



planning consultants

Visual Impact Assessment

Place of Public Worship. Tourist and Visitor Accommodation, Café and ancillary facilities

119 Cliff Drive and 34 Violet Street, Katoomba



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Contents

1	Introduction	1
1.1	Commission	1
1.2	Purpose of this Statement	1
1.3	Methodology	2
1.4	Definitions and Glossary	3
1.5	Material Relied Upon	3
2	Project Context	4
2.1	Background	4
2.2	Regional and Local Context	4
2.3	Land use and built form	5
2.4	Topography	7
2.5	Landscape and Vegetation	7
2.6	Heritage	7
3	Project Description	8
3.1	Proposed Development	8
3.2	Landscape and Tree Removal	9
3.3	Materials and Finishes	9
3.4	Development Staging	9
4	Visual Impact Assessment	10
4.1	General	10
4.2	Key Viewpoints	12
4.3	Visual Impact Assessment Summary	21
5	Mitigation Strategies	22
6	Conclusion	23

Figures

Figure 1	Height Poles installed at location of proposed auditorium	2
Figure 2	Regional Aerial photograph	4
Figure 3	Aerial photograph	5
Figure 4	Existing site plan (Source: NBRS Architecture Drawing reference 14289-004 dated 4 December 2017)	5
Figure 5	Site Photos	6
Figure 6	Existing KCC auditorium building with height poles installed	6
Figure 7	Extract of site section – plaza showing the relationship between the proposed auditorium building and the surrounding	8

Contents

Figure 8	Key Viewpoints	12
Figure 9	Key View Point 1: Echo Point. The approximate location of the site is identified by a red box.	13
Figure 10	Key View Point 2: Panorama Drive. The site is identified by a red box.	14
Figure 11	View Point 3: Cliff View Lookout. The site is identified by a red box.	15
Figure 12	Key View Point 4: Scenic World. The site is identified by a red box.	17
Figure 13	Key View Point 5: Corner of Cliff Drive and Violet Street - Existing View (Source: NBRS Architecture)	18
Figure 14	Key View Point 5: Corner of Cliff Drive and Violet Street - Proposed View (Source: NBRS Architecture)	19
Figure 15	View Point 6: Cliff Street	20

Tables

Table 1	Glossary of Terms	3
Table 2	Magnitude and sensitivity of visibility	10
Table 3	Visual Impact Criteria	10
Table 4	Visual Impact Assessment Matrix	11
Table 5	Key View Point 1	13
Table 6	Key View Point 2	14
Table 7	Key View Point 3	16
Table 8	Key View Point 4	17
Table 9	Key View Point 5	19
Table 10	Key View Point 6	20
Table 11	Visual Impact Assessment Summary	21

Abbreviations

AADT	annual average daily vehicle trips
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AS	Australian Standard
ASS	acid sulfate soils
BCA	Building Code of Australia
BTA	bushfire threat assessment
CC	construction certificate
CIV	capital investment value
Council	Blue Mountains City Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPE	NSW Department of Planning and Environment
DVT	daily vehicle trip
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
ESCP	erosion and sedimentation control plan
ESD	ecologically sustainable development
FPL	flood planning level
FSR	floor space ratio

Contents

Abbreviations

GFA	gross floor area
HIS	heritage impact statement
JRPP	Joint Regional Planning Panel
LEP	local environmental plan
LGA	local government area
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	NSW National Parks and Wildlife Service
PA	planning agreement
OEH	NSW Office of Environment and Heritage
PAD	potential archaeological deposit
PVT	peak hour vehicle trip
REP	regional environmental plan
RFI Act	<i>Rivers and Foreshore Improvement Act 1948</i>
RFS	NSW Rural Fire Service
RF Act	<i>Rural Fires Act 1997</i>
RL	reduced level
RMS	NSW Roads and Maritime Services
SC	Subdivision Certificate
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
SIS	species impact statement
SULE	safe useful life expectancy
TSC Act	<i>Threatened Species Conservation Act 1995</i>
vtph	vehicle trips per hour
WM Act	<i>Water Management Act 2000</i>
WSUD	water sensitive urban design

1 Introduction

1.1 Commission

DFP has been commissioned by Katoomba Christian Convention to prepare a Visual Impact Assessment (VIA) for the proposed Katoomba Christian Convention development at 119 Cliff Drive and 34 Violet Street, Katoomba (the Site).

This VIA is to accompany a development application to Blue Mountains City Council.

The proposed development comprises:

- Demolition of the existing auditorium and construction of a new 3,500 seat auditorium to be used as a place of public worship.
- Removal of trees and site excavation for the new buildings.
- A new bookshop building to replace the existing bookshop building. The building will also include new toilet facilities.
- Seven new breakout spaces/meeting rooms, ancillary to the auditorium.
- A new reception building with store rooms.
- Demolition of the existing 200 seat dining hall and construction of a new dining hall with 500 seat capacity, kitchen; laundry, storage, reception and administration space;
- A new café fronting Violet Street.
- Demolition of the existing accommodation buildings and construction of new accommodation buildings including six ecolodges (with 56 beds each lodge) and three chalets (18 beds each);
- New internal access roads and car parking areas; and
- Landscaping.

1.2 Purpose of this Statement

The key objective of this VIA is to determine the visual impacts of the proposed development on the amenity of the surrounding area. The VIA has been undertaken to:

- Assess the existing visual character of the site and the surrounding urban landscape;
- Determine the extent and nature of the potential visual impact of the proposal on surrounding visual receivers; and
- Identify measures to mitigate and minimise potential visual impacts both during construction and operation.

Part of the site is identified as “Protected Area – Escarpment” under clause 6.12 of the Blue Mountains Local Environmental Plan 2015 (BMLEP). The objectives of this clause are as follows:

- (a) to preserve and enhance the visual, cultural and ecological values of the escarpment systems in the Blue Mountains,*
- (b) to restrict development, including buildings, alterations and vegetation clearing, so as to minimise any adverse impact on the perception of escarpments as significant natural features,*
- (c) to limit the proportion of hard surfaces in close proximity to escarpment systems,*
- (d) to ensure that the design and siting of development minimises any adverse environmental impact,*
- (e) to encourage the retention, restoration and maintenance of areas of disturbed native vegetation.*

This VIA assists in addressing this clause of the BMLEP.

1 Introduction

1.3 Methodology

The VIA has been prepared with regard to industry standards including:

- Roads and Maritime Services “Environmental Impact Assessment Practice Note: Landscape Character and Visual Impact Assessment EIA – NO4” 2013
- Landscape Institute with the Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition.

The VIA methodology included the following activities

- Desktop study to address visual character and identification of view locations from the surrounding precincts;
- Fieldwork and photography;
- Assessment and determination of visual significance; and
- Recommendation of potential mitigation measures.

In July 2017, KCC installed four height poles on site to indicate the ridge heights of the proposed auditorium (**Figure 1**). These height poles have been used to assist in the visual impact assessment.



Figure 1 Height Poles installed at location of proposed auditorium. Height poles indicated by red arrows

1 Introduction

1.4 Definitions and Glossary

Table 1 Glossary of Terms

Term	Definition
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions
Element (Urban Landscape)	Individual parts of the developed landscape which make up the urban environment (e.g. buildings, roads, bridges and parks)
Indirect Impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway
Landscape Character	The combined quality of built, natural and cultural aspects that make up an area and provide its unique sense of place
Magnitude	A combination of the scale, extent and duration of an effect
Mitigation	Measures, including any processes, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Photomontage (visualisation)	Computer simulation or other technique to illustrate the appearance of a development
Sensitivity	Susceptibility of a receiver to a specific type of change.
Visibility	A relative determination at which the proposal can be clearly discerned or described
Visual Absorption Capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visual Impact Assessment	A process of applied professional and methodical techniques to assess and determine the extent and nature of change to the composition of existing views that may result from a development.
View location	A place or situation from which a proposed development may be visible.
Visual receiver	Individual and/or defined groups of people who have the potential to be affected by a proposal.
Visual Significance	A measure of the importance or gravity of the visual effect culminating from the degree of magnitude and receiver sensitivity.

1.5 Material Relied Upon

This VIA has been prepared by DFP based on information referred to herein and/or appended to this report and Site inspections undertaken on 24 April and 20 July 2017.

2 Project Context

2.1 Background

The first Katoomba Christian Convention was held in 1903, in Katoomba and was a formal gathering of Christian people at a house known as 'Khandala' at the end of Katoomba Street. The gatherings or conventions were held each Christmas and the by 1930s about 800 people were attending.

In the 1940s KCC operated from a site in Forester Road, near Echo Point and in the 1950s the current site was acquired and KCC has operated from the site since that time. In 1957 building approval for the main auditorium was granted and the auditorium was later extended and amenities block constructed. In 1985 the site was zoned Special Uses 5ACU (Church).

KCC continues as an interdenominational ministry providing Bible preaching to Christians. The bible preaching and study activities are known as 'Conventions' are held on the site. KCC currently hold 6 conventions throughout the year, with a number of these run over 2–3 consecutive weekends.

The site also hosts the annual CMS Summer School, organised by the Church Missionary Society during the first week of January.

2.2 Regional and Local Context

The Site is located at 119 Cliff Drive and 32 Violet Street, Katoomba and is approximately 3km from Katoomba Town Centre and 2km from Echo Point. Scenic World is located directly east of the site. South of the site is the Jamieson Valley and the Blue Mountains National Park (part of the Greater Blue Mountains World Heritage Area). A regional location plan is included at **Figure 2**. **Figure 3** provides a more detailed view.

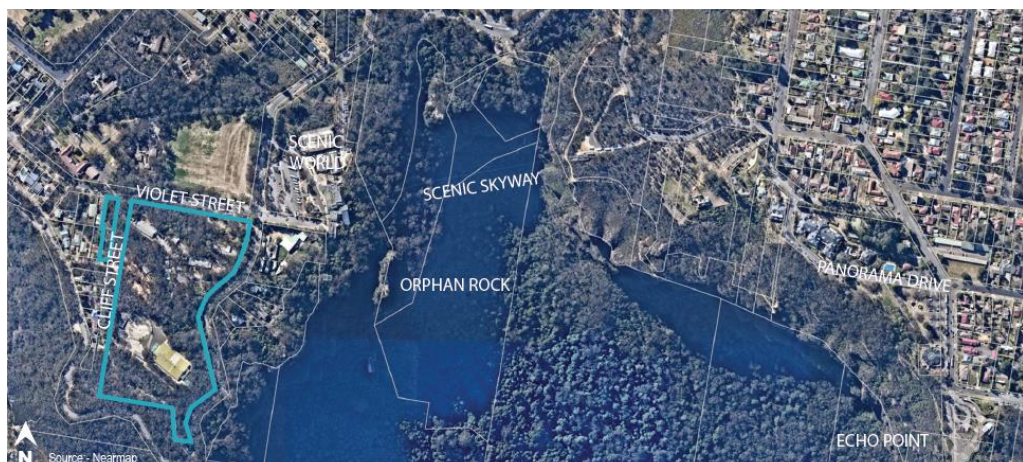


Figure 2 Regional Aerial photograph

2 Project Context

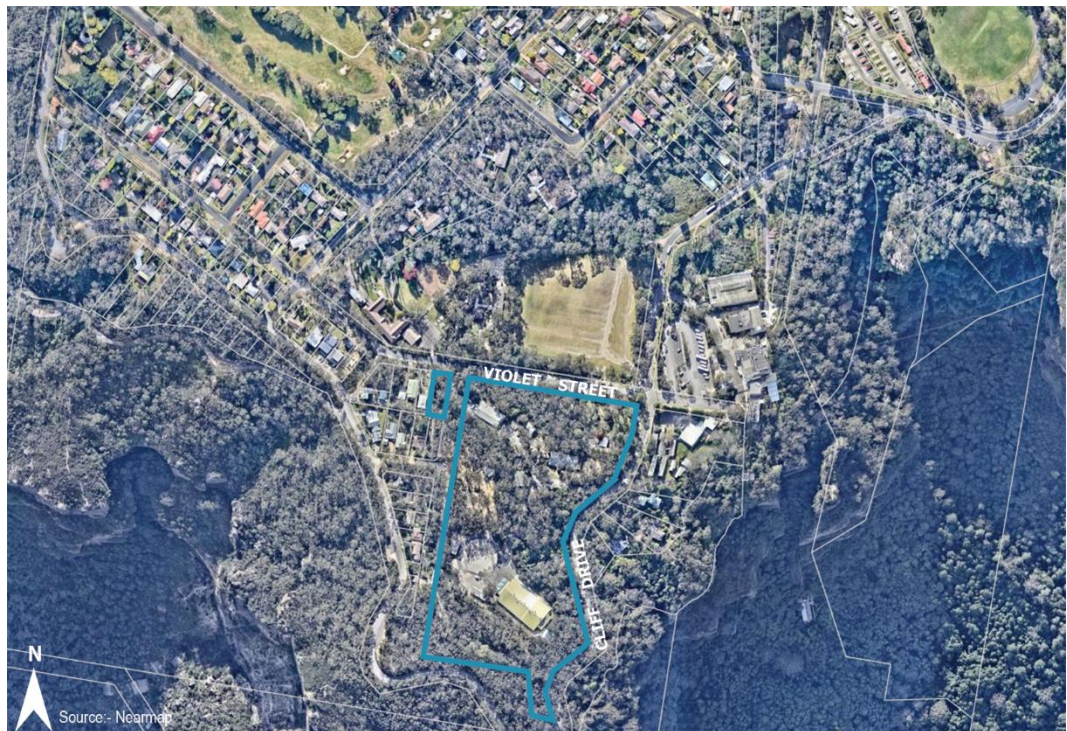


Figure 3 Aerial photograph

2.3 Land use and built form

The site is legally described as Lot 5 in Deposited Plan (DP) 222736 and Lot 4 in DP 2060. The overall site area is approximately 5.3ha.

Current buildings on the site include an auditorium and plaza, bookshop, administration buildings, dining hall, accommodation lodges and camping area (Figure 3).

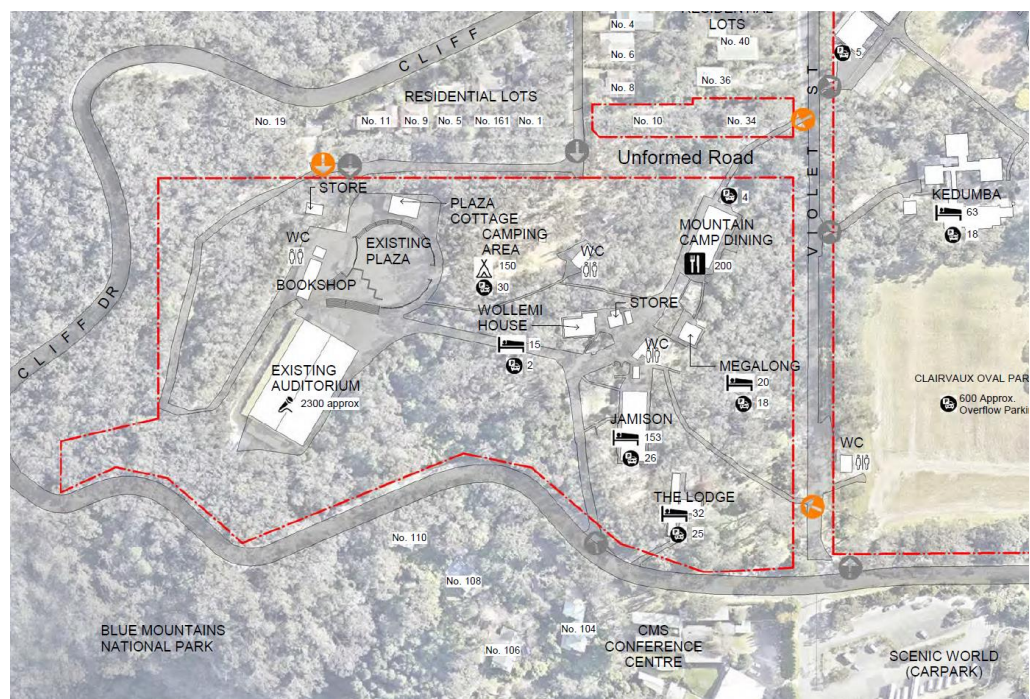


Figure 4 Existing site plan (Source: NBR Architecture Drawing reference 14289-004 dated 4 December 2017)

2 Project Context

The existing buildings on site are predominately small in scale and located within a bushland setting (**Figure 4**). The existing auditorium building is a metal shed structure with a gable roof. Both the walls and the roof are a light olive-green colour. The ridge height of the auditorium is 7.2 metres above the existing ground level (**Figure 5**).



Figure 5 Site Photos



Figure 6 Existing KCC auditorium building with height poles installed

The main vehicular access into the site is from Cliff Drive. Secondary site access is from Cliff Street and Laurel Street. There are pedestrian access points from Violet Street and Cliff Street.

2 Project Context

Surrounding Land Uses

KCC own two adjoining lots at 1-19 Cedar Street and 10 Laurel Street. 1-19 Cedar Street includes Clairvaux Oval and three dormitory style accommodation buildings known as Kedumba, Clairvaux and Hartley Houses.

To the east of the site is the CMS Conference Centre, Scenic World and four residential dwelling on the eastern side of Cliff Drive. To the west of the site are residential properties on Cliff Drive, Laurel Street and Violet Street. To the south is the Blue Mountains National Park.

2.4 Topography

The site has a steeply sloping topography with relative levels ranging from RL 957.12 at the corner of Violet Street and Cliff Drive to RL1004.04 at the south-west corner of the site. Generally the land slopes in a north-east direction with gradients of between 5 and 15%. The existing floor level of the auditorium is located at approximately RL283.9. The major ridge line is located to the south-west of the site.

2.5 Landscape and Vegetation

Three main vegetation communities have been identified on site. These are:

- Dry-Open Forest (*Eucalyptus piperita* and *Eucalyptus sieberi*);
- Moist Open Forest; and
- Disturbed land with scatter trees and garden beds.

Dry-Open Forest is the dominant landscape community on the site and covers approximately 50% of the site. It is characterised by a canopy cover of approximately 25 to 45% and a height of up to 25 metres. This landscape community is located south and east of the existing auditorium building.

2.6 Heritage

The site is not a heritage item. It is located in the vicinity of a number of heritage items identified in Schedule 5 of Blue Mountains Local Environmental Plan 2015 (BMLEP 2015) including:

- Scenic Railway and Environs (Item K003) 2 Violet Street, Katoomba
- The Landslide (Item K004) Blue Mountains National Park
- Orphan Rock (Item K015) Blue Mountains National Park
- Scenic Skyway (Item K016) Blue Mountains National Park
- Katoomba Coal Mine (Item K045) 2 Violet Street, Katoomba
- Jamison Valley Heritage Conservation Area (Item K007)

The Blue Mountains National Park forms part of the Greater Blue Mountains World Heritage Area.

A Statement of Heritage Impact has been prepared by NBRS Architecture that reviews the impact of the proposed development on the heritage significance of adjacent heritage items.

3 Project Description

3.1 Proposed Development

KCC is proposing to redevelop the existing facilities on the site and development consent is being sought for the following:

- Demolition of the existing auditorium and construction of a new 3,500 seat auditorium to be used as a place of public worship.
- A new bookshop building to replace the existing bookshop building. The building will also include new toilet facilities.
- Seven new breakout spaces/meeting rooms.
- A new reception building with store rooms.
- Demolition of the existing 200 seat dining hall and construction of a new dining hall with 500 seat capacity, kitchen; laundry, storage, reception and administration space;
- A new café fronting Violet Street.
- Demolition of the existing accommodation buildings and construction of new accommodation buildings including six ecolodges (with 56 beds each lodge) and three chalets (18 beds each); and
- New internal access roads and car parking area.

Auditorium and Plaza Buildings

The new auditorium, bookshop, breakout rooms and reception will be constructed around the existing plaza. The proposed development is seeking to provide modern facilities for the Bible preaching events and worship activities held on the site. The principal use of the new auditorium will remain as a place of public worship. The bookshop will operate during KCC worship events and other Bible study and worship events.

The auditorium will be capable of accommodating 3,500 people (an increase of 1,200 people compared the existing facility). The auditorium has a rectangular plan with a curved roof profile. Roof pop-ups provide natural ventilation to the large space. The curved roof profile assists in reducing the overall bulk and scale of the building.

The new auditorium has been sited at the location of the existing auditorium. Some earthworks will be required, however generally the building has been sited to respond to the existing land form. The cross section through the building illustrates how the building has been integrated with the site's topography with the ridgeline located to the rear of the building (Figure 7).



Figure 7 Extract of site section – plaza showing the relationship between the proposed auditorium building and the surrounding

3 Project Description

Accommodation

The new accommodation will provide a total of 390 beds, a net increase of 170 beds. There are two types of accommodation buildings proposed: ecochalet and ecolodge. Each ecochalet provides 18 beds with the ecolodges providing 56 beds. Both types of accommodation buildings are two storeys. They have been sited to respond to the site's topography.

The existing camping area will be retained, however during peak activities, the area may be used for overflow car parking.

Dining Hall and Cafe

The dining hall will only operate when the site is being used by KCC (and others) during worship conventions or to service large groups staying in the accommodation. The dining hall will not operate as an independent restaurant on a daily basis. The café adjacent to the dining hall is proposed to operate on a daily basis.

3.2 Landscape and Tree Removal

The works will include the removal of trees to facilitate the construction of the buildings and the creation of the Asset Protection Zone (APZ). However, significant areas of vegetation will be retained across the site with over 80% of the site undeveloped. Existing vegetation adjoining Cliff Drive and to the south of the auditorium will be retained.

The proposed new landscaping includes revegetation zones of native plantings around the accommodation buildings, creation of new pathways and new feature tree plantings within the plaza. The landscape design will enhance the existing landscape setting.

3.3 Materials and Finishes

The proposed development adopts a natural and neutral palette of materials and finishes including off-form concrete walls, gabion walls, Corten metal cladding and stone cladding. The finishes have been selected to harmonise with the native bushland setting. The roof colour is Colorbond Wallaby, which has been chosen as it is a medium dark recessive grey that will blend behind the predominately Eucalyptus tree canopy. The range of materials, finishes and textures is limited to achieve a consistent visual character and ensure a simple uncluttered design. The finishes are robust and easy to maintain.

3.4 Development Staging

The proposed development will be constructed in three stages.

4 Visual Impact Assessment

4.1 General

The potential visual impact of the proposal has been assessed in relation to key viewpoints and/or groups of viewpoints. The levels of significance of potential visual impacts have been assessed through consideration of the combination of the magnitude of visual change in the landscape and its proximity to the viewer and the sensitivity in relation to the quality of the view and how sensitive it is to the proposed change.

The magnitude of visual change is strongly influenced by the level of visibility of the new works resulting from the combination of scale, extent, distance and duration of views. Visual sensitivity depends on the nature of the existing environment and on the likely response from people viewing the scene. People driving on a busy road and/or at high speeds are likely to be less sensitive to a change in the environment since they are focused on changes in traffic conditions and driving, compared to someone who is enjoying a recreational experience or someone who is viewing the scene from their living room.

The categories of magnitude and sensitivity of visibility are defined in **Table 2** below:

Table 2 Magnitude and sensitivity of visibility	
Rank	Description
Negligible	Very minor loss or alteration to one of more key elements/features/characteristics of the baseline visual character and/or introduction of elements that are consistent with the visual character of the existing landscape character
Low	Minor loss and/or alteration to one or more key elements/features/characteristics of the baseline visual character and/or introduction of elements that are consistent with existing landscape character.
Moderate	Partial loss of/or alteration to one or more key elements/features/characteristics of the baseline visual character and/or introduction of elements that be may prominent but not considered to be substantially uncharacteristic of the existing landscape character.
High	Substantial to total loss of key elements/features/characteristics of the baseline visual character and/or introduction of elements considered to be totally uncharacteristic of the existing landscape character.

The magnitude and sensitivity of potential visual impacts to existing views would depend on a combination of scale, extent, distance and duration of the views. Impacts are assessed by applying a consistent set of criteria to each of the viewpoints as outlined in **Table 3** below.

Table 3 Visual Impact Criteria		
Criteria	Definition	Rating
Duration of View Long term Moderate term Short term Very short term	> 1 hour 30 minutes to 1 hour 1 minute to 30 minutes < 1 minute	High Moderate Low Negligible
Number of viewers High Moderate Low Very Low	> 1,000 100 - 999 10 - 100 <10	High Moderate Low Negligible
Viewer sensitivity (type) Resident / Hotel Guest Pedestrian / cyclist / Tourist Motorist		High Moderate Low

4 Visual Impact Assessment

Table 3 Visual Impact Criteria

View sensitivity Pristine landscape Moderately modified landscape Significantly modified landscape		High Moderate Low
View distance / proximity Short Medium Long Very long	<100m 100m – 500m 500m – 1kilometre > 1 kilometre	High Moderate Low Negligible
Visibility in relation to the field of view Highly visible Visible Partially visible Barely visible		High Moderate Low Negligible

The combination of sensitivity and magnitude provides a visual impact rating for the proposed works based on the following table

Table 4 Visual Impact Assessment Matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High	High - Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

4 Visual Impact Assessment

4.2 Key Viewpoints

The key viewpoints from the surrounding areas are identified in **Figure 8**.

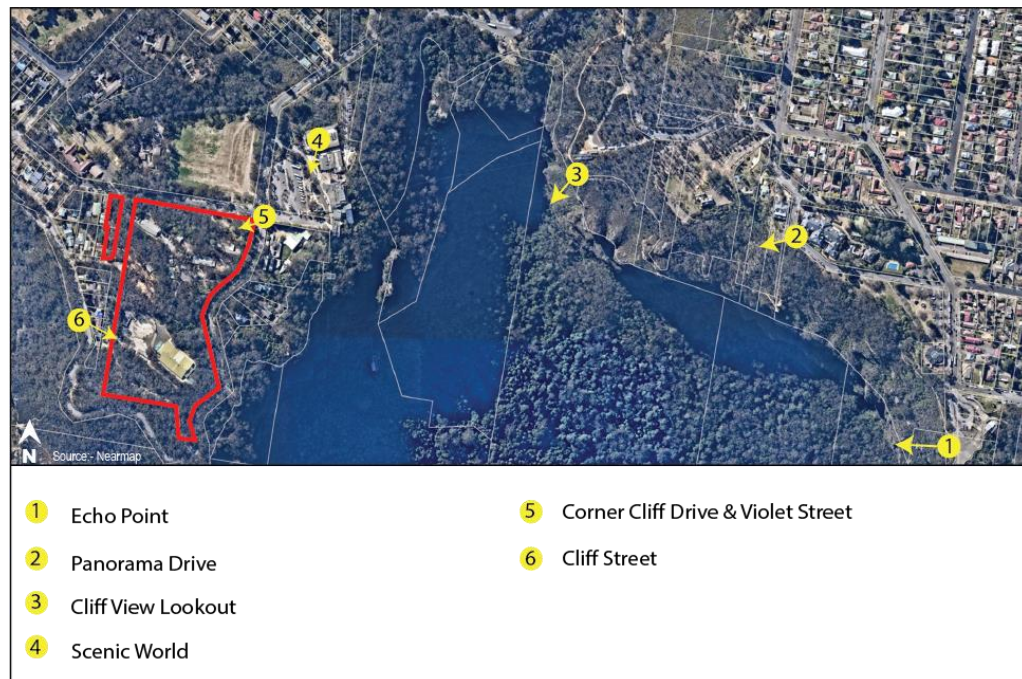


Figure 8 Key Viewpoints

These key viewpoints are:

- Key View Point 1: Echo Point
- Key View Point 2: Panorama Drive
- Key View Point 3: Cliff View Lookout
- Key View Point 4: Scenic World
- Key View Point 5: Corner of Cliff Drive and Violet Street
- Key View Point 6: Cliff Street

View Points 1 to 3 are long distance views and are greater than 500 metres from the proposed auditorium building. View Point 4 is a medium view located between 100 and 500 metres from the proposed auditorium building. View Points 5 and 6 are short distance views located within 100 metres of the proposed auditorium building.

Key View Point 1

Key View Point 1 is from the Echo Point lookout looking west towards the site (**Figure 9**). Echo Point is 1.2 kilometres east of the proposed auditorium. It is a very popular tourist location for local and international visitors to view the Three Sisters and Jamison Valley. The existing view is relatively pristine with Scenic World and the Scenic railway easily identifiable. The view showcases the key scenic features of the Blue Mountains including sandstone escarpments, landscape skylines and densely vegetated valleys. It is noted that the slight dip in the skyline of the tree canopy identifies the approximate location of the existing plaza at KCC. **Table 5** provides an assessment of the potential visual impact of the proposed development from this view point.

4 Visual Impact Assessment

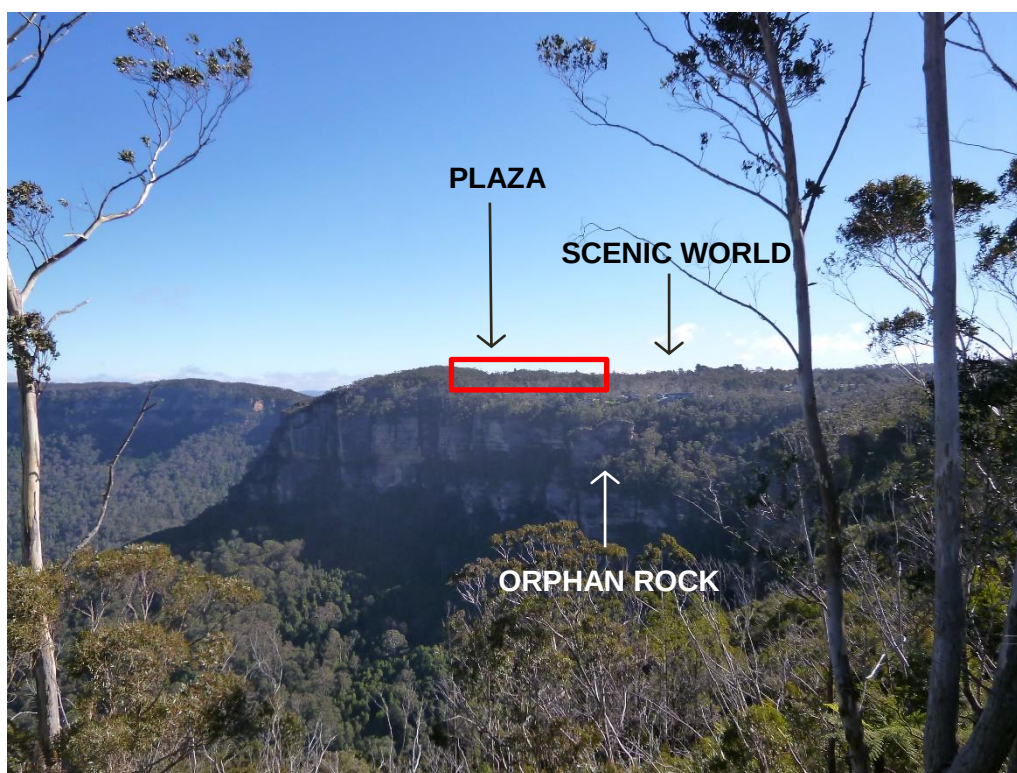


Figure 9 Key View Point 1: Echo Point. The approximate location of the site is identified by a red box.

Table 5 Key View Point 1				
	Motorist	Pedestrian / Cyclist / Tourists	Residents / Hotel Guests	Comment
Sensitivity				Whilst the view is very sensitive to change because of the high number of viewers and iconic nature of the view, it is unlikely that the proposed development will be visible from this location. The scale of the proposed development in relation to the overall scale of the landscape setting is insignificant. The proposed development will not protrude above any adjacent vegetation nor will it disrupt the skyline by protruding above the tree canopy along the ridgeline.
- Duration	N/A	Low	N/A	
- No of Viewers	N/A	High	N/A	
- Viewer Sensitivity	N/A	Moderate	N/A	
- View Sensitivity	N/A	Very High	N/A	
Overall Sensitivity Impact	N/A	High	N/A	
Magnitude				
View Distance / proximity	N/A	Negligible	N/A	
Visibility in relation to the field of view	N/A	Negligible	N/A	
Overall Magnitude impact	N/A	Negligible	N/A	
IMPACT	N/A	Negligible	N/A	

4 Visual Impact Assessment

Key View Point 2

Key View Point 2 is from Panorama Drive adjacent to Echoes Boutique Hotel and Restaurant (**Figure 10**). Lilianfels Blue Mountains Resort and Spa is also located nearby. The view point is approximately 990 metres to the east of the proposed auditorium. The view analysis considers the potential visual impact of the proposed development on motorists; pedestrians and cyclists; and hotel guests. Some of the existing buildings on site can be seen, however they are predominately screened by the existing bushland. Scenic World is easily identifiable. **Table 6** provides an assessment of the potential visual impact of the proposed development from this view point.

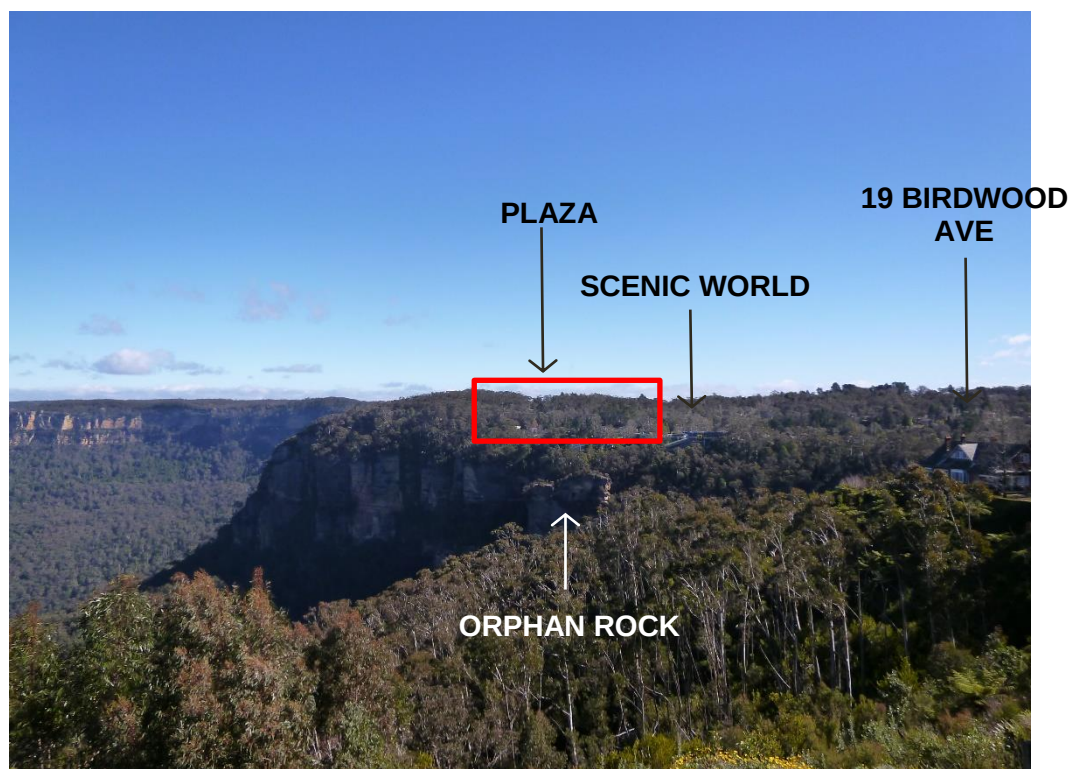


Figure 10 Key View Point 2: Panorama Drive. The site is identified by a red box.

Table 6 Key View Point 2				
	Motorist	Pedestrian / Cyclist / Tourists	Residents / Hotel Guests	Comment
Sensitivity				The removal of trees as part of the construction works and the creation of the Asset Protection Zones (APZ) may mean that the proposed development is more visible than the existing development. Nevertheless, the scale of the proposed development is small in relation to the overall scale of the view. In addition, the large numbers of trees that will be retained along the eastern boundary of the site will provide screening of the proposed development.
- Duration	Negligible	Low	High	
- No of Viewers	Moderate	Moderate	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	High	High	High	
Overall Sensitivity Impact	Low	Moderate	High	
Magnitude				
View Distance / proximity	Low	Low	Low	

4 Visual Impact Assessment

Table 6 Key View Point 2

Visibility in relation to the field of view	Negligible	Negligible	Negligible
Overall Magnitude impact	Negligible	Negligible	Negligible
IMPACT	Negligible	Negligible	Negligible

Key View Point 3

Key View Point 3 is from Cliff View Lookout, which is located along the Prince Henry Cliff walk and close to the east station of the scenic skyway (**Figure 11**). The view point is approximately 650 metres north-east of the proposed auditorium. Cliff View Lookout is one of a series of lookouts located along the Prince Henry Cliff walk. Viewers from this location would be bushwalkers and tourists. The lookout provides a good view towards Orphan Rock and Scenic World. Scenic World, the scenic railway and the Scenic Skyway are the dominant man-made structures in the view. **Table 7** provides an assessment of the potential visual impact of the proposed development from this view point.

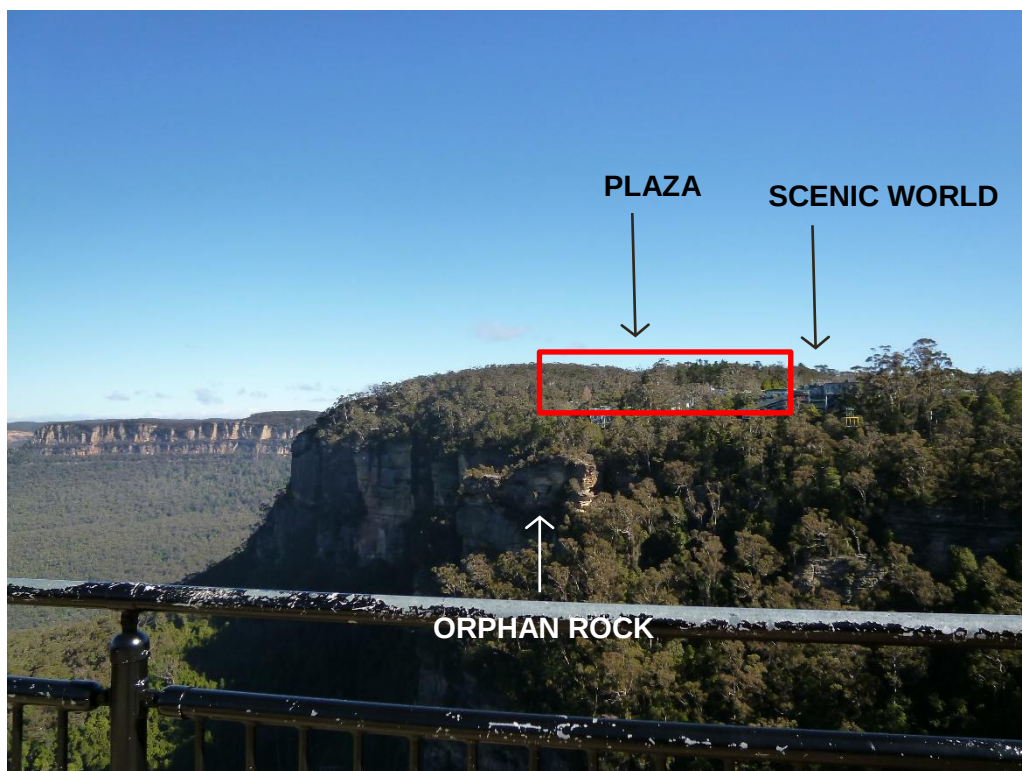


Figure 11 View Point 3: Cliff View Lookout. The site is identified by a red box.

4 Visual Impact Assessment

Table 7 Key View Point 3

	Motorist	Pedestrian / Cyclist / Tourists	Residents / Hotel Guests	Comment
Sensitivity				
- Duration	N/A	Low	N/A	Whilst tree removal is required to meet bush fire protection requirements, the overall scale of the proposed development is small in relation to the overall view. In addition, the buildings and structures associated with Scenic World and the scenic railway are located to the fore of the site. The proposed development will not impact views towards Orphan Rock, Scenic World and the sandstone escarpment. The proposed development will not protrude above the existing skyline.
- No of Viewers	N/A	Moderate	N/A	
- Viewer Sensitivity	N/A	Moderate	N/A	
- View Sensitivity	N/A	Moderate	N/A	
Overall Sensitivity Impact	N/A	Moderate	N/A	
Magnitude				
View Distance / proximity	N/A	Low	N/A	The proposed development will not impact views towards Orphan Rock, Scenic World and the sandstone escarpment. The proposed development will not protrude above the existing skyline.
Visibility in relation to the field of view	N/A	Negligible	N/A	
Overall Magnitude impact	N/A	Negligible	N/A	
IMPACT	N/A	Negligible	N/A	

Key View Point 4

Key View Point 4 is from Scenic World public carpark looking south-west towards the site (**Figures 12**). The view looks over the existing tree canopy of KCC. The public carpark is approximately 400m to the north-east of the proposed auditorium. **Table 8** provides an assessment of the potential visual impact of the proposed development from this view point.

4 Visual Impact Assessment



Figure 12 Key View Point 4: Scenic World. The site is identified by a red box.

Table 8 Key View Point 4

	Motorist	Pedestrian / Cyclist / Tourists	Residents / Hotel Guests	Comment
Sensitivity				
- Duration	N/A	Low	N/A	
- No of Viewers	N/A	Negligible	N/A	
- Viewer Sensitivity	N/A	Moderate	N/A	
- View Sensitivity	N/A	Low	N/A	
Overall Sensitivity Impact	N/A	Low	N/A	It is unlikely that the proposed development will be visible from this location due to the existing Scenic World buildings and the existing on-site vegetation.
Magnitude				
View Distance / proximity	N/A	Moderate	N/A	
Visibility in relation to the field of view	N/A	Negligible	N/A	
Overall Magnitude impact	N/A	Negligible	N/A	
IMPACT	N/A	Negligible	N/A	

4 Visual Impact Assessment

Key View Point 5

Key View Point 5 is from the corner of Cliff Drive and Violet Street. Photo-matched photomontages have been prepared by NBRS Architecture (**Figures 13 & 14**). This location will become the new gateway to the Site and will provide an orientation point for visitors to KCC. **Table 9** provides an assessment of the potential visual impact of the proposed development from this view point.



Figure 13 Key View Point 5: Corner of Cliff Drive and Violet Street - Existing View (Source: NBRS Architecture)

4 Visual Impact Assessment



Figure 14 Key View Point 5: Corner of Cliff Drive and Violet Street - Proposed View (Source: NBRS Architecture)

Table 9 Key View Point 5

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	N/A	
- No of Viewers	Moderate	Moderate	N/A	
- Viewer Sensitivity	Low	Moderate	N/A	
- View Sensitivity	Moderate	Moderate	N/A	
Overall Sensitivity Impact	Moderate - Low	Moderate	N/A	
Magnitude				
View Distance / proximity	High	High	N/A	
Visibility in relation to the field of view	High	High	N/A	
Overall Magnitude impact	High	High	N/A	
IMPACT	Moderate	High-Moderate	N/A	The proposed dining, administration and café buildings will provide a sense of address for KCC to Violet Street. The proposed buildings will appear as buildings set within a landscape setting. Landscape and vegetation is the dominant feature of the view. The buildings do not protrude above the skyline and the visual impact is therefore consistent with the provisions of clause 6.12 of BMLEP.

4 Visual Impact Assessment

Key View Point 6

View Point 6 is from Cliff Street adjacent to No 11 Cliff Street (**Figure 17**). This location provides access to the fire trail at the southern end of the site. It also provides access for servicing the existing plaza and auditorium. The dwellings on Cliff Street are primarily orientated to the west towards Narrow Neck rather than the east towards KCC. **Table 10** provides an assessment of the potential visual impact of the proposed development from this view point.



Figure 15 View Point 6: Cliff Street

Table 10 Key View Point 6

	Motorist	Pedestrian / Cyclist / Tourists	Residents / Guests	Comment
Sensitivity				
- Duration	Negligible	Low	High	The proposed development will replace existing dilapidated buildings and structures with contemporary buildings. There are no impacts on views of the tree canopy skyline or sandstone escarpment from this location. The proposed works are consistent with development previously approved in this location and the requirements of clause 6.12 of the BMLEP.
- No of Viewers	Low	Moderate	Moderate	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Low	Moderate	High-Moderate	
Magnitude				
View Distance / proximity	High	High	High	
Visibility in relation to the field of view	High	High	High	

4 Visual Impact Assessment

Table 10 Key View Point 6

Overall Magnitude impact	High	High	High	
IMPACT	Moderate	High-Moderate	High	

4.3 Visual Impact Assessment Summary

Generally, the proposed development has a low to high visual impact. **Table 12** summarises the findings.

Table 11 Visual Impact Assessment Summary

	Motorist	Pedestrian / Cyclist / Tourist	Residents / Hotel Guests
View Point 1: Echo Point	N/A	Negligible	N/A
View Point 2: Panorama Drive	Negligible	Negligible	Negligible
View Point 3: Cliff View Lookout	N/A	Negligible	N/A
View Point 4: Scenic World	N/A	Negligible	N/A
View Point 5: Corner of Cliff Drive and Violet Street	Moderate	High-moderate	N/A
View Point 6: Cliff Street	Moderate	High-moderate	High

The long distance views (View Points 1 to 3) have a negligible visual impact. It is noted that the scale of the proposed development is very small in relation to the scale of the overall views. Whilst tree removal will occur to facilitate the construction of the new buildings and the establishment of the APZ, over 80% of the site will remain undeveloped. This includes the existing trees located to the east and south of the proposed auditorium. The auditorium will not protrude above the existing tree canopy adjacent the building and it will not visually break the skyline of the tree canopy located along the ridge. The proposed development will not have any impacts of any existing views towards Scenic World, Orphan Rock and the sandstone escarpment.

East of the auditorium between Cliff Drive and the auditorium, the site rises approximately 16m (from approximately RL 968 to RL 983.850), with a dense tree canopy that extends up to 25m. Therefore, the height of the trees below the auditorium is approximately RL 992 to RL 1008.850, with the tree canopy providing screening of the auditorium, which has a maximum ridge height of RL 997.054. South of the auditorium, the ground level rises from approximately RL 990 to RL 1004. The tree canopy in this area also extends up to 25m. Therefore, the height of the trees is approximately RL 1005 to RL 1029.

The medium distance view (View Point 4) has a negligible visual impact due to the existing vegetation along Cliff Drive. The vegetation along Cliff Drive is being retained.

The short distance views (View Points 5 and 6) have a moderate to high impact. However, the proposed development is considered to provide a good quality architectural design. Existing dilapidated building structures are replaced with new contemporary buildings.

5 Mitigation Strategies

The visual impact of the proposed works is assessed as being negligible to high. The following strategies have been adopted to assist in mitigating the visual impacts of the proposed works:

Design

- All buildings have been carefully sited to respond to the site's topography. This minimises the amount of earthworks required and disturbance of existing vegetation. Over 80% of the site is undeveloped.
- The proposed auditorium is located on the site of the existing auditorium. The building has a curved roof profile, which minimises the overall form and mass of the building, whilst ensuring functionality. The modulations assist in helping the building to sit within the existing tree canopy and breaks down the overall scale of the building.
- A consistent approach to the detailing of buildings has been adopted with a limited palette of materials and finishes. This establishes a consistent visual character across the site. The finishes have been selected to harmonise with the native bushland setting. For example, the roof colour is Colorbond Wallaby, which has been chosen as it is a medium dark recess grey that will blend behind the predominately Eucalyptus tree canopy.
- The existing landscape will be augmented by new planting.

Construction

- Protection of existing trees and vegetation during construction including the minimisation of the number of trees that need to be removed to facilitate the construction of the development and the establishment of the APZ.
- The construction will be undertaken in three stages, which will assist in minimising the visual impact of the construction. Any disturbed areas should be rehabilitated as quickly as possible.

Operation

- Existing and proposed landscape should be regularly maintained in accordance with KCC's Vegetation Management Plan and Tree Risk Assessment Report.

6 Conclusion

This report provided an assessment of the proposed visual impact of the proposed Katoomba Christian Convention development at 119 Cliff Drive and 34 Violet Street, Katoomba. The proposed works comprise the redevelopment of the site to provide a new place of public worship, tourist and visitor accommodation, café and ancillary facilities.

Part of the site is identified as being “Protected Area – Escarpment” under clause 6.12 of BMLEP, the VIA assists in addressing the requirements of this clause.

Six key view points were identified as part of the visual impact assessment. These included three long distance views from Echo Point, Panorama Drive and the Cliff View Lookout; one medium distance view from Scenic World; and two short distance views from the corner of Cliff Drive and Violet Street, and Cliff Street. The visual impact of the proposed works on the long distance and medium distance views are assessed as negligible. The visual impact of the proposed works on the short distance views are assessed as moderate to high.

The proposed works will not have any adverse visual impacts on the scenic values of the escarpment. Existing views towards KCC from key vantage points such as Echo Point and Panorama Drive will not be impacted by the works. The scale of the proposed development relative to the scale of the overall view is small. No part of the proposed development will protrude above the adjacent tree canopy nor will the development visually disrupt the skyline by protruding above the ridgeline. Materials and finishes have been selected to blend the proposed buildings into natural setting. Therefore the proposed development is considered to have an acceptable visual impact and achieve the objectives of clause 6.12 of BMLEP.