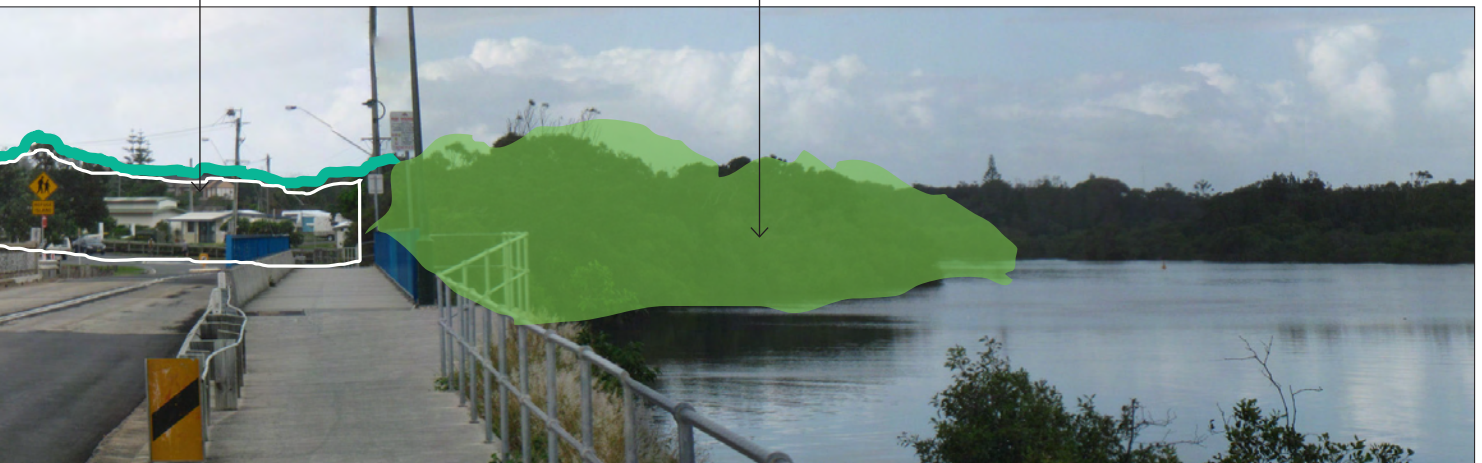
- Retain the predominance of nature within the view.
- Carefully locate buildings so as to be nestled within the landscape but not necessarily totally obscured by vegetation.
- Retain the treeline on the horizon.

Controls

- Development applications for lots within the visual setting must be accompanied by a photomontage demonstrating impacts and measures to mitigate impacts.
- Vegetation along the foreshore must be retained; refer to 'A' in the Control Diagram.
- Built form can be visible as long as it does not impinge on the swath of foreshore vegetation nor break the tree line; refer to 'B' on the Control Diagram.

B It is acceptable to see buildings where they do not pierce through the treeline of trees located along the Tweed Coast Road

A Foreshore vegetation (on both sides of the bridge) is to remain as a dominant element within this view



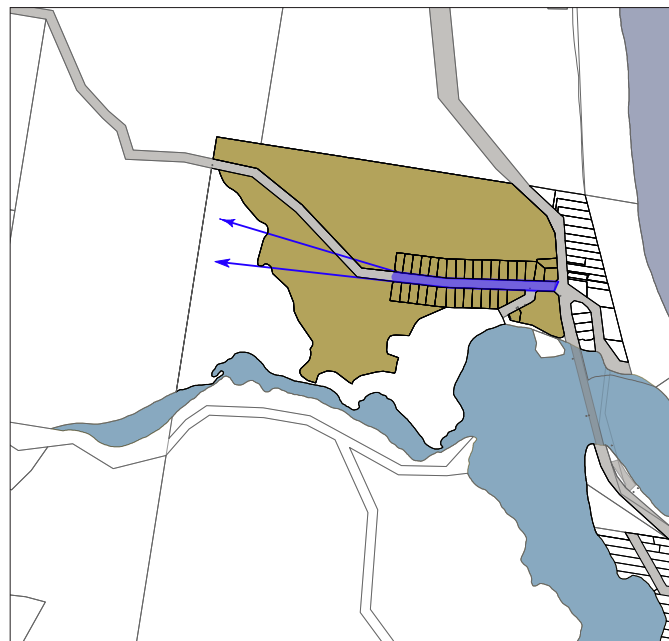
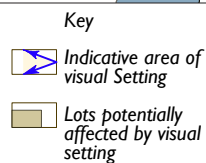


Figure 5.16 Viewfield along Creek Street



5.7 Creek Street

This view is taken looking west along Creek Street. It provides visual connection with the surrounding landscape and as such is an important part of the character of the northern part of Hastings Point.

The primary concern with this view is that development on unsubdivided land does not result in the view corridor being built within.

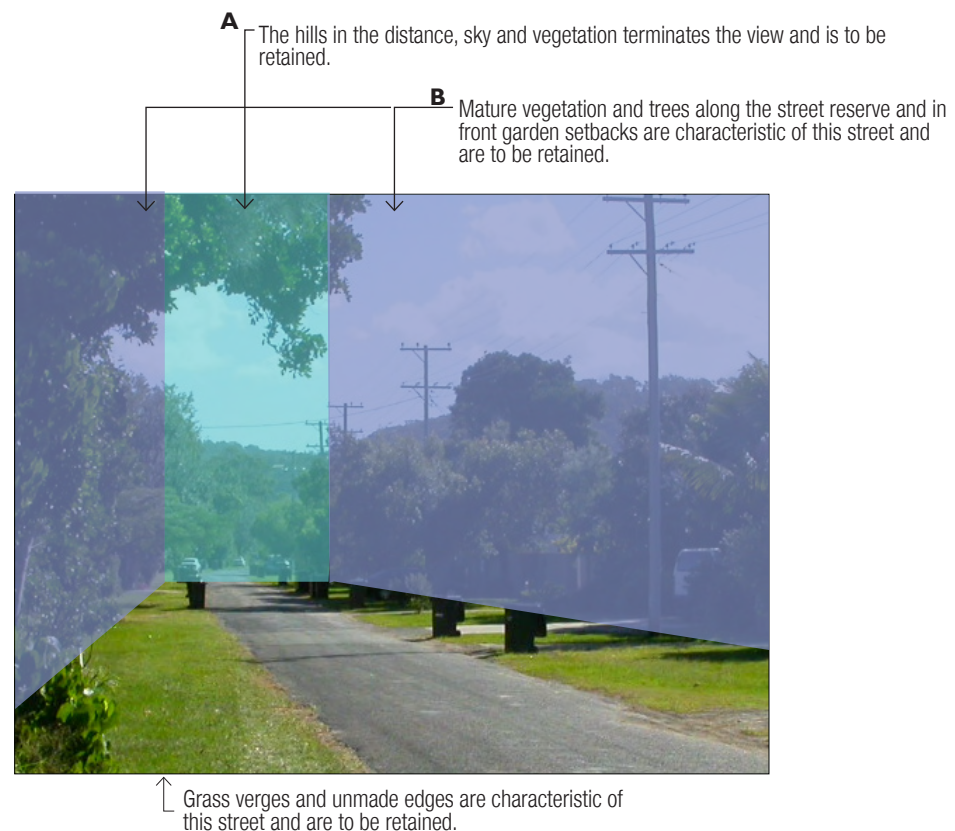


Figure 5.17 Control Diagram - Creek Street

Key Characteristics

- Dense, mature vegetation in the foreground.
- The hills and sky in the distance.
- Minimal use of bitumen on the carriageway and large grassed verges.

Objectives

- i. Buildings are not to be visible within the view corridor.
- ii. Retain views of the hills and the sky.
- iii. Retain the green visual qualities of the street.

Controls

1. Prior to any alterations and additions, removal or addition of vegetation, new buildings and public domain improvements plans with photomontages must be submitted to Council to demonstrate how this view may be impacted upon and measures to mitigate impacts.
2. Private land within the view corridor (ie. Lot 156), is to either provide a small park within the view corridor or set buildings back to ensure only vegetation is visible within the view; refer to 'A' in the Control Diagram.
3. Front setback landscaping is to result in mature vegetation, trees and a bushy and green appearance to the street resulting in buildings being dominated by vegetation; refer to 'B' in the Control Diagram.



Figure 5.18 View for photomontage - Creek Street

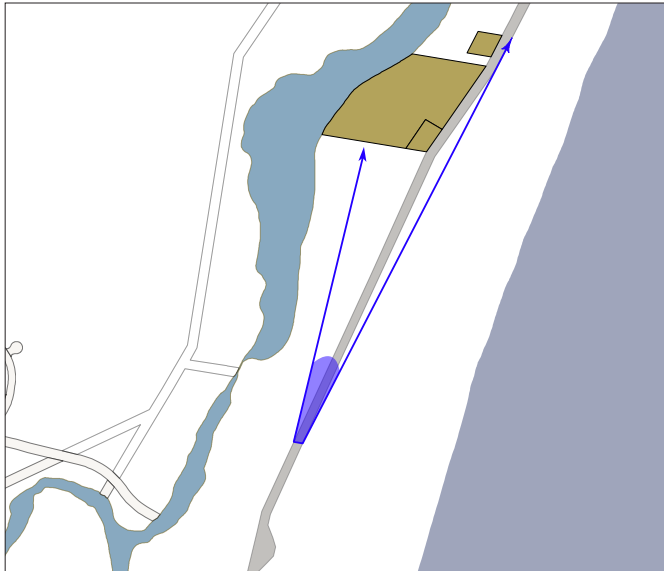
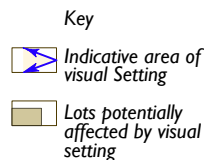


Figure 5.19 Viewfield from the Southern entry



5.8 Southern Entry

This view is taken looking north along the Tweed Coast Road prior to the southern edge of the urban area within Hastings Point.

This view provides the visual entry to the settlement from the south and marks the transition from coastal vegetation to the urban area of Hastings Point.

Lots and therefore buildings within this area are highly prominent as the road bends just on entering the settlement resulting in buildings being on alignment within the view corridor and therefore highly visible.

Key Characteristics

- The termination of the view on the service station, lots along the Tweed Coast Road, The Point and the emergency services building.
- Dense, mature dune vegetation all along the eastern side of the road.

Objectives

- Screen large residential buildings.
- Give the visual impression of a small coastal settlement nestled within nature.
- Create a visually pleasing entry statement to Hastings Point that represents it as a small coastal settlement nestled within nature.

B The view terminates on the service station and the emergency services building and the side of The Point. These lots and buildings are key components of the view as they are seen side on when entering Hastings Point at the entry to the settlement. This area would be improved with a public building and commercial buildings that addressed the view, more landscaping and less prominent signage.



Figure 5.20 Control Diagram - Southern Entry

Controls

1. Prior to any alterations and additions, removal or addition of vegetation, new buildings and public domain improvements plans with photomontages must be submitted to council to demonstrate how this view may be impacted upon and measures to mitigate impacts.
2. Front setback landscaping is to result in mature vegetation, trees and a bushy and green appearance to the street, resulting in buildings being dominated by vegetation; refer to 'A' in the Control Diagram.
3. Commercial frontage must address the view with active frontages; refer to 'B' in the Control Diagram. Large areas of bitumen and concrete and solid walls are not permitted.
4. Dune vegetation on the eastern side is to be protected.
5. Simplify the visual qualities of the road by redesigning large and unsightly signage, under grounding power lines and repositioning urban facilities such as garbage bins to be less visually obtrusive.
6. Screen residential and commercial buildings with dense mature vegetation on side and front boundaries of sites.



This photo shows that the road bends where buildings begin at the southern entry to the settlement. As such buildings along the Tweed Coast Road are square on to the view and highly prominent. A view of the side boundary of The Point development. The principle is to acknowledge this and to ensure that public and commercial buildings and lots address the view and the street, and are designed to reflect the character of a small coastal settlement set within nature. Residential buildings are to be well setback and screened by vegetation so to be less visible within the view.

Figure 5.21 Control Diagram - Southern Entry



Figure 5.22 View for photomontage - Southern Entry

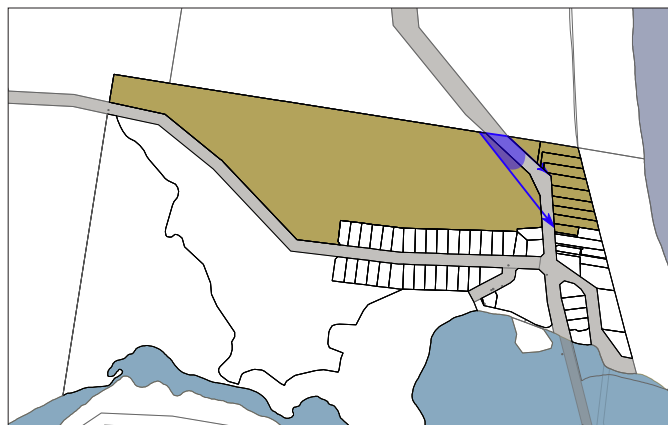
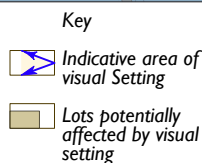


Figure 5.23 Viewfield Northern Entry



5.9 Northern Entry

This view is taken looking south along the Tweed Coast Road standing at the northern edge of the study area.

This view provides the visual entry to the settlement from the north and marks the transition from coastal vegetation to a more urban street and a small coastal settlement.

Lots and buildings within this area are highly prominent as the road bends just on entering the settlement resulting in buildings being on alignment within the view corridor and therefore highly visible.

The petrol station and conference centre with extensive areas of bitumen are dominant features of the Northern Entry.

C Existing screening vegetation to be retained

A The car parking area needs to be setback further to allow for dense vegetation to conceal the large areas of bitumen and the large building. The impression of vegetation penetrating the settlement should be the dominant element within the view.

B The service station can be reconfigured to provide commercial building shop fronts along the street with parking behind to create a more pedestrian friendly street in keeping with a small coastal settlement.



Figure 5.24 Control Diagram - Northern Entry

Key Characteristics

- Contrast between dense coastal vegetation and then entering the settlement with buildings to both sides of the road.
- Houses set back behind dense and mature vegetation.

Objectives

- Ameliorate the visual impacts of large bulky buildings.
- Give the visual impression of a small coastal settlement nestled within nature.
- Create a visually pleasing entry to Hastings Point that represents it as a small coastal settlement nestled within nature.

Controls

1. Prior to any alterations and additions, removal or addition of vegetation, new buildings and public domain improvements plans with photomontages must be submitted to council to demonstrate how this view may be impacted upon and measures to mitigate impacts.
2. Front setback landscaping is to result in mature vegetation trees and a bushy and green appearance to the street resulting in buildings being dominated by vegetation; refer to 'C' in the Control Diagram.
3. Carparks are to be setback from the street front to allow for a generous landscaped area; refer to 'A' in Control Diagram.
4. Commercial frontages must address the view corridor with active frontages; refer to 'B' in Control Diagram. Large areas of bitumen and concrete and solid walls are not permitted. With any redesign of the service station it is to provide commercial building shop fronts along the street with parking behind to create a small main street arrangement.
5. Simplify the visual qualities of the road by redesigning large and unsightly signage, undergrounding power lines and repositioning urban facilities such as garbage bins to be less visually obtrusive.



Figure 5.25 View for photomontage - Northern Entry



Figure 5.26 View for photomontage - Northern Entry

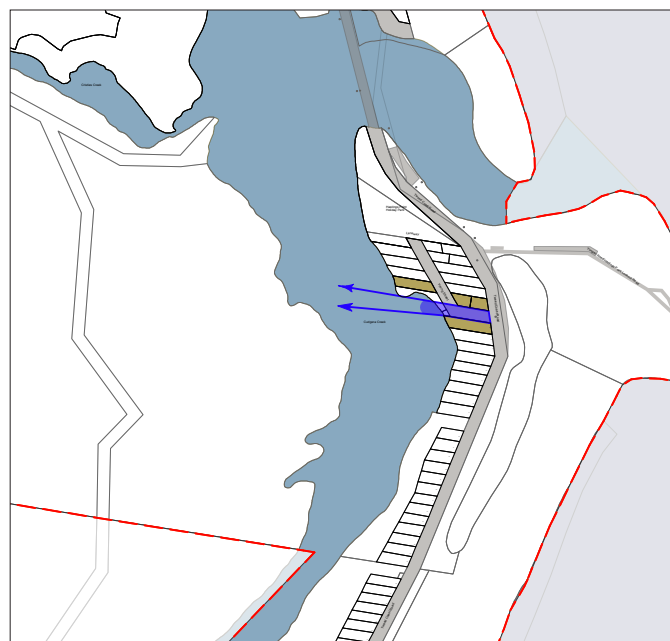
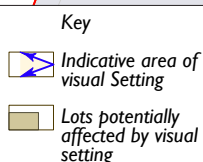


Figure 5.27 View field Young Street looking west



5.10 Young Street

This view is taken looking west down Young Street.

This view provides visual connection with the surrounding natural landscape from the Tweed Coast Road. The view widens out as it recedes into the distance.

This view occurs within the public street reserve only and not across private land. Views currently available from the Tweed Coast Road down Young Street and of the surrounding natural landscape as a result of vacant lots are not part of this view.

New buildings are likely to result in a narrowing of the viewfield to result in the view occurring between buildings.

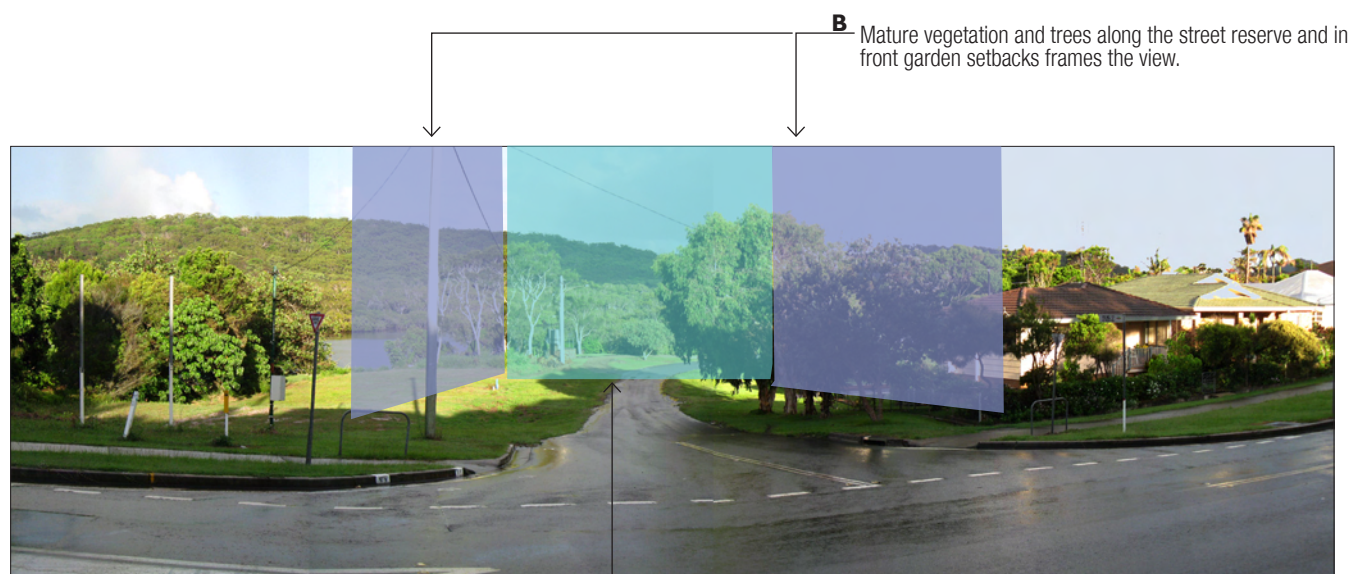


Figure 5.28 Control Diagram - Young Street

A The view corridor extends from property boundary to property boundary and is the view down the street created by the street reserve. Views over private land are not part of the view corridor. As the view is in perspective it becomes narrower in the distance and wider in the foreground. The blue shade is the indicative area of the view corridor at its narrowest.

B Mature vegetation and trees along the street reserve and in front garden setbacks frames the view.

Key Characteristics

- Vegetation in the foreground.
- Hills in the distance and sky.
- Vegetation along both sides of the street giving a very green and natural appearance.
- Buildings along both sides of the street.

Objectives

- i. It is permissible that buildings frame this view, setback behind landscaped setbacks.
- ii. Retain views of the hills and the sky.
- iii. Retain the green visual qualities of the street.

Controls

1. Prior to any alterations and additions, removal or addition of vegetation, new buildings and public domain improvements plans with photomontages must be submitted to council to demonstrate how this view may be impacted upon and measures to mitigate impacts.
2. Front setback landscaping is to result in mature vegetation, trees and a bushy and green appearance to the street.
3. Building will frame the view behind vegetation.



Figure 5.29 View for photomontage - Young Street

