

VISUAL IMPACT ASSESSMENT

Rezoning to R2 Low Density Residential
Lot 2 DP 626183, Golden Valley Road, Jamberoo

September 2017

Commissioned by:

Mr Branko Simicic

Prepared by:



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The Site

Site:	Lot 2 DP 626183 Golden Valley Road
Location:	Jamberoo
Client:	Mr Branko Simicic
Proposal:	Rezoning RU2 to R2 Low Density Residential

EXECUTIVE SUMMARY

1. The site is currently open cattle grazing pasture with no existing trees or shrubs. It is located immediately southeast of the Jamberoo Village.
2. The site is to be rezoned from RU2 Rural to R2 Low Density Residential with minimum lot size of 800 sq m
3. The Visual Impact of the site will predominantly affect views by passing cars from Jamberoo Road and along Golden Valley Road
4. The magnitude and sensitivity of the Visual impact of the rezoning has generally been assessed as Moderate to Moderate-low.

Recommendations to Mitigate Visual Impact of the rezoning

- Ensure that the subdivision reads as an extension to the existing Jamberoo urban area, incorporating screening of the existing electricity substation.
- Disassociate any visual connection between the site and Jamberoo Road by encouraging planting both to the boundary of the site and in the adjacent paddocks
- Tree planting should be provided throughout the development, both as street trees and internal subdivision trees, with new home owners encouraged to plant large trees to reduce the apparent size of the subdivision.
- Planning controls should discourage the use of lightly-coloured and/or highly reflective roofing and external materials to assist in minimising the visual impact of the proposed subdivision from a distance.

1 INTRODUCTION

1.1 Preamble

Mr Branko Simicic commissioned Chris & Charlotte Webb Pty Ltd to prepare a visual Impact Assessment [VIA] as part of the Proposal to rezone a parcel of land in Golden Valley Road, Jamberoo

The purpose of the VIA, as requested by Kiama Council, is to give consideration to the potential visual impacts of the proposed rezoning, in particular from Jamberoo Road.

1.2 Objectives

The objectives of this VIA are as follows:

- To identify and describe the existing landscape of the area
- To identify areas likely to be affected by the proposed rezoning
- To outline mitigation for any identified visual impact of the rezoning

1.3 Terminology

The following terms shall apply to this report:

- The subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries
- The study area consists of the subject site plus the immediate surrounding land potentially affected by the rezoning. Generally, this refers to the area south east of eastern entry to Jamberoo Village and Golden Valley Road.

1.4 Authorship

This report has been prepared by Chris & Charlotte Webb Pty Ltd

1.5 Methodology

The assessment was undertaken in three stages as noted below:

1. A description of the existing visual environment.
2. The undertaking of a viewpoint analysis to identify locations likely to be affected by development of the site. Viewpoints are chosen that represent those locations where impacts will affect significant groups within the population (e.g. major roads). For this particular study, emphasis was given to Jamberoo Road and Golden Valley Road as these provided viewpoints with the highest proportion of observers.
3. An assessment of visual impacts.

1.6 Reference Documents

'Planning Proposal Rezoning to R2 Low Density Residential Lot 2 DP 626183, Golden Valley Road, Jamberoo' prepared by TCG, 21 September 2016

2 EXISTING VISUAL ENVIRONMENT

2.1 Site Location and Zoning

The site is located in Golden Valley Road, near the intersection with Macquarie Street. It is approximately 200 metres from Allowrie Street and 800 metres from Jamberoo Post Office.

The site is located immediately adjacent to the southeast perimeter of the residential area (R2). The site is adjacent to a small park (RE1) and diagonally opposite an electricity sub-station (SP2) in Golden Valley Road.

The site is currently zoned RU2 Rural Landscape under the Kiama Council LEP 2011.

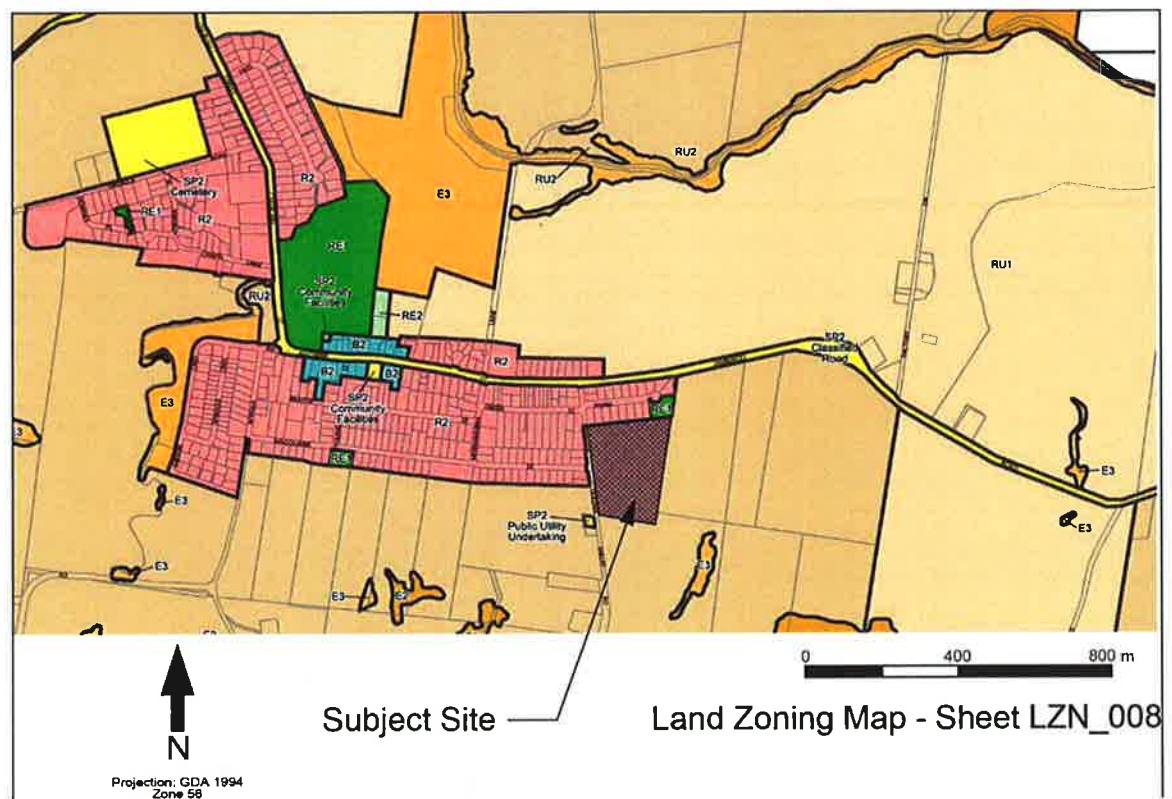


Figure 1 Location of Subject site

2.2 Site Description

The site consists of one single lot identified as Lot 2 DP 626183, with an area of 4.662 hectares. The site is approximately rectangular in shape, with the southern boundary traversing the middle of an existing dam.

The site slopes from northwest to southeast, from Golden Valley Road towards Colyer's Creek. It is surrounded by open grazing land on the south and east. Low density housing is adjacent to the north and west, with a small park adjacent to the northern boundary.

Currently the site is open grassland, comprising a mixture of pasture grasses and weeds. There are no trees or shrubs on the site. A small dam is located in the southern portion of the land.

The site can be publicly viewed from Golden Valley Road with occasional glimpses from Jamberoo Road. The site cannot be seen from Fountaindale Road due to the intervening topography.

The site is accessed by vehicle from Golden Valley Road.

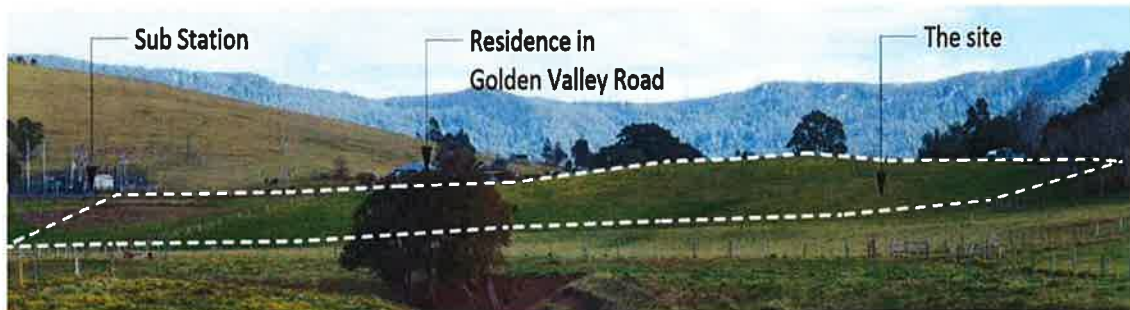


Figure 2 The site, viewed from the neighbouring property looking west

2.3 Description of the Local Visual Environment

This section of the report describes the visual environment of the locality as a means of gaining an appreciation of the development's local context.

The locality has two broad landscape units:

1. Rural area to the east and south of the subject site to the ridge line separating Jamberoo from the coastal precinct of Kiama
2. Jamberoo urban area to the north and west of the site

2.3.1 Rural surrounds

This landscape unit surrounds the entire Jamberoo township, with a distinct boundary with the site to the east and south.

The area is characterised by a rim of native bushland covered rolling hills, open farmland, and the Illawarra Escarpment to the west. Within this landscape is an infill of managed and cultivated landscapes including small farms and dairies around the urban area of Jamberoo township.

The farming land has been extensively cleared of natural vegetation, with occasional trees left standing either singly or in small copses and along some water courses. Small stands of young plantings are evident particularly along driveways and fence lines.

The area has a high degree of patterning and strong rural theme which extends up to the boundaries of the township of Jamberoo. There is very little outer urbanisation around the town perimeter, a character of Jamberoo.

Built development is mainly confined to isolated farmhouses, sheds and rural buildings predominantly located close to existing roads.

2.3.2 Jamberoo Urban Area

This landscape unit occurs to the north and west of the site. This unit is characterised by undulating terrain, with intensive development of low-density housing surrounding the commercial centre of Jamberoo. A large development of low/medium density housing is currently underway to the west of the township near Wyalla Road. See exposed earthworks in Figure 3, which also shows the location of the subject site on the eastern end of Jamberoo township.

The Jamberoo Urban Area is a collection of retail and residential development. The urban area is bisected by Hyam's Creek, generally separating the northern area from the business houses by distance, terrain and visual connectivity.

The settlement and regular subdivision pattern of Jamberoo provides a distinct 'edge' to the township area, with no low density residential development outside the defined edge of the Jamberoo township. This is a distinctive character of Jamberoo which has been maintained over time.



Figure 3 Aerial view showing the location of the site in relationship to the Jamberoo Township and surrounding rural area (Google maps)

3 THE PROPOSAL

The purpose of the VIA is to assess the visual impact of rezoning the site from RU2 Rural Landscape to R2 Low Density Residential. This rezoning would allow for single dwelling houses, dual occupancy development, secondary dwellings and associated additions.

The Kiama LEP 2011 states:

The objectives of the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To increase the supply of secondary dwellings for affordable rental housing stock.
- To provide economic and employment opportunities for people who conduct business activities from their homes where these will not adversely affect the amenity of neighbours or the neighbourhood.

Applicable to the visual impact of the proposed rezoning will be the decrease in minimum Lot size from 40ha (RU2) to 800 square metres (R2 Low Density Residential) with associated increase in building density.

4 Visual Impact Assessment

The assessment of visual impacts has been based on the Roads and Maritime Service 'Environmental Impact Assessment Practice Note: Guideline for landscape character and visual impact assessment' (EIA-N04). The matrix used below has been based on the matrix in this Roads and Maritime Service Practice Note.

According to the Roads and Maritime Service Practice Note, "sensitivity refers to how sensitive the existing character of the setting is to the proposed change" and "magnitude refers to the nature of the project".

4.1 Key View Points

The topography, the existing built elements of Jamberoo township and the existing vegetation screen the proposed development from most public access points. The site is predominantly visible from only from two public areas: from the north-east along Jamberoo Road and from the south along Golden Valley Road.

Figure 4 identifies the four key view points used in this assessment from Jamberoo Road, and the key view point from Golden Valley Road. Also highlighted in Figure 4 are the 20 metre and 30 metre contours which cross the subject site showing the Jamberoo township, Jamberoo Road and Allowrie Road are all below the level of the subject site.

The site survey in Appendix 1 shows the site rises in the northeast to a small knoll above 40 metres.



Figure 4 Views into the site hatched yellow (Sixmaps.com.au)

4.2 Jamberoo Road

As noted at the start of the report, Kiama Council has requested that consideration be given to the visual impact of this rezoning, in particular from Jamberoo Road.

4.2.1 Description of Jamberoo Road

Jamberoo Road is the major access road from the coast and Kiama into Jamberoo Valley. It enters the Valley from the east, becoming Allowrie Road through the township of Jamberoo.

The general views along Jamberoo Road from this approach comprises predominantly open rural scenery with a scattering of buildings and vegetation, exotic and native, within the outer perimeter of natural bushland along higher hills and the escarpment.

4.2.2 Assessment from Key View Point 1

View 1 in Figure 5 clearly shows the Site set within rolling hills of cleared farmland with a backdrop of the bush-clad escarpment dominating the view. Large, high voltage power lines and poles transect the view North to South. The dwelling and Sub Station in Golden Valley Road are clearly visible and as both are located above Golden Valley Road.

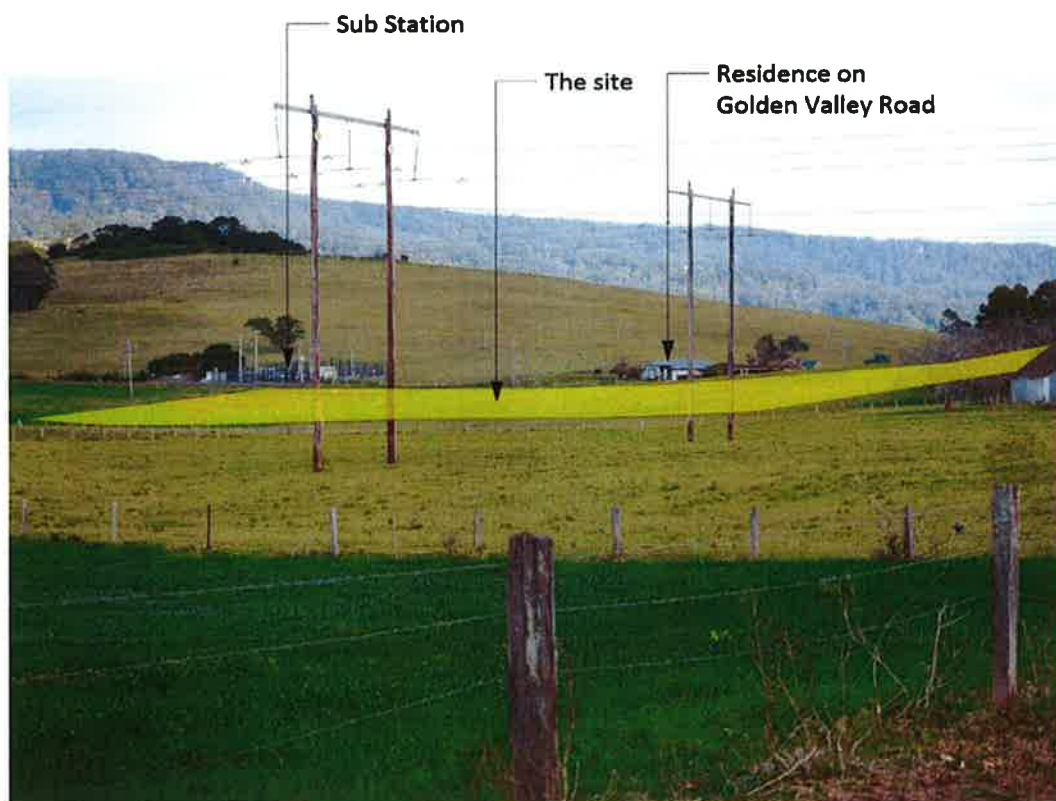


Figure 5 View 1 from Jamberoo Road looking west to the site, hatched yellow

Magnitude

The view towards the site would be altered due to the proposed rezoning. This view, currently a grassed slope, would become populated with houses.

However the majority of the view will remain unchanged, with rolling hills behind and escarpment still dominant in the view

The magnitude of the proposal from this view is rated as MODERATE.

Sensitivity

This viewpoint is only seen by passing traffic for a short distance. The existing Power poles already interfere with the scenic quality of the view; therefore, the sensitivity from view point 1 is rated as LOW.

Overall, the Visual Impact from view point 1 would be considered MODERATE-LOW.

		MAGNITUDE			
		High	Moderate	Low	Negligible
SENSITIVITY	High	High Impact	High-Moderate	Moderate	Negligible
	Moderate	Moderate-High	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

4.2.3 Assessment from Key View Point 2

View 2 in Figure 6 displays the site still in its rolling hill setting with bush clad Escarpment backdrop however the impact of the row of trees along the neighbour’s driveway now significantly obscures both the view of the site but also of the Sub Station and dwelling in Golden Vale Road. The deciduous/evergreen mix and nature of these trees along this driveway dictates the relative transparency of the view. The impact of the Power lines is also reduced.

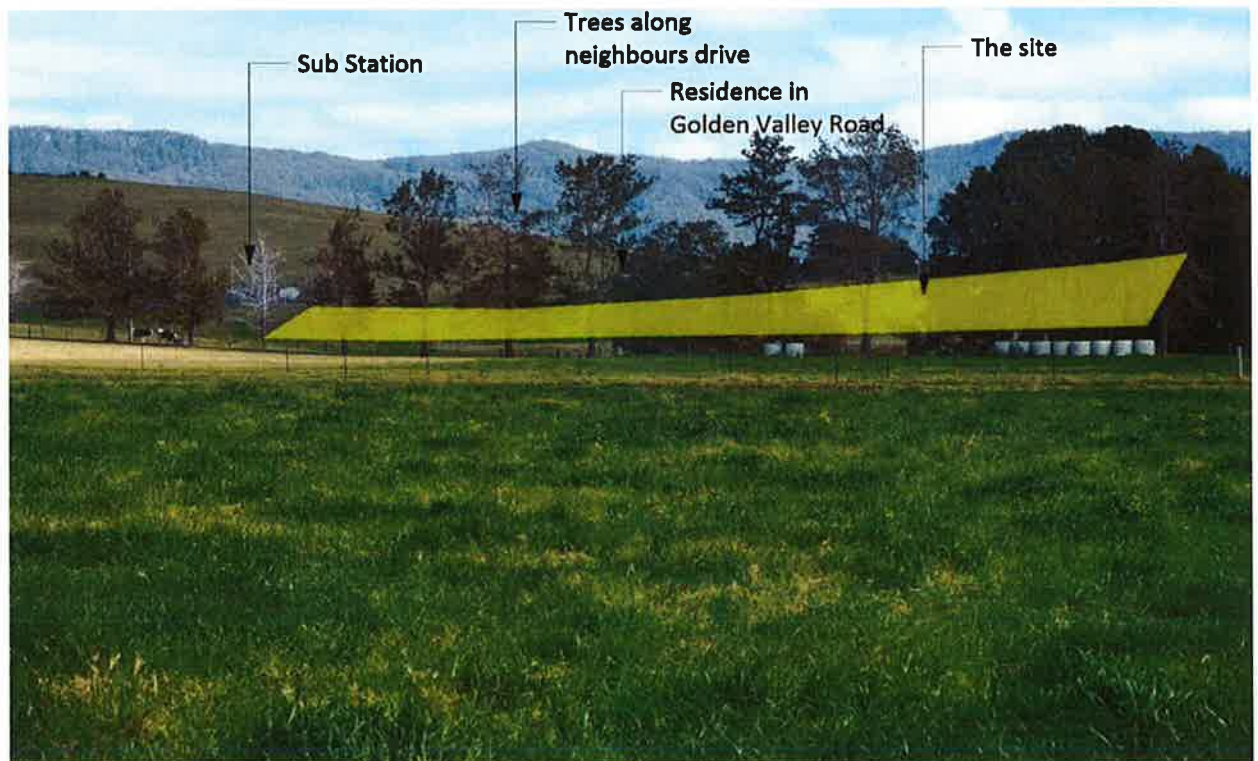


Figure 6 View 2 from Jamberoo Road

Magnitude

Due to the avenue planting along the neighbouring driveway, visibility of the proposed development site is reduced. The proportion of the view of the development is minor compared to the surrounding rural and natural landscape.

The magnitude of the proposal from this view is rated as MODERATE.

Sensitivity

The sensitivity of this view point to the proposal is rated as LOW as it is at a distance to the proposal

Overall, the Visual Impact from view point 1 would be considered MODERATE-LOW.

		MAGNITUDE			
		High	Moderate	Low	Negligible
SENSITIVITY	High	High Impact	High-Moderate	Moderate	Negligible
	Moderate	Moderate-High	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

4.2.4 Assessment from Key View Point 3

View 3 in Figure 7 displays even more impact of the row of trees and little detail can be now seen of the site. The Sub Station and dwelling are also most completely obscured and the most dominate element has become the looming escarpment.



Figure 7 View 3 from Jamberoo Road

Magnitude

Due to the avenue planting along the neighbouring driveway, and distance from the proposal, visibility of the site is greatly reduced.

The magnitude of the proposal from this view is rated as LOW.

Sensitivity

The sensitivity of this view point to the proposal is rated as LOW as it is at a distance to the proposal

Overall, the Visual Impact from view point 1 would be considered LOW.

		MAGNITUDE			
		High	Moderate	Low	Negligible
SENSITIVITY	High	High Impact	High-Moderate	Moderate	Negligible
	Moderate	Moderate-High	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

4.2.5 Assessment from Key View Point 4

View 4 and beyond to the east in Figure 4 visual connection to the site is lost due to intervening topography. The rolling hills and the bush-clad escarpment as indicated by the contours overlaid on the aerial photograph in Figure 4 dominate the view.

Magnitude

Topography of rolling grassed hills obscure the view of the development.

The magnitude of the proposal from this view is rated as NEGLIGIBLE.

Sensitivity

As the site is obscured from the proposal by topography, the sensitivity to the proposed works is rated as NEGLIGIBLE.

		MAGNITUDE			
		High	Moderate	Low	Negligible
SENSITIVITY	High	High Impact	High-Moderate	Moderate	Negligible
	Moderate	Moderate-High	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

4.3 Golden Valley Road

4.3.1 Description of Golden Valley Road

Golden Valley Road is a minor residential road intersecting with Allowrie Road on the eastern side of Jamberoo township. Travelling along Golden Valley Road from Allowrie Road to the south the road rises steeply until it peaks at the boundary with 'the site', which continues to rise above the level of the road. Once over the crest Golden Valley Road descends beyond the site.

Through the urban area the roads are generally kerbed and guttered. As the road passes the proposed site the kerb and guttering only continues on the western side adjacent to existing R2 Low density development.

4.3.2 Assessment from Golden Valley Road

Due to the rising topography there is only a limited view into the site.

Approaching from the south, View 5 in Figure 8 shows the site adjacent to Golden Valley Road overlooking the Minnamurra floodplain northeast towards Browns Road. The site can be seen to be gently sloping to the East and South set within the rolling hills of the Jamberoo Valley. Residences and farm buildings can be just seen on the northern edge of the site.

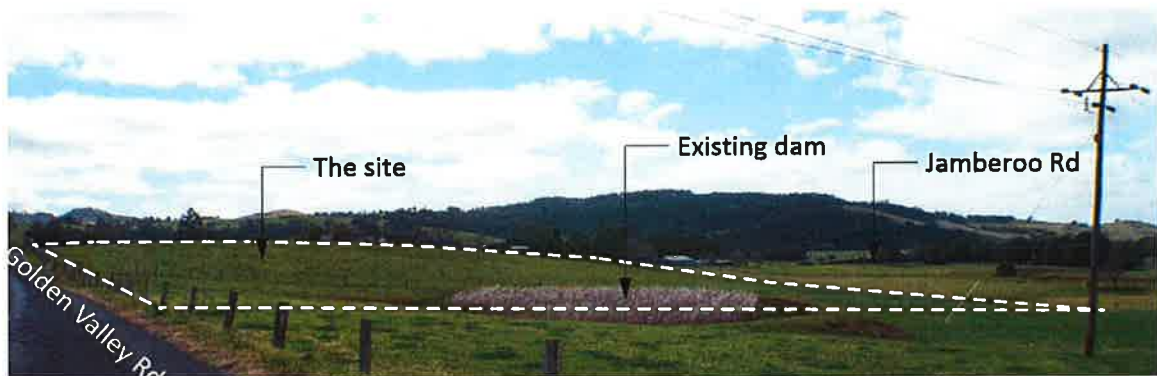


Figure 8 View 5 from Golden Valley Rd

Magnitude

The rezoning of the site will alter the character of Golden Valley Road. However, the site is adjacent to and opposite existing urban development and will become an extension of the urban area.

The magnitude of the proposal from this view is rated as MODERATE.

Sensitivity

Views into the site and beyond will be significantly affected by the rezoning. As this is a minor tributary road, with existing development, the sensitivity from view point 5 is rated as MODERATE.

Overall, the Visual Impact from view point 5 would be considered MODERATE, due to altered views from the bridge deck.

		MAGNITUDE			
		High	Moderate	Low	Negligible
SENSITIVITY	High	High Impact	High-Moderate	Moderate	Negligible
	Moderate	Moderate-High	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

5 Strategy for Visual Impact Control

To mitigate the visual impact of the proposed subdivision options can be both external and internal. Given the rural character of the area the most appropriate method of mitigation is through vegetation and strategic planting regimes.

5.1 Planting External to the Development

5.1.1 Adjacent to Jamberoo Road

As the adjoining property to the east is in the same ownership as the rezoning site, mitigation of the exposed views from Jamberoo can be addressed.

Views into the site from Jamberoo Road can be modified by strategically placing large naturalistic group plantings on the existing cleared farmland adjacent to Jamberoo Road. These plantings would provide non-contiguous screening that would allow glimpses into the development but not act as a linear green barrier which does not integrate well with the existing vegetation pattern of the area.

These planting would be predominately of local species found in the Iron Wood Warm Temperate Rainforest, Red Gum Blue Gum Forests and River Oak Tall Forest vegetation communities.

Species would include

Botanical Name	Common Name
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Casuarina cunninghamiana</i>	She Oak
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>E. saligna/botryoides</i>	Sydney Blue Gum intergrade
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Melaleuca linariifolia</i>	Snow in Summer Paper Bark
<i>M. styphelioides</i>	Prickly Paper Bark
<i>Podocarpus elatus</i>	Brown Plum
<i>Toona ciliata</i>	Red Cedar

5.1.2 Along Colyer's Creek

Revegetating and rehabilitating the riparian area along Colyer's Creek would provide large-scale visual mitigation particularly for the distant view of the proposed development from the Eastern entrance to Jamberoo. This planting would also provide potential wildlife corridors extension and access to the larger escarpment reserves.

A similar planting list can be used for this mitigation project. At this point in time both the neighbouring property and the development site are owned by the same landowner, so this recommendation is a feasible option. If necessary, a covenant should be placed on the neighbouring property to ensure any revegetation/visual mitigation is provided and managed.

5.1.3 Along Golden Valley Road

As the overhead power lines are located on the western side of Golden Valley Road, there is scope to add large growing street trees to reduce the visual impact of the development.

5.2 Planting internally/within the development

To mitigate the impact of the development and in particular the bulk and scale of the proposed houses the use of primarily large deciduous trees as street trees should be adopted. In conjunction with the street trees within the site, homeowners should be encouraged to plant at least one tree with an ultimate height above 10m high in each garden, or more, if space allows.

Suggested species

Botanical Name	Common Name
<i>Acer campestre</i> 'Elsrijk'	Elsrijk Field Maple
<i>Calodendron capense</i>	Cape Chestnut
<i>Fraxinus Raywood</i>	Claret Ash
<i>F. pennsylvanica</i> Urbanite	Urbanite Ash
<i>Gleditsia triacanthos</i> Sunburst	Golden Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria paniculata</i>	Pride of India
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Liquidambar styraciflua</i>	Liquidambar
<i>Pistacia chinense</i>	Chinese Pistachio
<i>Pyrus calleryana</i> Chanticleer	Callery Pear
<i>Ulmus parvifolia</i> 'Emer 1'- Athena	Chinese Elm

5.3 Non Planted Mitigation

To reduce the visual impact of roofs in the development ensure that roofing materials are non-reflective and dark coloured.

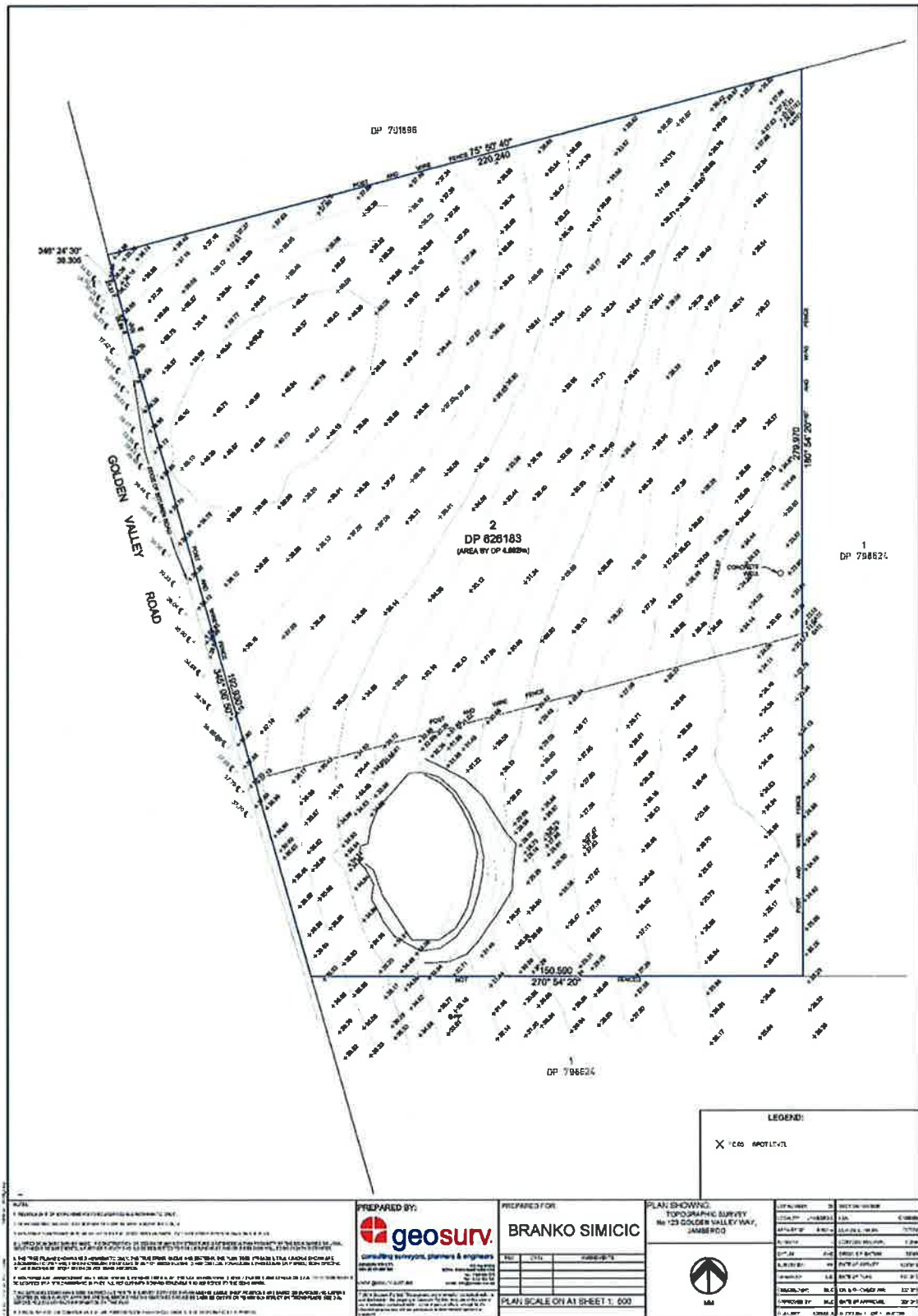
6 Conclusions and recommendations

This VIA has sought to examine the existing visual environment and review the impacts on the existing urban and rural precincts of Jamberoo.

In order to minimise the impact on the visual environment arising from the rezoning of the site, it is recommended that the following be incorporated into the design of the subdivision.

1. Consider the subdivision as an extension of the existing Jamberoo urban area.
2. Provide establishment of vegetation plantings as outlined in the mitigation section of this report to improve amenity and to reduce the apparent impact of the subdivision on external views into the developed site.
3. Planning controls should also discourage the use of lightly-coloured and/or highly reflective roofing and building materials to assist in minimising the visual impact of the subdivision from a distance.

Appendix 1 Survey



Part 6 – Project Timeline

The timeframe for the Planning Proposal is that, from date of Gateway determination to date of submission to DoPE, to finalise the LEP is a period of 12 months.

	Timeframe	Possible dates
Rezoning Review Lodged with NSW Department of Planning & Environment (DoPE)		24 th February 2017
Joint Regional Planning Panel (JRPP) meet to discuss merit of proposal		11 th May 2017
JRPP issue recommendation to proceed with proposal		25 th May 2017
Receive Gateway Determination from DoPE		7 th August 2017
Preparation of any Visual Analysis (by applicant)	4 weeks from notification of Gateway determination.	September 2017
Consult with State/Commonwealth agencies	8 weeks from notification of Gateway determination.	October 2017
Exhibition of PP and technical Studies (assuming no requirements to return to Gateway post additional studies)	12 weeks from notification of Gateway determination.	November 2017
Date of Public Hearing (if applicable)	N/A	N/A
Review of Submissions and Preparation of report to Council	Completion of public exhibition period.	December 2017
Report to Council following exhibition	First available round after completion of review of submissions (allow 8 weeks)	February 2018
Submission to DoPE to complete amendment process and finalisation of LEP.	4 weeks from Council meeting	March 2018
Anticipated date LEP will be notified.	12 weeks from date of submission to DoPE	May 2018