



# **VISUAL IMPACT ANALYSIS FOR PLANNING PROPOSAL**

Lot 3 DP 1018217  
Dido Street  
Kiama 2433

14 December 2017  
Reference: L103410

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## ATTACHMENT

Attachment 1	Photomontage
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## 1. INTRODUCTION

### 1.1. *Purpose of the Report*

This analysis has been prepared by SET Consultants as part of the accompanying documentation for a Planning Proposal relating to Lot 3 DP1018217, Dido Street, Kiama. The site has an area of 8,786m<sup>2</sup> and this analysis will provide information on the suitability of the site for future residential development having regard to the potential visual impact in the local context and changing scenic landscape of the area.

The subject land is currently zoned for rural purposes RU1 and the Planning Proposal is to rezone the land to R2 low density residential zoning.

### 1.2. *Background*

In the process of preparing the draft Kiama Local Environmental Plan 2011, the Kiama Urban Strategy (KUS) was prepared to inform Council of the existing & future potential land stock suited to residential development. The KUS identified the subject land, Lot 3 DP1018217, Dido Street, Kiama as land worthy of further investigation for residential capability. This visual analysis forms part of that investigation.

It is understood that prior to the subdivision creating the subject parcel of land, the site formed part of a larger rural property used for generations as agricultural, dairying & grazing purposes. However, the site has remained vacant with little to no maintenance undertaken, hence the invasion of lantana & other weed species.

The site is located on the urban fringe forming part of the rural edge to the west of Kiama. In the context of urban fringe land, an associated factor worthy of consideration is rural economics. Owners of small parcels of fringe land often do not have the monetary or physical resources to maintain the character of their land for scenic protection or wildlife conservation purposes as its primary function. The sites are too small to generate the level of rural income that is required. Once the agricultural uses that generated the landscape we see today are gone, there is no incentive or ability, for land owners to maintain the appearance of the land. While for a strategic objective it may seem reasonable to retain the appearance of the land at the interface between residential and rural or steep vegetated land as a buffer for aesthetic reasons purposes it is impractical and often impossible to do this by placing a restrictive or conservative zoning over the land. Often conserving or protecting isolated pockets of land in fringe areas for a purpose such as scenic protection, that is not relevant to the current owner does not guarantee the outcome that some may desire.

An assessment of the subject site and others within the visual catchment was undertaken along with a series of photos contained in **Attachment 1**.

## 2. SUBJECT SITE

### 2.1. *Physical Landscape*

The subject land occupies part of the urban fringe to the west of the Kiama township, north of Jamberoo Road, positioned between the Spring Creek residential area and the identified town boundary abutting the rural fringe.



**Figure 1:** Subject site in the local context, west of the Spring Creek residential area and the Cedar Ridge stage 1 estate, south of Jamberoo Road

Dido Street forms the western boundary to the residential development abutting the Spring Creek residential estate. The subject site elevates up from Dido Street forming a knoll on the western side of Dido Street. The elevated topography extends further north of the subject site to an adjoining residential property. Beyond this site is rural land.

To the west of the subject site the land elevates to Lot 4 DP 1018217 occupied by a dwelling house positioned at the crest of the knoll. A good proportion of this elevated land west of Dido Street is vegetated, effectively providing some screening of the subject site, diminishing ones awareness of the site.

In a broader context the subject land sits within a small valley that follows Spring Creek from Bombo Beach and runs through to the Cedar Ridge Stage 2 residential estate, west of the Princes Highway and south of Jamberoo Road. Beyond this valley and the elevated land along Dido Street, the topography of the land to the west falls away through some undulating hills before opening up to the Jamberoo Valley flood plain. In this context it is clear to see the subject site is

positioned within a discrete pocket of the landscape that sits adjacent to existing urban development and within the Kiama urban limits adopted by Council in the Kiama Urban Strategy (September 2011).

## **2.2. Development Pattern / Visual Setting**

The central urban area near the Kiama town centre was originally developed over a grid street pattern, facilitating residential development over hills & gullies resulting in many of the elevated parts overlooking the low lying areas. This includes locations such as along the Bong Bong Street hill, Gipps Street and the hill to the south to Minnamurra Street then down to Terralong Street, Pheasant Point Drive headland amongst others.

Development growth then naturally spread south & north along the Princes Highway over less undulating topography. In more recent times urban growth development has moved further west of the Princes Highway, on elevated sites into rural lands towards Jamberoo. The more recently development Cedar Ridge stage 2 estate is positioned south of Jamberoo Road, on an elevated plateau at a similar elevation to the subject site. Both Cedar Ridge and the subject site sit within each others visual catchment

Relative to the subject land, the primary viewing places in the public domain are main roads such as the stretch of the Princes Highway along Bombo Beach and Jamberoo Road as it departs Kiama town centre heading west to Jamberoo.

The main visual catchment of the subject site is from the east bounded by the Princes Highway south of Bombo Railway Station and south about 500metres from the north bound Kiama exit. Other than Cedar Ridge residential development there are scattered individual locations that the subject site is visible.

The composition of the views in this catchment are similar, with the land predominantly visible over a foreground or middle ground that is composed of low density residential development, former or existing rural land, with natural vegetation on the steeper side slopes adjacent to the subject site. Above and beyond that level, and mostly dominating the scenic components of the views, are rolling rural hills towards Jamberoo Valley and up the slopes to Saddleback Mountain to the south-west.

## **3. VISUAL ANALYSIS**

### **3.1. Visual Exposure**

As part of the field assessment, the visual exposure of the site was considered from a number of public viewing locations within the visual catchment. **Figure 1** shows the viewing locations assessed and the photos can be found in **Attachment 1**.



Figure 2: View Locations

Table 1: Visual exposure photos

Photo & Location	Existing visual exposure	Comments
6, 7, 8, 9 – taken from the high point of the subject site	Views east across Princes Highway to the ocean and Jamberoo Road underpass west of the Kiama town centre.	The site was not detectable from the foreshore at Bombo Beach. Site clearly visible from Jamberoo Road underpass location.
20, 22 – taken at intersection of Dido Street & Jamberoo Road	View north up Dido Street with subject land on the left at the top of the hill. Dido Street elevation is indicative of the topography of the area. The subject site is not visible due to the vegetation growth on adjoining lot to the south (Lot 2 DP 1018217) and the subject lot.	
39, 40, 41, 42 -- taken from the high point of the subject site	View south to the Cedar Ridge stage 2, where the site is cleared & dwellings commenced. The two sites are within each-others view lines however not all dwellings on either site would have high exposure to the other site.	The two sites are generally on the contour of elevation.
25, 26, 29 – taken from the Kiama by-pass (Princes Highway), just north of the Jamberoo Road underpass and 400m south of the north bound exit to Kiama	Site is visible from these locations however this is from a stationary position & only if you are aware of the site location to see it.	Vehicle travel in these locations is between 80 – 100km/hr and therefore unlikely to experience a negative visual impact from any future development of the site. While this is a public location there is no pedestrian facility available.
31, 35 – taken from Princes Highway opposite	Site is just visible from these locations as a pedestrian. The traffic speed in	From a location 50m further north towards Bombo railway station &

Kiama Cemetery at Bombo	this location and approaching intersections means that visibility to the site is not practical.	beyond, the site is not visible at all.
30 – taken where the highway crosses Spring Creek on the pedestrian footpath	Site is visible, although partly screened due to overgrown vegetation	
32, 33, 36 – taken just south of Spring Creek on the pedestrian footpath	View from a vehicle how quickly the site disappears from any view, however a pedestrian maintains view for longer	
37,38 – taken from the western end of Gipps Street.	Site is visible from these locations heading west towards the intersection in a vehicle or as pedestrian.	As dwellings in this location face the Gipps Street frontage, there is no measurable view to/from these properties.

In summary, it is considered the subject site has low to moderate existing exposure due to the physical separation between the sites, the intervening foreground of natural landscape and other urban development or seen to be falling below the scenic backdrop of Saddleback Mountain.

It should also be noted that elevated locations like the western end of Bong Bong Street and the hill behind Gipps Street were also examined & found to have no visual contact with the subject site due to orientation and topography between the sites.

### ***3.2. Extent of change to landscape character***

The intrinsic character of the subject despite being within the urban fringe is not significantly different to areas currently undergoing conversion to residential uses to the west of Kiama town centre. As the subject lot area of less than 1 ha. with the capacity for a maximum of 10 residential lots is very small within the local landscape context, the potential for visual impact minor.

Most of the visual impact will be to the Princes Highway where most drivers will be unable to detect when travelling at regulation speed limits, indicates a low level of measurable visual impact. It is also relevant that the visual catchment for the site is contained to the east & south with mostly distant views from public locations, whereas the Cedar Ridge development is visible along the approaches from Jamberoo to the west, arguably a more sensitive location. In the broader context of scenic landscape, the subject site does not contribute with significant stands of vegetation, nor does it sit along the ridgeline and therefore offers more of a rural backdrop to the Spring Creek residential area.

## **4. Conclusion**

The relevant Council planning documents, in particular the Kiama Urban Strategy have been reviewed to assist with understanding criteria to determine the subject site being included for consideration as future urban land. This visual analysis and capacity for visual impact as a consequence of low density residential development on the subject site is considered low and will not adversely affect Council's objectives for managing scenic qualities of the urban fringe areas.

## Attachment 1 - Site Photographs at LOT 3 DP 1018217 DIDO STREET KIAMA

**Figure 1:**

Access from lot 3 to lot 4



**Figure 2:**

Dwelling on lot 4 to the east



**Figure 3:**

Northerly view along boundary between lots 3 & 4



**Figure 4:**

View north along boundary between lots 3 & 4



**Figure 5:**

View north-east from subject lot 3



**Figure 6:**

View north-east from lot 3



## Attachment 1 - Site Photographs at LOT 3 DP 1018217 DIDO STREET KIAMA

**Figure 7:**

Direct view east from top of subject lot 3



**Figure 8:**

View south-east towards hill above Gipps St south of Bombo Beach



**Figure 9:**

View from site to Jamberoo Rd underpass to freeway



**Figure 10:**

Access driveway to north lot 3 DP 805229



**Figure 11:**

View south along Didio Street



**Figure 12:**

View south down Dido St. Subject site on right



## Attachment 1 - Site Photographs at LOT 3 DP 1018217 DIDO STREET KIAMA

**Figure 13:**

Access point to site & Dido Street frontage



**Figure 14:**

Existing access driveway to lot 4



**Figure 15:**

Driveway cross-over & access to Lot 3, subject site



**Figure 16:**

Crossing, drainage & access



**Figure 17:**

Access & dwellings – 11 Dido Street



**Figure 18:**

Access to 11 Dido Street



## Attachment 1 - Site Photographs at LOT 3 DP 1018217 DIDO STREET KIAMA

**Figure 19:**

Residential facing eastern side of Dido St.



**Figure 20:**

View South to north along Dido Street



**Figure 21:**

Dido Street meets Jamberoo Road



**Figure 22:**

View north along Dido St. Subject site at crest of hill



**Figure 23:**

'Fernleigh' heritage item. Dido St.



**Figure 24:**

East along Jamberoo Rd to round-a-bout



## Attachment 1 - Site Photographs at LOT 3 DP 1018217 DIDO STREET KIAMA

**Figure 25:**

Subject site lot 3. View from bypass, before north bound exit



**Figure 26:**

Subject site lot 3. View from bypass, before north bound exit



**Figure 27:**

View west along Jamberoo road from Dido Street



**Figure 28:**

Site opposite to south of Dido Street



**Figure 29:**

View from Kiama bypass



**Figure 30:**



## Attachment 1 - Site Photographs at LOT 3 DP 1018217 DIDO STREET KIAMA

**Figure 31:**

View to site from opposite cemetery



**Figure 32:**

View from Spring Creek



**Figure 33:**

View from Princes Hwy south of cemetery



**Figure 34:**



**Figure 35:**

View west from highway to subject site



**Figure 36:**

View from Princes Highway, near Gipps St exit. Note new dwellings of Banksia Drive



## Attachment 1 - Site Photographs at LOT 3 DP 1018217 DIDO STREET KIAMA

**Figure 37:**

View from western end of Gipps Street



**Figure 38:**

View from western end of Gipps street



**Figure 39:**

View north-east over Spring Creek & highway



**Figure 40:**

View south-east. Note elevation of new housing estate



**Figure 41:**

View south-east. Note elevation of new housing estate



**Figure 42:**

View South from top of subject site

