

# Site Analysis and Visual Impact Assessment

## Seppeltsfield Tourist Accommodation

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Prepared for Intro

# Quality Assurance.

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## Revisions

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# 1 Site Analysis

## 1.1 Site Context

The purpose of this document is to report on the findings of a visual impact assessment and site analysis undertaken by Tract on the 12th November 2019 within the Seppeltsfield complex.

This information will provide a landscape context for future decision making, and specifically, the proposed location of a tourist accommodation building to be located within the vineyard.

The key themes covered are:

- Access and Movement
- Landscape Character
- Views and Vistas

The location of the Tourist accommodation is to the north of the winery complex, east of Greenock Creek. Large Eucalyptus, Pines and Poplars are in abundance along the creek line, shading various native understorey species and providing habitat for birdlife.

The new building will be situated within the Great Terraced Vineyard - located on an estate hillside outcrop of ironstone, quartz and slate soil. The Great Terraced Vineyard comprises of bush vine Grenache plantings (vines without wire trellis) and range from 60-80 years of age. The complete vineyard is planted in contours of which follow the natural shape of the land, giving rise to a manicured appearance especially when viewed from above.

The most notable feature is the Avenue of Palms - a trail of Canary Island Date Palms (*Phoenix canariensis*), planted by Seppeltsfield workers during the Great Depression. Over 2000 palms now line the sides of Seppeltsfield Road.

Planted by the Seppelt family in circa 1900, another highlight within the estate itself is Elm Walk. The walkway crosses the banks of Greenock Creek and is a tranquil hideaway in the heights of a south Australian summer.

Within 'village central' itself, a citrus-lined courtyard and cascading water feature serves as the welcome point to the Seppeltsfield cellar door.



## 1.2 Access and Movement

Key movements for visitors and staff currently link the adjacent old Gravity flow winery, cellars, Vinegar factory, bacon house and distillery. It is in this part of the winery where the cellar, restaurant and small artisanal businesses are collocated.

The main entrance for vehicles is via Seppeltsfield road to the south of the estate. The car park is situated behind FINO seppeltsfield, the cellar and the providedore. This is where access will be located between the historic avenues of palms once used as the main entrance by the Seppelt family.

There is an opportunity to link the winery with the new accommodation by establishing a network of meandering footpaths that interlink key historic buildings and formal path networks.

An opportunity exists for a scenic walking track beginning at the historic Elm Avenue, following the creek corridor and taking advantage of the open grassed spaces and shelter provided by the existing pine avenue. A significant River Red Gum provides a key landmark for a footbridge across the creek and meandering up a gradual slope, emerging through the vines to the new building and beyond where visitors could experience the views offered at the top of the hill.



### 1.3 Views and Vistas

Key vistas shown in the adjacent imagery highlight important vantage points to and from the new tourist accommodation.





1 Elm walkway bridge



2 Historic palm avenue along new arrival road.



3 New vehicle bridge location, looking through Eucalyptus trees towards accommodation site.



4 View towards accomodation site from new arrivals road.



5 View towards accomodation site from new arrivals road.



6 Vineyard layered along contours looking towards accomodation site.

## 1.4 Key landscape Character

Several key landscape typologies exist across the site, evolving to accommodate the ever-increasing demands for event space and the continually evolving requirements of the industry.

The site is located either side of Greenock Creek, with a clear connection to the vegetation that exists along its corridor. Old growth Eucalyptus species have germinated naturally along the edges of the creek bed in addition to isolated swathes of Common reed (*Phragmites australis*). Large areas of introduced species have propagated naturally along the corridor such as Prickly Pear, Agave and Robinia.

The central lawns are sheltered on the northern side by a double row of Pines trees and a mix of informally planted trees within the picnic area adjacent the Kiosk/cafe.

In many locations, Palm trees line the edges of buildings and vehicle and pedestrian corridors creating a distinctive and iconic landscape language.

Within closer proximity to the historic buildings, a few formal plantings of Elm trees and exotic understory species are arranged within managed garden beds.





## 2 Visual Impact Assessment

### Background

The photographic and imaging techniques adopted for this study are intended to produce visual representations that:

- Are as geometrically and aesthetically accurate as possible to permit decision makers, after suitable field inspections, to make a reasonable, balanced judgement of the effects of a proposed change;
- Are based on a transparent, structured and replicable procedure, to allow others to confirm the accuracy of the information presented; and
- Are intended to present findings in a manner that is easily understood by non-technical people.

It is important to note that photographic images and simulations cannot provide the visual experience that a human observer would receive in the field. The detailed technical assessments and judgements presented in this study have been made on the basis of site inspections and architectural modelling.

### Selection of viewpoints

The viewpoints identified within this study and represented within the photo images meet the following criteria.

- Locations nominated by Architectural team that captured of a variety of locations where the new building would be seen by people on different modes of transport directly outside of the estate.

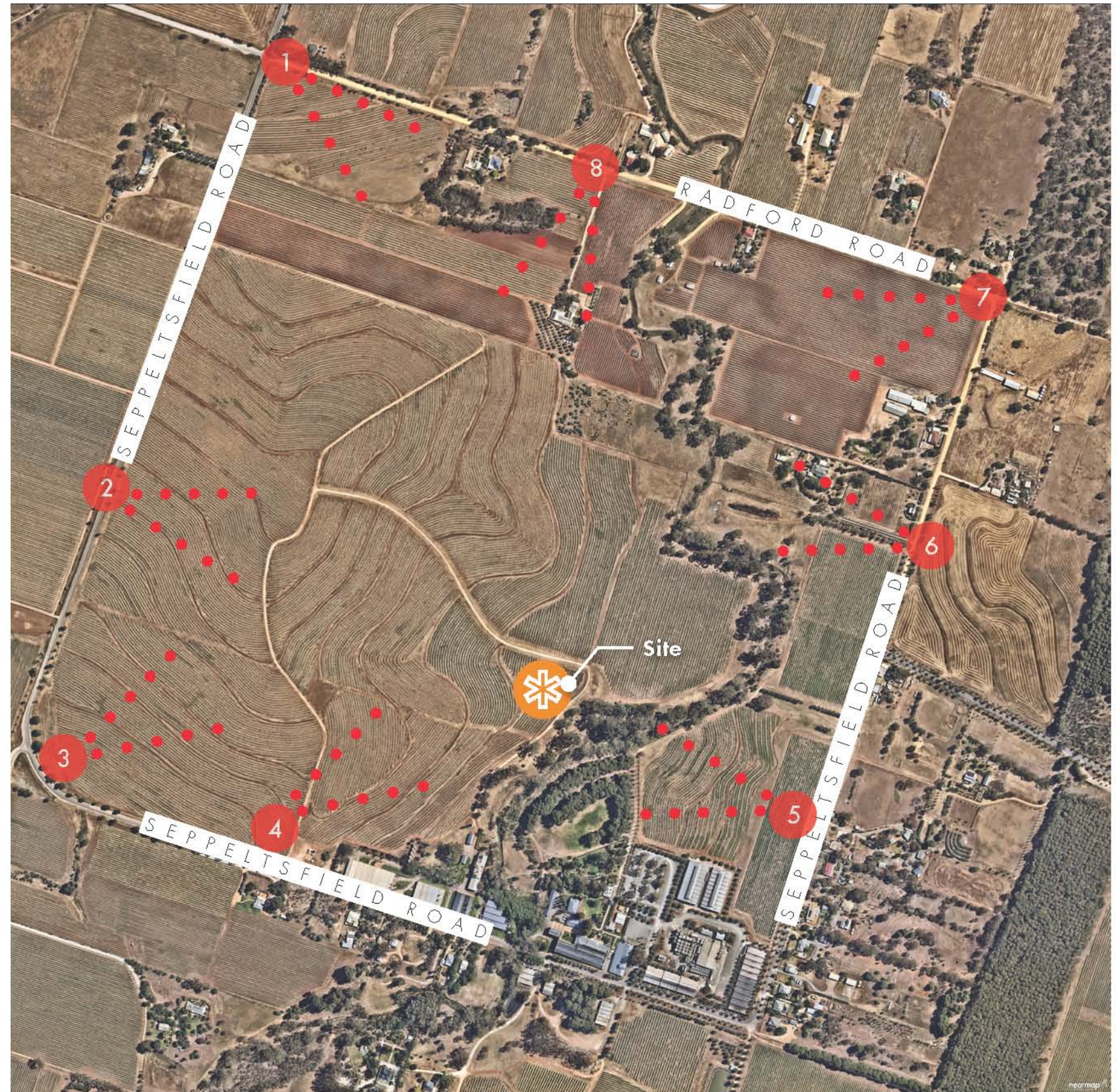
### Photomontage simulations

The appearance of the building using photorealistic modelling has been further assessed by photomontage simulations using photos on site matched to photorealistic imagery distributed by the architects. These images will have a varied level of precision but do provide an accurate representation of the scale, shape and location of new structures within site photographs. Different versions of the photographic model from each main viewpoint show:

- Existing conditions (unaltered photo) to match architectural models.
- The building is highlighted, which is intended to illustrate the extent of the structure.

### **The findings suggest that:**

- With a refined design treatment and the reflective nature of the facades, the new tourist accommodation represents an acceptable change to the scenic values of the greater Seppeltsfield Estate.
- Potential viewing locations close to the new tourist accommodation (areas of arrival and the eastern edge) are more sensitive to visual change than those on the outer edges of the estate (West and Northern edges). Impact ratings vary depending on the distance to the new building; however, in all locations existing vegetation provides a satisfactory level of coverage which reduce the visual impact of the new building.
- The most significant visual changes to the landscape are generally those vantage points which are located in close proximity (<1 km).





1

*Northern corner Radford Road and Seppeltsfield Road, looking South*

Estate contours, vines and topography assist to screen the building. Although not clearly evident in the image, the very top of the building may, in reality, be seen on the approach to the intersection of Seppeltsfield and Radford Roads. Drivers on approach may not have clear view of the building until further south of Seppeltsfield Road.

**Magnitude of change** - Low minor potentially neutral to existing

**Duration** – Long term



2

*Seppeltsfield Road West, looking east*

The top levels of the new building will be visible from the road but the magnitude of the visual impact will be marginal.

Mitigation measure – increase frequency of street tree planting at road's edge to provide intermittent screening to the building.

**Magnitude of change** - Low minor

**Duration** – Long term



3

*Seppeltsfield Road South-West, looking east*

The top levels of the new building will be visible from the road and the magnitude of the visual impact from the road will be minor but noticeable. The building will be visible by road users at the intersection of Gerald Roberts Road and Seppeltsfield Road.

Mitigation measure – increase frequency of street tree planting at road's edge to provide intermittent screening to the building.

**Magnitude of change** - Low minor

**Duration** – Long term

**Significance rating** - low



4

*Seppeltsfield Road South, looking north-east*

The top levels of the new building will be visible from the road and the magnitude of the visual impact from the road will be medium on approach to the entrance of the estate.

Mitigation measure – increase frequency of street tree planting at road's edge to provide intermittent screening to the building.

**Magnitude of change** - Moderate

**Duration** – Long term



5

*Seppeltsfield Road east, looking west*

The top half of the new structure will be clearly visible from the road but will be intermittently screened by the heritage listed row of palm trees at the edge of the road. Partial screening to the lower half of the building is offered by vegetation along the creek corridor and access roads within the estate.

**Magnitude of change** – Moderate

**Duration** – Long term



6

*Seppeltsfield Road east, looking west*

The top half of the new structure will be clearly visible from the road. Partial to moderate screening is offered by a high density of mature trees within the creek corridor and the heritage listed avenue of palm trees along the main road and access roads within the estate.

**Magnitude of change** – Moderate

**Duration** – Long term



7

*Corner Radford Road and Peter Seppelt Road, looking West*

The top half of the new structure will be visible from the road. The lower half of the structure will be concealed behind the natural topography and surrounding vineyards. Partial screening is provided by the mature trees and vegetation along road corridors.

**Nature and Magnitude of change** - Low minor

**Duration** – Long term



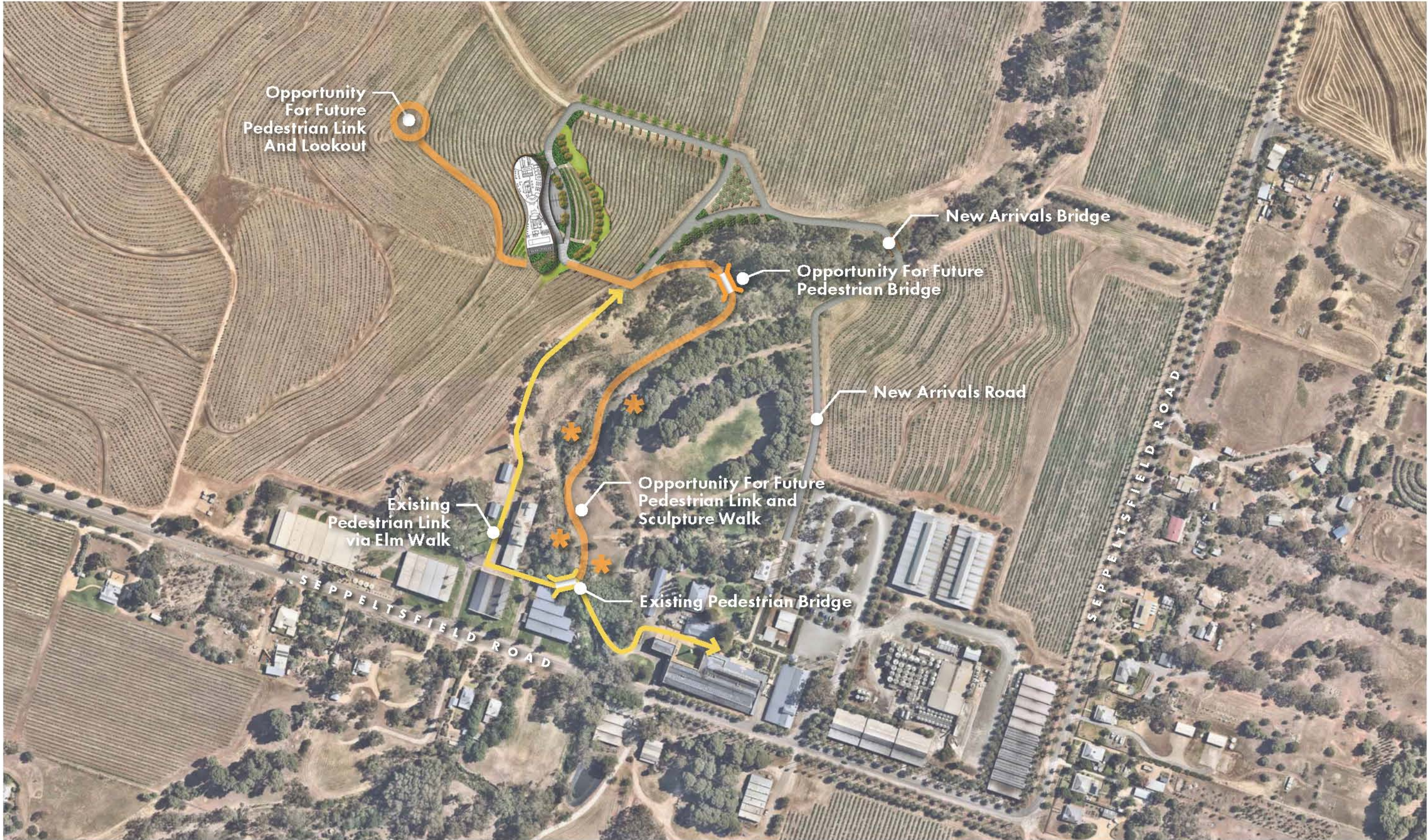
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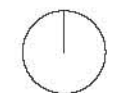
*Radford Road, looking south*

Low impact – The building is completely screened by vegetation

**Nature and Magnitude of change** - Low minor

**Duration** – Long term





## 5 Landscape Masterplan - Precedents



1 Feature Sculpture



2 Entry Feature "Reveal" - Creating A Sense Of Arrival



3 Olive Grove and Stone Walls



4 Palm Avenue



5 Lawns Bordered By Vineyard



6 Water Feature Against Stone Feature Wall



7 Locally Sourced Stone Feature Walls



8 Future Pedestrian Bridge