APPENDIX D – VISUAL IMPACT ASSESSMENT
VISUAL/ SCENIC QUALITY ASSESSMENT

Proposed Land Re-Zoning

Lot 707 DP1032859 and Lots 703 & 704 DP749885, Baker Drive, Crescent Head NSW 2440

CRESCENT HEAD SANDS PTY LTD and OTHERS

Project No. 2218-DP

28 August 2018
PROPOSED LAND REZONING - CRESSENT HEAD SANDS PTY LTD and OTHERS

LOT 707 DP1032859 AND LOTS 703 & 704 DP749885, BAKER DRIVE, CRESSENT HEAD NSW 2440

VISUAL/SCENIC QUALITY ASSESSMENT

Job. 2218-DP
ISSUE No.1
August 15, 2018

---

Document Amendment and Approval Record

<table>
<thead>
<tr>
<th>Issue</th>
<th>Description of Amendment</th>
<th>Prepared by (date)</th>
<th>Verified by (dated)</th>
<th>Approved by (Date)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Client Issue</td>
<td>JRD</td>
<td>JRD</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>DA</td>
<td>JRD</td>
<td>JRD</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Amended Details for DA</td>
<td>JRD</td>
<td>JRD</td>
<td></td>
</tr>
</tbody>
</table>

---

Head Office
73 Belgrave Street
Kempsey NSW 2440

ABN
62 101 949 937

Contact
Ph. 02 6563 1611
Fax. 02 6563 1799
Mob. 0427 631 611
e: josh@dennispartners.com.au

---

Lot 707 DP1032859 and Lots 703 & 704 DP749885, Baker Drive, Crescent Head NSW 2440 – Rezoning
Visual/Scenic Quality Assessment – August 2018
# Table of Contents

1. **Introduction** 4

2. **Existing Environment** 5
   2.1. Local Context................................................................. 5
   2.2. Methodology................................................................. 5
   2.3. Assessment................................................................. 5
   2.4. Adjoining Lands.......................................................... 5

3. **Site Elevations/Sections** 6
   Section A and B.................................................................................. 6
   Section C............................................................................................... 6

4. **Views to Site from Public Locations** 8
   4.1. View 1 – Crescent Head Road.................................................. 9
   4.2. View 2 – Crescent Head Road.................................................. 9
   4.3. View 3 - Crescent Head Road.................................................. 9
   4.4. View 4 – Big Nobby Lookout................................................... 10
   4.5. View 5 – Skyline Crescent Roadway........................................ 10
   4.6. View 6 – Dulconghi Street Roadway........................................ 11
   4.7. View 7 – Korogorai Street Roadway........................................ 11
   4.8. View 8 – Golf Course Lookout.................................................. 12
   4.9. View 9 – Village Shopping Centre........................................... 12
   4.10. View 10 – Beach Reserve...................................................... 13

5. **Visual Assessment** 13

6. **Conclusion** 14
1. **Introduction**

The site is located on the south west of Crescent Head Village. The site is separated by a strip of land 300 metres wide which is vegetated with native forest.

The proposal has the potential to result in visual impacts with the conversion of existing grazing lands to future residential land uses. The physical development works that would follow rezoning would include earthworks, road and other infrastructure construction, and ultimately the construction of dwellings on the proposed allotments.

This assessment will address the visual impacts associated with the proposal to rezone the land and the associated future housing development likely to occur on the land. The report addresses any mitigation measures that are considered necessary in order to minimise adverse visual impacts associated with future development of the land.
2. Existing Environment

2.1. Local Context

The site currently has a rural character associated with farming. The site itself is principally fringed with vegetation along all the eastern, southern and western boundaries and with grass lands and scattered vegetation to the north.

In a local context, the site is not considered to be prominent from many public places due to the topography, extent of existing vegetation, and the limited local road network providing few opportunities to view the site. The site has limited visibility from adjoining private lands.

The site is not visible from the Pacific Ocean or the Crescent Head Commercial Centre due to the siting of the property behind topography and tall vegetation restricting direct sight lines. The principle views of the sight are from Crescent Head Road to the north with partial views only.

The surrounding topography is such that no particular vantage points to view the property can be found from the south east to south west.

To the east and the village of Crescent Head the property can only be partially viewed from only a limited number of public spaces.

2.2. Methodology

The assessment of visual impact has been undertaken by:

- Examining the locational context of the site,
- Identifying its prominence and determining places from where the site is visible, and
- Consider existing controls that will influence the development of the site.

In the considering of this issue, resources relied upon and assessment included relevant topographic maps, various aerial photographs, site inspections and photography undertaken specifically for the purposes of this assessment. In addition, a series of cross-sections have been prepared to assist in determining actual likely impacts.

2.3. Assessment

The assessment considers firstly the public locations from where the subject site may be visible, and secondly, considers the potential impacts of the development from those areas.

A section analysis has been undertaken to consider the developed site in relation to the surrounding natural environment and to establish the degree to which any future development will dominate the scenic landscape.

The sections are of assistance in assessing the scale of the development relative to the existing local topographic and vegetation features.

The identification of sight lines requiring further analysis was undertaken following inspection of the locality, review of topographic mapping and aerial photography.

Views to the site from public locations have been considered and assessed for their impact on the scenic quality.

2.4. Adjoining Lands

All adjoining properties and houses are well shielded by the existing vegetation and tall mature trees.
3. **Site Elevations/Sections**

**Section A and B**

The north/south sections A and B shows cross sections through the site and the relationship of the site to the higher hills of the Goolawah National Park to the south and the farming plains to the north.

**Section C**

East/west Section C addresses southern elevations of the site in relations to the elevations of the National Park, as viewed from Crescent Head Road, and the scenic qualities of the background hill.

The levels shown are existing natural ground levels along the southern boundary of the site upon the backdrop of the heavily vegetated hill.
4. **Views to Site from Public Locations**

A key issue in developing the site will be the consideration of how the development is viewed from the surrounds. Consideration has been given to views to the site from public location within 2km of the site. There are a number of factors that affect how the site can, or cannot be seen from public locations in this vicinity. The nature of the site and the surrounds contributes to both limiting and, in some instances, allowing views to the site. In many cases views to the site are interrupted by the surrounding landscape, topography and vegetation.

Views to the site from significant public locations and those locations identified as having direct sight lines to the site have been considered and assessed for their impact on scenic quality.

The locations identified for further analysis are shown on the following plan.

![Figure 2: Views from Public Locations](image-url)
4.1. View 1 – Crescent Head Road

This view is from Crescent Head Road 900m to the north-west. This is the most westerly point at which the site can be viewed from Crescent Head Road. The view is across grassed paddocks and the site is only viewable between existing vegetation and is approximately 40% of the entire site. Further to the west along Crescent Head Road the site is completely concealed by vegetation.

4.2. View 2 – Crescent Head Road

This view is from Crescent Head Road over the rugby sports field, 850m north of the site. This view takes in approximately 40% of the site. The balance of the site is concealed by vegetation.

4.3. View 3 - Crescent Head Road
This view is from Crescent Head Road 850m north of the site and shows the most significant easterly viewpoint on Crescent Head Road. The viewable area represents approximately 50% of the site. Further to the east the site is concealed by vegetation.

4.4. View 4 – Big Nobby Lookout

This view is from Big Nobby Lookout and is 1300m east of the site. The site is concealed by vegetation.

4.5. View 5 – Skyline Crescent Roadway

This view is from Skyline Crescent 800m east from the site. The view area represents approximately 50% of the site. The balance of the site is shielded by vegetation and topography.
4.6. **View 6 – Dulconghi Street Roadway**

This view is from Dulconghi Street 1000m east from the site. The view is limited with the site being concealed by topography and vegetation.

4.7. **View 7 – Korogorai Street Roadway**

This view is from Korogorai Street 1000m north east of the site which is concealed by topography and vegetation.
4.8. View 8 – Golf Course Lookout

This view is from the lookout at the top of the golf course 1500m north east of the site which is concealed by topography and vegetation.

4.9. View 9 – Village Shopping Centre
This view is from the commercial centre of Crescent Head Village 1100m north east of the site. The site cannot be viewed from any locations in the local business area.

4.10. View 10 – Beach Reserve

This view is from the Crescent Head Beach Reserve and Surf Club buildings 1400m north east of the site. Only very limited views of the site are available from this location. Views are screened by existing vegetation and topography.

5. Visual Assessment

The rezoning proposal and subsequent future residential development of the site has been considered with regard to scenic and visual quality impacts.
Assessment notes:-

a) The proposal will not cause clearing or building developments on the visually prominent hilltops and ridgelines.
b) The site is mostly concealed behind topographic features and vegetation.
c) The site cannot be seen from principal public locations including local lookouts, beaches, commercial areas, surf club and Baker Drive.
d) The most open public view points where the site can be seen are from Crescent Head Road and the Rugby Club sports ground. Most of these views are filtered glimpses of the site at a distance of 850m and only visible at intervals from persons travelling in vehicles. The views are fleeting sights between the existing vegetation.
e) Any future development on the site as viewed from Crescent Head Road and Skyline Crescent will be nestled within the surrounding dominant vegetation and higher undisturbed hills giving a reasonable appearance of fitting within the natural environment.
f) The outlook from within the site will be a visually pleasant. The landscape will be one of expansive native forests and rural features.
g) The view scale of the site is not considered to be unreasonable and cause an over degrading on the visual quality of the area.
h) The Kempsey Shire Council LEP and DCP controls will have an influence on development of the site and future landscaping to provide an enhancement to the visual quality of the area.
i) Viewing of the site from public locations is very restricted. Where the site can be viewed it is considered that additional site screen measures are not necessary and that the visual effect of a limited future urban environment will not be uncomplimentary to the visual quality of the area.

6. Conclusion

The visual impacts anticipated by this proposal are not unexpected given the intended zoning of the land for residential purposes. Despite this, it is considered that the impacts will be localised in their effects, and will not unreasonably affect the visual amenity of the locality or the coastal zone.

The existing Development Control Plan controls already adopted by Kempsey Shire Council should ensure that the local impacts are not unreasonable and consistent with acceptable development standards.

The proposal will not be visible from the local iconic sites, including the coastal zone, Crescent Head business district and beach recreation areas.

Visual impacts are avoided as the site itself is not readily visible due largely to the nature of the topography and the extent and height of existing vegetation which is to be retained.

The development of the site will not cause unacceptable impacts on the visual and scenic qualities of the area.