





3.0 EXISTING CHARACTER

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3.1 EXISTING VISUAL CHARACTER

The site possesses a highly varied visual character which differs throughout its extents, including wooded forest, open pasture, and a sand extraction operation.

The site is encircled by coastal heath and dune scrub which define its outer interfaces creating a dense boundary canopy, with the exception of its southern interface which faces Bate Bay.

Lot 2 north operates as a horse stable, featuring a level, open pasture of exotic grasses. Rehabilitated wetlands encroach its eastern interface.

Lot 2 south is an active sand extraction quarry currently undergoing remediation efforts, which interfaces Boat Harbour along its southern edge, with Wanda Reserve and industrial land to its west, and Kamay Botany-Bay National Park to its east.

Lot 8 is currently unused land within which Lot 9 is situated, which hosts wetlands and exotic weeds between adjacent industrial land and Lot 2 South.

Lot no.	Plan no.	Area (sqm)
Lot 2	DP1030269	~160,000m ²
Lot 8	DP586986	~340,000m ²
Lot 2	DP559922	~1,600,000m ²
Lot 9	DP586986	~82m ²
Total		~2,100,000sqm / 210ha



LEGEND

Subject Site
 Easement

Scale 1:15,000 @ A3



1. Lot 2 North



2. Lot 2 South



3. Lot 8

Surrounding Context

The surrounding context of the site is defined by the coastline and ecology of the Kurnell Peninsula, the site bridging the gap between Quibray Bay to its north, and Bate Bay to its south at Boat Harbour.

The site's southern interface with Bate Bay is defined by the sweeping coastline of Wanda Beach and Boat Harbour, which extends in a westerly direction towards Cronulla Beach.

Existing vegetation is low lying, consisting of coastal scrub, with a tall foreshore dune separating the publicly accessible beach from the site.

Wanda Reserve to the site's west features undulating hills of up to 38m RL in height which provide views of the surrounding peninsula

Kamay-Botany Bay National Park and Tabbigai occupy much of the peninsula to the site's east and include mounds of up to 44m in height, representing the tallest topography in the surrounding area.

These reserves feature a mix of tall native canopy and low-lying coastal scrub which have been partially rehabilitated in recent years, to be extended throughout the wider peninsula.



1. Boat Harbour, at the eastern extent of Wanda Beach, facing west.



2. Wanda Reserve to the site's west



3. Coastal scrub along the edge of Botany Bay



4. Quibray Bay coast north of the site.



5. Captain Cook Drive facing east.

Lot 2 North

Located at the northern most end of the site, Lot 2 North is bound by wetlands which feature along the south coast of Quibray Bay and feature within the lot's east.

Lot 2 North is currently characterised by an open horse pasture featuring stabilising exotic grasses, and a cluster of wetlands which extends into the site from the adjacent environment.

Lot 2 North is wide, open and level, with existing site access situated on Captain Cook Drive. It currently lacks a considerable canopy, with a small number of trees planted sparsely throughout.

To the east of Lot 2 North, rehabilitated wetlands extend into the site from the surrounding environment, primarily constituting reeds and small shrubs which represent the native ecology of the peninsula.

Lot 2 North is relatively low-lying peaking at approximately RL 8, while much of its landform is approximately RL 2-4.



1. Captain Cook Drive facing Lot 2 North.



2. The central area of Lot 2 North features a wide, open and level plain, facing west.



Wetlands within Lot 2 North, facing south-east.



4. Captain Cook Drive northbound, facing existing access point to Lot 2 North.

Lot 2 South, Lot 8 and Lot 9.

Lot 2 South, Lot 8 and Lot 9 comprise the combined southern lot, which extends from Captain Cook Drive to Bate Bay at Boat Harbour. It is bound by Tabbigai to the site's east, and Wanda Reserve to the site's west.

Lot 2 South is currently undergoing remediation efforts utilising VEMN infill to restore the topography of the site and rehabilitating native flora at boundary interfaces.

Ongoing rehabilitation efforts include the stabilisation of the dune forefront, the addition of vegetated mounds along Captain Cook Drive, and regeneration of the site's landscape.

Lot 8 has not historically been utilised for industrial means while it is permissible under current zoning controls, due to the presence of a midden and wetlands.



1. Rehabilitated mounds along Captain Cook Drive, facing west.



2. Lot 8 overlooking adjacent commercial premises, facing north.



3. Rehabilitated dune forefront along site's southern interface, from Tabbigai, facing west.



4. A sand dune transitioning between Lot 2 South and Lot 8, facing north-east.

3.2 VISUAL CATCHMENT

The site is nestled between industrial land, Bate Bay, National Park and Wanda Reserve with the visual catchment limited to specific vantage points, providing opportunities for the site to accommodate building heights which blend into the surrounding landscape.

Key views have been determined to consider a variety of interface conditions, which feature distinct audiences, characteristics, and scenarios, to capture the potential impact of development on the surrounding context.

These key viewpoints were suggested by Department of Planning of Environment in response to Council's request for further comment on a previous iteration of the Planning Proposal, which included specific mention of Bonna Point, Cronulla Beach, and vantage point

Alternative viewpoints considered included Captain Cook Bridge and Brighton-Le-Sands Beach which are not evaluated in this Visual Impact Assessment, due to their distance from the site and predominance of other visual features including Port Botany.

A visual impact assessment of primary views is utilised to determine the potential impact of development on the site's surrounding context. This will indicate where the most sensitive views are located in relation to the site, and how the proposed scheme will integrate into its context.

The following viewpoints have been selected to consider a variety of places, routes, viewer audiences or interest groups that could potentially receive an effect and require assessment.

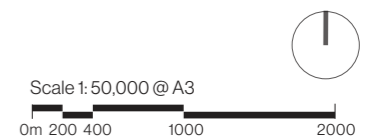
- View 1 is taken from Bonna Point facing south.
- View 2 is taken from the highest point in Wanda Reserve facing east.
- View 3 is taken from Captain Cook Drive approaching the site facing south-east.
- View 4 is taken from Cronulla Beach rockpools facing north-east.

Key View	Latitude	Longitude	Bearings
1	-34° 0' 31" S	151° 11' 19" E	174° SE
2	-34° 1' 54" S	151° 10' 33" E	76.5° E
3	-34° 1' 30" S	151° 10' 32" E	131° SE
4	-34° 3' 8" S	151° 9' 21" E	48° NE



LEGEND

- Subject Site
- Train Line
- Proposed Ferry



Key View Points



View 1 - Bonna Point facing south.



View 2 - Wanda Reserve facing east.



View 3 - Captain Cook Drive facing south-east.



View 4 - Cronulla Beach facing north-east.