VISUAL IMPACT ASSESSMENT REPORT
Northern Rivers Flood Recovery – Richmond River High Campus Redevelopment
170 & 163 ALEXANDRA PARADE, NORTH LISMORE, NSW, 2480

BUNDJALUNG COUNTRY
prepared for:

NEW SOUTH WALES DEPARTMENT OF EDUCATION

terras
landscape architects

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assessment summary

1. ASSESSMENT SUMMARY

Terras Landscape Architects has been commissioned by NSW DoE to prepare this report. The criteria for the visual assessment has been detailed and viewpoint data sheets have been prepared using site photographs to allow the reader to gain a visual appreciation of the views from the identified significant viewing locations. This visual impact assessment has been prepared to support a Review of Environmental Factors (REF) for the rebuild of Richmond River High Campus (the activity) (RRHC). The REF has been prepared to support an approval for the RRHC development under Section 68 of the NSW Reconstruction Authority Act 2022 (RA Act).

Additional descriptive text and information has been provided to support this investigation. This summary has been provided as a brief commentary on the findings of the visual assessment.

- The study area is located within the Lismore Local Government Area (LGA), located at 170/163 Alexandra Parade, Lismore.
- The site address comprised of three parcels of land legally described as Lot 1/DP 539012, Lot 2/DP 539012, and Lot1/DP 376007 and occupies approximately 33.53 Hectares at 163 and 170 Alexandra Parade North Lismore.
- The site is subject to the Lismore Development Control Plan 2007, and is zoned RU1 in the Lismore Local environment plan 2012.
- The site is currently undergoing application to have its zoning altered to SP2 Educational Establishment, C2 Environmental Conservation and C3 Environmental Management.
- Five key landscape character units are identifiable within a 1000m radius of the site. These are, Residential, Industrial / Agricultural, Vegetation, Grassland, and Recreational.
- The proposed development comprises the relocation and rebuild of the Richmond River High Campus from its existing temporary location alongside The Rivers Secondary College Lismore High Campus at East Lismore to the proposed site at 163 and 170 Alexandra Parade, North Lismore.
- Viewpoint 1, 2, 3 and 4 have been assessed as LOW due to their distance from the proposal site and limited viewer numbers. Viewpoint 5 has a higher viewer number but is also assessed as LOW.
- Viewpoints 6, 7, and 8 have a MODERATE rating due to their closer proximity and more significant change in landscape character brought on by the proposal.
- Viewpoints 9 and 10 have a LOW assessment due to the minimal views of the proposal with foreground screening through existing vegetation, topography and development.
- Overall, the proposal is expected to result in a cumulative visual impact that is rated as LOW to MODERATE primarily due to the integration of proposed landscaping measures that will enhance its compatibility with the surrounding environment.

2. INTRODUCTION

2.1. Objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities including an assessment of visual quality.
- To identify viewsheds and to locate and/or identify typical viewpoints from which the impacted areas may be seen.
- To determine what the likely impacts the proposal may cause to the prevailing visual/landscape quality of the area and to make recommendations, where appropriate, to mitigate the visual impact of the proposed development if required.

2.2. Methodology

The methodology applied to this study involves systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery. This identifies aspects that are more objective (such as the physical setting, character and visibility of a proposal), from more subjective aspects, such as the compatibility of the proposal within the setting.

Visual data collection involves an initial desktop study, followed by systematically evaluating the visual environment from relevant viewpoints through fieldwork to determine the actual potential for views to the site. Once a viewpoint has been identified, data is recorded both photographically (and when required, by survey) and as detailed notes.

The selection of viewpoints has generally been based on locations where potential for views of the proposed development would occur. Viewpoint selection criteria include: consideration of where views can be obtained from publicly frequented locations, such as major traffic corridors; prominent look-outs or locations of high scenic value; or, where members of the local community may be affected.

This field study assessment has been carried out following the steps noted below:

a) Desktop Analysis. Identifying key components of interest through extensive desktop analysis from a variety of sources. These resources range from relevant planning and environmental resources and written documents, to digital aerial photography, cadastral data, vegetation mapping and terrain modelling.

b) Field study. Carried out by a qualified landscape professional to gather primary, photographic resources of key components highlighted through desktop analysis. A collation of ground-truth data as gathered during the preliminary desktop assessment and any additional field study required that desktop analysis did not capture. Where weather or other reasons have prevented the capture of required information, a supplementary site visit has occurred to ensure correct and accurate data. Photographs are used to best capture the landscape character of the area, inform the reader of the representation of the view from each viewpoint, as well as provide baseline visual references for the production of photomontage and photographic simulations. It should be noted that photographic resources have been captured by Terras Landscape Architects, unless noted otherwise.

This written assessment has been carried out following the steps noted below:

1. Establish the site context and describe the site. A description of the site and its context.

2. Describe the visual environment. A description of the site's immediate and broader context as well as photos from surrounding landscape character areas to demonstrate the broader landscape setting and features.

3. Identify the visibility of the existing landscape catchment and any viewpoints. This includes a review of the existing visual environment/landscape setting of the locality and the preparation of a Visual Envelope Map (VEM) to explore the study locality. This requires the preparation of a viewpoint analysis using a representative number of viewpoints located within a reasonable distance of the site located within its visual catchment.

4. Assess the likely landscape and visual impacts with regards to visual access, visual quality, visual sensitivity and magnitude of change. A brief description of the proposal is included within this section followed by an assessment of the likely impacts based on a composite of the sensitivity of the view and the magnitude of the proposal being a combination of scale, size and character having regard to the proximity of the viewer.

5. Report illustration. Include illustrations such as photomontages and other three-dimensional (3D) imaging where necessary to clarify the landscape and visual changes and potential impacts to the site and surrounding viewpoints.

6. Summary and conclusion. Include a summary of the main findings of the report, and if appropriate, a discussion of the overall likely level of landscape and visual impact of the proposed development on the site and surrounding viewpoints.

The purpose of the above methodology is to reduce the amount of subjectivity entering into the impact assessment and to provide sufficient data to allow for third party verification of results as well as compliance with the requirements of any site-specific scenic quality guidelines.

2.3. Technical Methodology for Photos and Montages

The creation of photomontages and visualisation tools follows established Technical Guidance and Best Practice resources. Ensuring accuracy across all aspects is crucial for the validity of visual representations.

The level of verification required varies based on the type and application of the visualisation data. The following visualisations included within this report have been prepared with reference to the Landscape Institute Technical Guidance Note "Visual Representation of Development Proposals - Table 2: Visualisation Types 1-4," 17 September 2019.

In saying such, the following methodology has been undertaken to ensure validity of each visually represented viewpoint:

1. A baseline image of each viewpoint to convey the current viewed landscape will be taken with a crop-sensor camera with an equivalent lens used to achieve 50mm FFS. Weather, lighting, camera configuration and date of collection is noted for each viewpoint

2. A cylindrical, photo-stitched panorama will be prepared for each viewpoint to establish landscape character and context.

An allowance is made for the preparation of up to three (3) montages showing the building massing model and proposed vegetation from three principal viewpoints. Montages will be in accordance with the Technical Guidance and Best Practice Resources (Landscape Institute 2019). Photomontages to be presented as follows:

3. The build form model provided by architects is imported into a georeferenced file in Vectorworks to create the base site model.

4. Point Cloud data is then overlaid with the proposed site model and baseline photograph to provide verification of the proposal's placement and visibility from the assessed viewpoints. ***Note: While photo-stitched imagery considers peripheral visual experience, it is unsuitable for photomontage application due to potential distortions in field of view and focal length during the merging process, which can compromise the accuracy of the focused scene***

5. The model is then inputted into Lumion with vegetation modelled at expected maturity to create an accurate representation of the viewpoint within the proposal to match the cameral settings of the baseline imagery.

6. The final image is adjusted. Contrast, brightness, saturation and photo-editing may be required to colour match the CGI to correspond with the existing image as per LEC of NSW General Principles 7.3.

7. *On this occasion, selected/each viewpoint(s) required a physical on-site marker, for producing photomontages. One 0.9m diameter helium filled red balloon was positioned in the south-eastern front corner of the proposed building footprint. It was released to the maximum height of the proposed building and its relevant height from natural ground level, as per the architects' documentation and tightly secured. The balloon was then used to identify (or attempted to view) the proposal from various points within the subject locality. Refer below, for indicative location of balloon on site.*

2.4. Terminology

The below meaning for the following terms shall apply to this report:

•Character a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. This term does not imply a level of value or importance.

•Landscape is an all-encompassing term that refers to areas of the earth's surface at various scales. It includes those landscapes that are: urban, peri-urban, rural, and natural; combining biophysical elements with the cultural overlay of human use and values.

•Magnitude of change refers to the extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that could be considered in assessing magnitude are: the proportion of the view / landscape affected; extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change; the level of contrast and compatibility.

•Mitigation measures to avoid, reduce and manage identified potential adverse impacts.

•The proposal/development site is that activity which has the potential to produce a visual impact either during the works or as a result of it.

•The sensitivity refers to the capacity of a landscape or view to accommodate change without losing valued attributes. Includes the value placed on a landscape or view by the community through planning scheme protection, and the type and number receivers.

•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 proposal during its construction and operation phase.

•The study locality is the area of land within the regional visual catchment whereby the proposal can be readily recognised. Generally this is confined to a six-kilometre radius beyond which individual buildings are difficult to discern especially amongst other development where contrasts are low. Further, visual sensitivity generally declines significantly beyond this range due to the broad viewing range that can be had from vantage points. For this study the locality has been limited to the visual catchments that have distances less than a quarter-kilometre as views beyond this are extremely restricted.

•Values are any aspect of landscape or views that people consider to be important. Landscape and visual values may be reflected in local, state or federal planning regulations, other published documents or be established through community consultation and engagement, or as professionally assessed

•View refers to any sight, prospect or field of vision as seen from a place, and may be wide or narrow, partial or full, pleasant or unattractive, distinctive or nondescript, and may include background, mid ground and/or foreground elements or features.

•The viewpoint is the specific location of a view, typically used for assessment purposes.

•Viewshed refers to areas visible from a particular location (may be modelled or field-validated).

•Visual absorption capacity involves the potential for the physical attributes (landform, vegetation and built form) of a scene to absorb a particular change.

•Visual amenity is the attractiveness of a scene or view.

•The visual catchment involves areas visible from a combination of locations within a defined setting (may be modelled or field validated).

•The visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed.

•Visual representation refers to the graphic representation of a proposal in context showing its likely appearance and scale.

3. THE SITE

3.1. Site Context

The subject site is located within the Lismore Local Government Area (LGA), located at 170/163 Alexandra Parade, Lismore. The study area is located on the northern outskirts of Lismore, a small township approximately an hours drive south of Gold Coast. The zoning surrounding the site is made up of wide range of zones such as residential, industrial, environmental and recreational with the site being zoned as RU1 (Primary Production). The site is currently undergoing application to have its zoning altered to SP2 Educational Establishment, C2 Environmental Conservation and C3 Environmental Management.

The site address comprised of three parcels of land legally described as Lot 1/DP 539012, Lot 2/DP 539012, and Lot 1/DP 376007. The site is subject to the Lismore Development Control Plan 2007, and is zoned RU1 in the Lismore Local environment plan 2012.

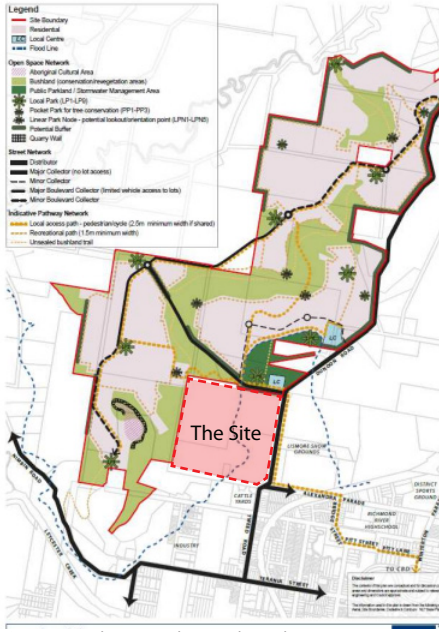

Figure 1 North Lismore Plateau Urban Release Area

3.2. Local Context

Lismore City Council's plans for the North Lismore residential expansion highlight a thoughtful approach to balancing growth with local ecological considerations. The North Lismore Plateau Urban Release Area will offer a variety of housing types, catering to diverse needs while also ensuring access to essential transport infrastructure and local services. The development is designed to integrate with the surrounding environment, with streetscapes intended to reflect and extend the natural landscape.

By focusing on sustainability and preserving the area's rural character, the plan ensures that the expansion complements the evolving community of North Lismore. This approach aligns with broader goals of creating a thriving, environmentally-conscious community that maintains a connection to its rural roots while accommodating future growth. The inclusion of transport and local centres will provide residents with the convenience of essential services and improved connectivity, further enhancing the liveability of the area.

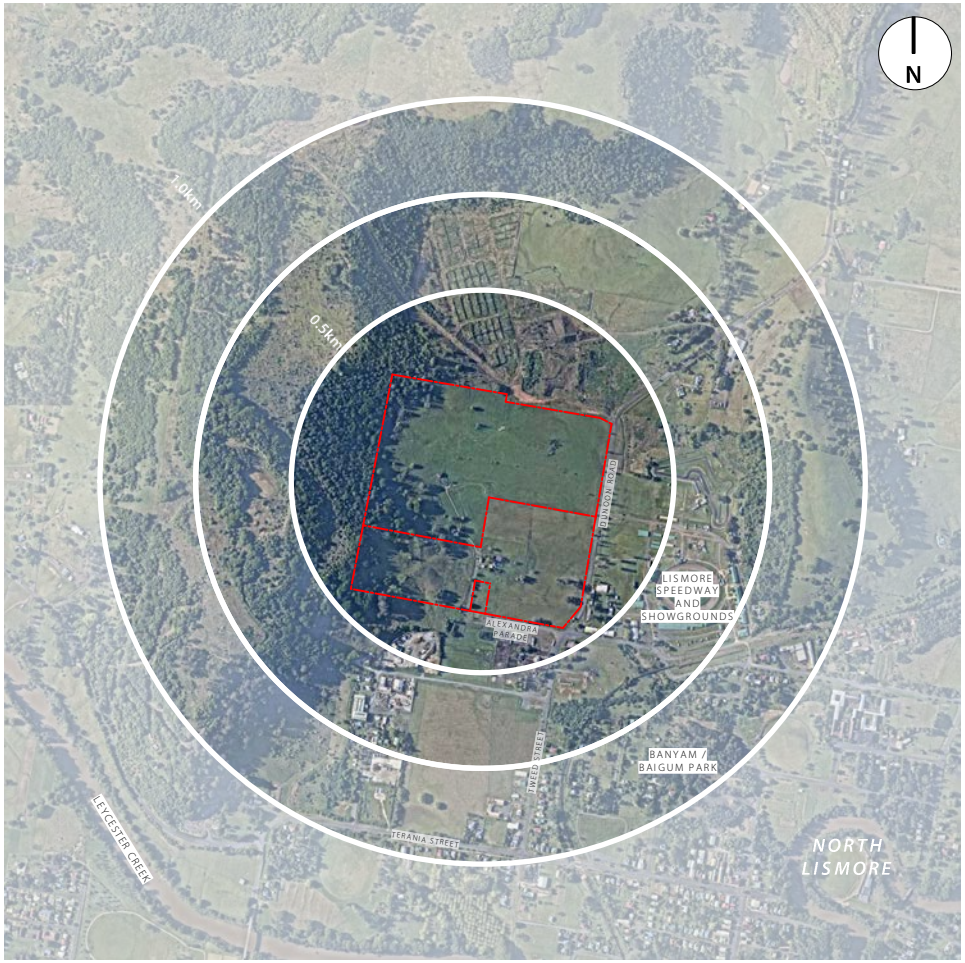

Figure 2 Site and surrounding area

the site

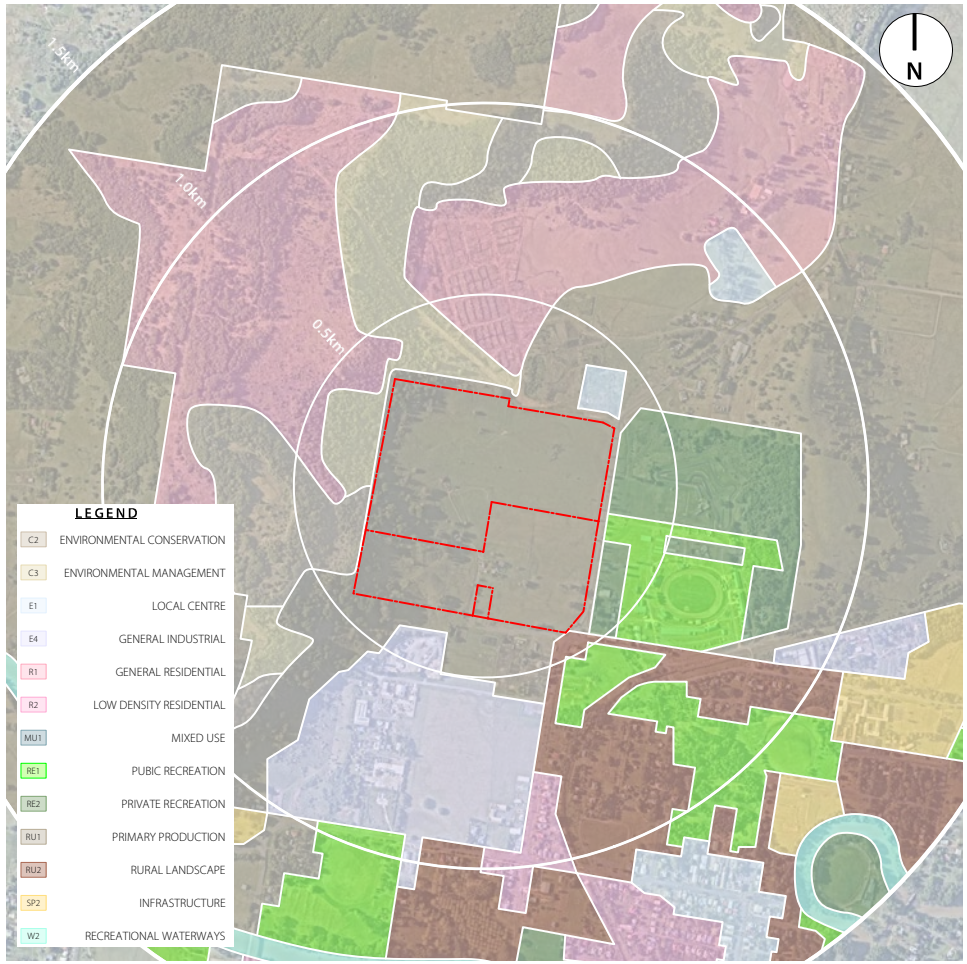

Figure 3 Land zoning diagram

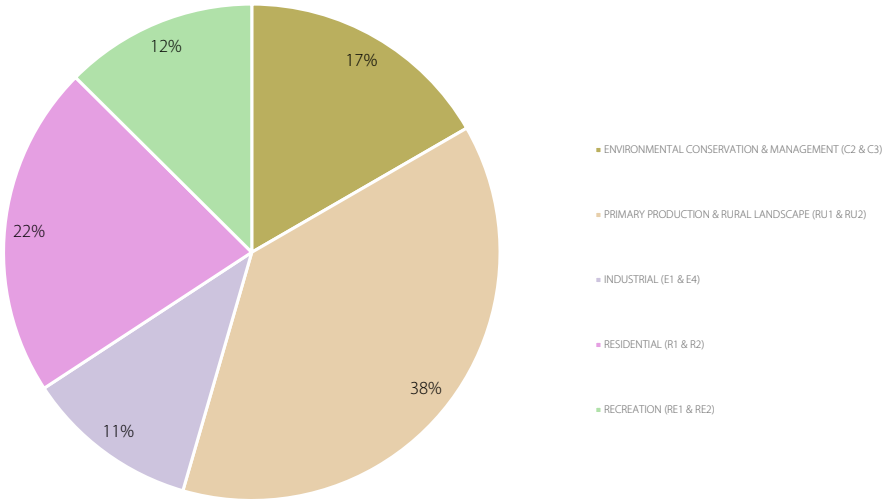

Figure 4 Proportional Percentage of Land Zoning Types Within 1km Radius

site description

3.3. Site Description

The site is located at Dunoon Road, North Lismore, also known as 163 and 170 Alexandra Parade, North Lismore. The site comprises of three separate lots, located to the north of Alexandra Parade, with Dunoon Road running parallel to the eastern boundary of the site.

The site is legally described as:

- Lot 1 DP 539012
- Lot 2 DP 539012
- Lot 1 DP 376007

The site area is approximately 33.53 hectares. The proposed activity will be undertaken mainly within the southeastern portion of the site. The site is outlined in Figure 1.

The site currently holds residential dwellings located within the southern portion of the site, one of which is to be repurposed and other to be removed, with the remaining area of the site being grassland with some remnant forest patches to the west boundary of the site. The site sits elevated to the west and tapers down to the east towards Dunoon Road.

Figure 5 Site boundary

4. VISUAL ENVIRONMENT

4.1. Landscape Character Units

Landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics in the landscape that make one landscape different from one another, rather than better or worse (The Countryside Commission & Scottish Natural Heritage, 2002). It is often created by the interaction of natural and human factors especially in urban areas where human activity tends to occur at its most intense. It is the degree and type of interaction between the two that will have a bearing on the visual quality of an area.

The exisitng conditions surrounding the location of the site features a mix of natural features, residential and mixed use business areas, resulting in a variety of landscape settings and characters. Vehicular traffic is minimal and pedestrian traffic is dominant.

Five key landscape character units are identifiable within a 1000m radius of the site. These are:

1. Residential
2. Industrial / Agricultural
3. Vegetation
4. Grassland
5. Recreational

These are discussed in greater detail on the following pages.

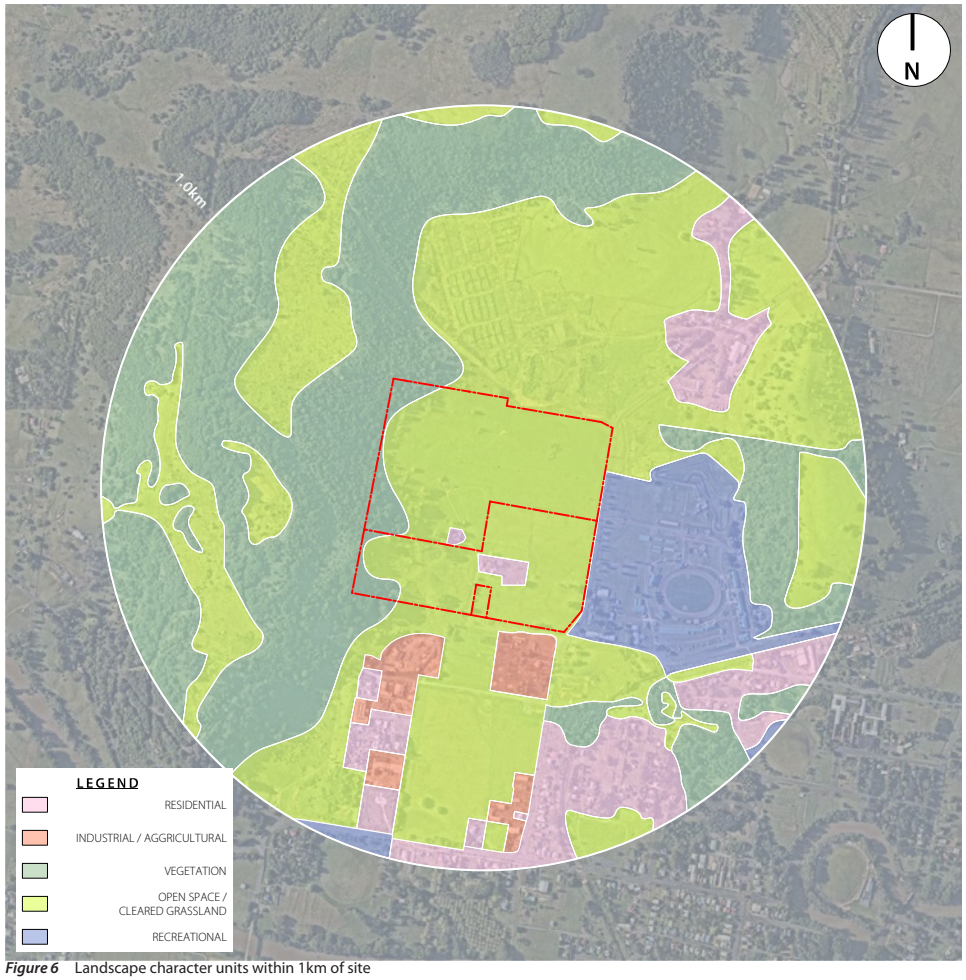

Figure 6 Landscape character units within 1km of site

landscape character units

1. Residential

Image 1 Residential south of site

Image 2 Residential east of site

In the R2 Low Density Residential zone and R1 General Residential, the built forms vary widely, encompassing a range of housing types. This includes single-storey and double-storey standalone dwellings.

2. Industrial / Agricultural

Image 3 Typical agricultural lot

Image 4 Typical industrial lot

A large portion of the surrounding area is characterised as industrial and agricultural land. These areas are typically marked by a variety of industrial activities, including manufacturing, warehousing, and distribution, which contribute to the overall character and functionality of the region.

3. Vegetation

Image 5 Vegetation surrounding the site

Image 6 Vegetation surrounding the site

West of the site is a large area of remnant forest patch with dense vegetation across the hillside, the majority of this is zoned as environmental conservation and management.

4. Grassland

Image 7 Grassland lots around the site

Image 8 Grassland lots around the site

The site and majority of the surrounds is clear open grassland, often as agricultural land and rural residential.

landscape character units

5. Recreational

Image 9 Lismore showgrounds

In the RU1 and RU2 Private and Public Recreation zones the forms vary from park space to structured recreation as showgrounds and racecourses.

5. THE PROPOSAL

5.1. Proposed Project

The proposed activity comprises the relocation and rebuild of the Richmond River High Campus from its existing temporary location alongside The Rivers Secondary College Lismore High Campus at East Lismore to the site at 163 and 170 Alexandra Parade, North Lismore.

The school will be delivered in one stage. A detailed description of the proposal is as follows:

1. Demolition of existing features including existing buildings, cattle drinking well, cattle sheds, and wire fencing, and removal of trees to accommodate school development.
2. Construction of new 3 storey buildings on the southeastern portion of the site for the proposed public secondary school including:
    a. General and Specialist Learning Spaces, and Workshops.
    b. Administration, and Staff facilities.
    c. Library, Hall, and Movement Studio.
    d. Construction, Hospitality, and Agricultural Learning Facilities.
    e. Amenity, Plant, Circulation, and Storage areas.
    f. Outdoor Learning Spaces and play spaces.
3. Landscaping including tree planting.
4. Public domain works comprising:
    - Access road off Dunoon Road, comprising a separate shared bicycle/ pedestrian pathway, and internal access roundabout.
    - Kiss and ride drop-off and pick up zones.
    - Bus transport arrangements with a separate bus zone.
5. Outdoor spaces including assembly zones, agricultural spaces, sports fields, games courts, dancing circles, yarning and dancing circles, seating and shade structures.
6. On-site carparking, including accessible spaces and provision for EV charging spaces.

Figure 7 Proposal elevations and concept render (Source: EJE Architecture)

5.2. Proposed Landscaping

The principles for the Landscape design were developed in conjunction with the Architecture team and the school to inform the placement of the building. The Connection with Country consultation process also helped to inform the design and provided an opportunity for the Landscape to help educate the school community and provide a welcoming and safe place for all people visiting and using the site.

A range of landscape zones have been created that can be used for both passive recreation as well as for outdoor learning.

- Central Assembly Area: Provides a space for the school community to gather for assemblies and events with the opportunity to spill out onto battered turfed area and access to the great playground.
- Access Ramp: The Ant Trail provides ramp access from the main building to the greater play space while providing interest as a landscape architectural feature and creating seating pockets to encourage student interaction.
- Turf Batters: Sport Field viewing with opportunity for cultural art displays.
- Ball Courts and Sport Fields: Ball Courts, Soccer and Football Fields to encourage athletic training and health and fitness activities for students.
- Bike Parking: Student Bike Parking.
- Bush Tucker Walk: Endemic Bushtucker plants with information plinths to be planted along the watercourse for immersive student learning and to encourage students to engage with nature with Echidna Landscape feature. Quiet study or social turfed pockets providing opportunities for students to gather and find a sense of community. The watercourse celebrates the importance of waterway on the greater Lismore area and the fertility of the riverbank. Natural grass mass planting throughout the watercourse to create water like movement with sculptural scour protection rock formations to slow water flow during inundation.
- Yarning Circles and Dancing Cirlcles: To provide places for cultural knowledge sharing and ceremonies with materials and plants that evoke the lands original spirit creating sense of place.
- Pedestrian Access: Direct pedestrian access from Dunoon Road.
- Agriculture: Providing opportunities for agricultural learning and practices
- Outdoor Recreation: Flexible tiered grass recreational space with access between building and sport fields.
- Courtyard: Entry feature courtyard with dense greening feature plants and potential for art installations.
- Support Learning: Intimate landscape pockets for quiet learning opportunities separated from the rest of the playground.
- Outdoor Classroom: Canopy shaded concrete bleachers to providing the opportunity for a full class to conduct learning in the outdoors.
- Main Entry and Welcome to Country: Providing an inclusive welcoming front for the school with art installations and culturally significant planting.
- Hoop Pine Stand: Significant tree planting.

Figure 8 Landscape plan

6. VIEWPOINT DATA SHEETS

6.1. Viewpoint Analysis

This section of the VIA considers the likely impact that the proposed development may have on the local visual environment. This is achieved by selecting particular sites, referred to as Viewpoints, conducting inspections and determining how the development will appear from these locations. These viewpoints are further explored in the following sections. Other potential viewpoints around the site were also assessed for inclusion in this report. Due to local topography, existing vegetation, access and existing development, views to the site are generally limited to along Dunoon Road, there are views of the proposal from as far as 1km.

Where accessible, areas within the study locality were visited to gain an appreciation of views and sight lines back to the subject site. This VIA assesses the existing visual amenity of the site and resultant visual impact of the proposed development.

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement.

Photographic images were taken using a digital camera with a focal length approximating a standard 50mm lens for a conventional 35mm camera and equivalent to the human eye, so that all images represent an accurate representation that is neither zoomed in or out. A number of indicative photo panoramas have been included to put views to the site in context with the surrounding area.

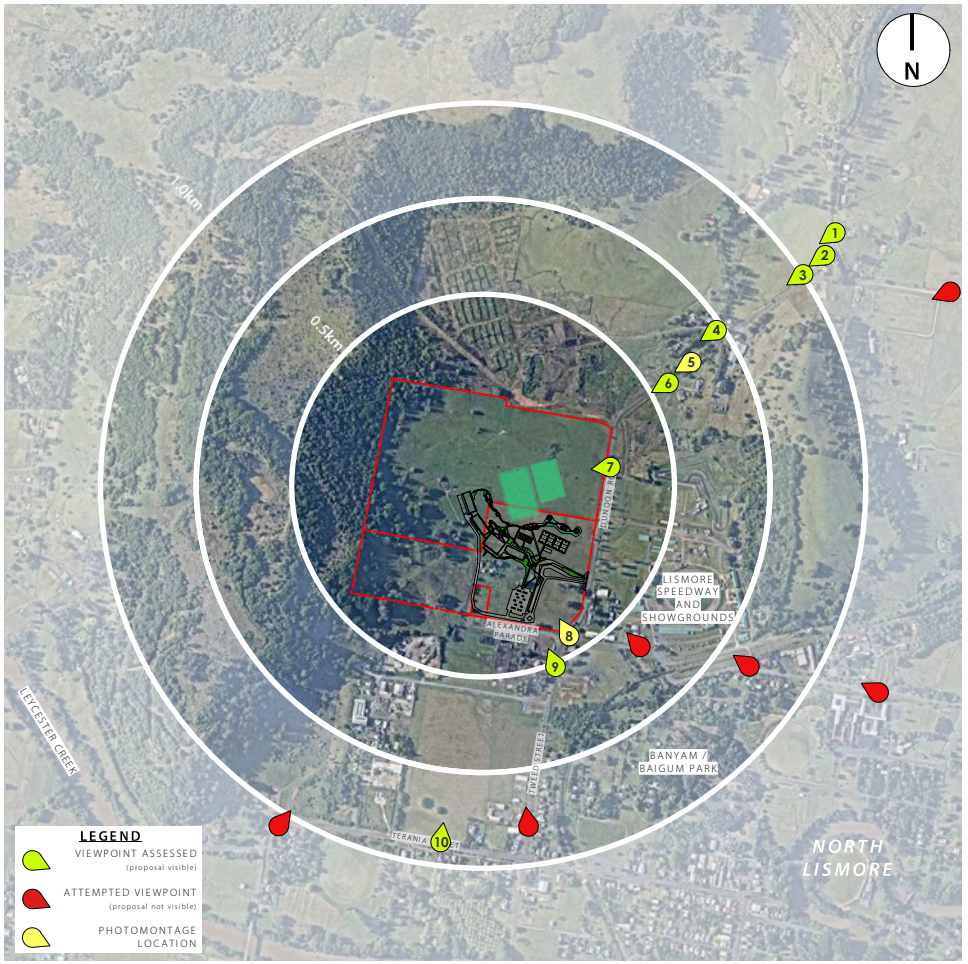

Figure 9 Viewpoint locations

viewpoint data sheets

6.2. Viewsheds

The viewshed diagram explores and demonstrates the views into the site from the nominated viewpoint locations. As discussed in the viewpoint analysis, due to existing vegetation and development the clear viewshed area is restricted to approximately 1km, the most prominent views are afforded tho vehicles travelling along Dunoon Road.

Viewer access and impact is discussed in greater detail in the separate viewpoint analysis sheets.

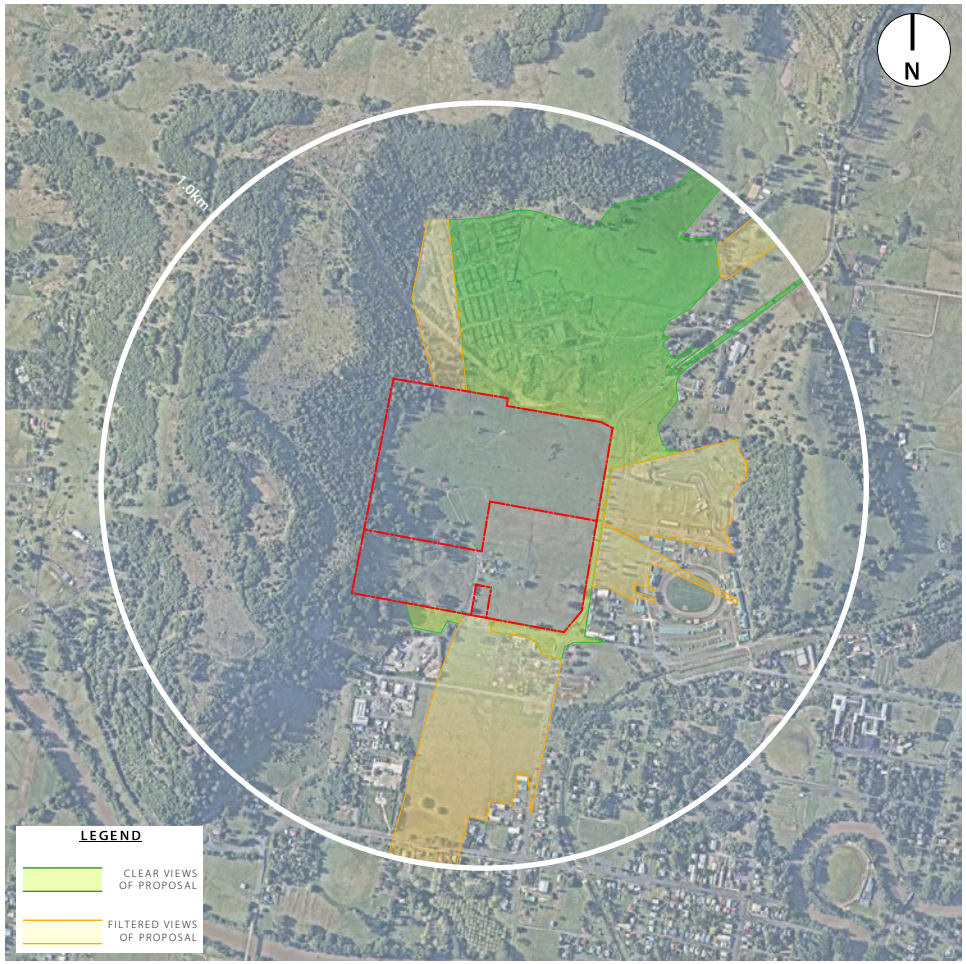

Figure 10 Viewshed diagram.

7. ASSESSMENT CRITERIA

7.1. Landscape Values

The distinct nature of landscapes influences the ways in which we identify and connect to self and place. As a profession, we have a responsibility to understand and perceive landscapes appropriately. It is important that both indigenous and non-indigenous values and perspectives are captured and equally shared and understood. Landscape values are lenses through which people view the world around them. They determine the ways people value landforms and landscapes and therefore contribute to its visual quality due to nostalgic associations and the desire to preserve items of significance. Landscape values can include the following:

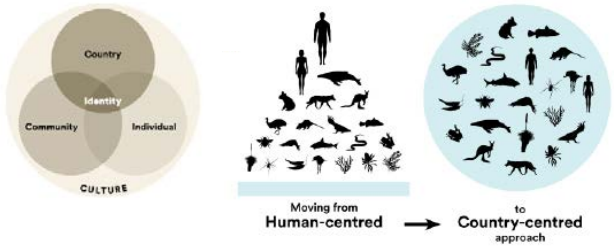

Figure 11 Interrelationships & Connecting with Country Approach

Source: Government Architect NSW, 2023

LANDSCAPE VALUES MATRIX				
		SUB-VALUES		
VALUES	PHYSICAL ELEMENTS OF THE LANDSCAPE THAT ARE TANGIBLE	BIOPHYSICAL	ECOLOGICAL	ECONOMIC
		PHYSICAL, CHEMICAL, BIOLOGICAL ELEMENTS THAT INTERACT TO SHAPE A NATURAL LANDSCAPE RIDGELINES, HILLS, VEGETATION, BODY OF WATER	ELEMENTS THAT SHOW EVIDENCE OF A COMMUNITY IN THE LANDSCAPE ANIMALS, HABITATS, MICRO-ECOSYSTEMS, EXISTING DEVELOPMENT	ELEMENTS OF THE LANDSCAPE THAT CAN BE ECONOMICALLY MOTIVATED FOR HUMAN ADVANCEMENT MINES, TIMBER PLANTATIONS
	ASSOCIATIVE ELEMENTS OF THE LANDSCAPE THAT ARE PROTECTED DUE TO THEIR INTRINSIC VALUE	HERITAGE	CULTURAL	SPIRITUAL
		ELEMENTS THAT ARE IMPORTANT TO THE TELLING OF THE HISTORY OF THE LANDSCAPE CONSERVATION OR MAINTENANCE AREAS, HERITAGE PROTECTED	ELEMENTS OF THE LANDSCAPE THAT ARE EVOLVING WITH NEW IDEAS AND A DESIRED FUTURE CHARACTER. CELEBRATING CONNECTION TO COUNTRY, SPACES OF GATHERING	ELEMENTS OF THE LANDSCAPE THAT DEFINE A RELIGIOUS OR SPIRITUAL CONNECTION TO THE LAND, DEEPER THAN PHYSICAL STORIES, THOUGHTS, BELIEFS
	PERCEPTIVE ELEMENTS OF THE LANDSCAPE THAT ARE SENSORY INTERPRETED OR HAVE BROADER CONNECTION TO SENSORY EXPERIENCE	EMOTIONAL	SOCIAL	AESTHETIC
		SENSORY ELEMENTS THAT ARE IMPORTANT TO HISTORY OF THE PERSON EXPERIENCING THE LANDSCAPE SOUND OF WAVES, CHANGING OF TIDES, SMELL OF SOIL IN FOREST	ELEMENTS OF THE LANDSCAPE THAT CREATE SPACES FOR SOCIAL EXPERIENCE AND MEMORY FEELINGS ASSOCIATED WITH SOCIAL INTERACTION, COOPERATION, COMPETITION, CONFORMITY	APPRECIATION OF ELEMENTS OF A LANDSCAPE FOR THEIR INTRINSIC BEAUTY EXCLUSIVE OF A WIDER CONTEXT SENSE OF WONDER EVOKED FROM UNDEVELOPED LANDSCAPES

Source: Adapted from NZILA 'te-tangi-a-te-manu', 2022

7.2. Viewer Access

Viewer access considers the relative number and type of viewers, the viewer distance, the viewing duration and view context. The rationale is that if the number of people who would potentially see portions of the proposal is low, then the visual impact would be low, compared to when a large number of people would have the same view.

VIEWER ACCESS MATRIX													
		VIEWER DISTANCE											
		VERY SHORT (<250m)			SHORT (250m-500m)			MEDIUM (500m-2km)			LONG/DISTANT (>2km)		
		VIEWING DURATION											
		<10mins	10-30mins	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins
VIEWER NUMBERS	VERY LOW (>49 PEOPLE PER DAY)	L	M	H	L	M		L		M	L		
	LOW (50-149 PEOPLE PER DAY)	L	M	H	L	M		L		M	L		
	MODERATE (150-199 PEOPLE PER DAY)	M	H		M		H	L	M		L		
	HIGH (>200 PEOPLE PER DAY)	H			M	H		M		H	L		M

Figure 12 Viewer Access Matrix

Source: Adapted from Urbis, 2008

assessment criteria

7.3. Visual Quality

The visual quality of an area is essentially an assessment of how viewers may respond to designated scenery. Scenes of high visual quality are those that are valued by a community for the enjoyment and improved amenity that they can create. Conversely, scenes of low visual quality are of little scenic value to the community with a preference that they be changed and improved, often through the introduction of landscape treatments (e.g. screen planting).

As visual quality relates to aesthetics, its assessment tries to anticipate subjective responses. There is evidence to suggest that certain landscapes are continually preferred over others with preferences related to the presence or absence of certain elements.

The rating of visual quality of this study has been based on the following generally accepted conclusions arising from scientific research (DOP, 1988).

- Visual quality increases as relative relief and topographic ruggedness increases.
- Visual quality increases as vegetation pattern variations increase.
- Visual quality increases due to the presence of natural and/or agricultural landscapes.
- Visual quality increases owing to the presence of water forms (without becoming common) and related to water quality and associated activity.
- Visual quality increases with increases in land use compatibility.

VISUAL QUALITY REFERENCE TABLE

ELEMENT		RATING: LOW	RATING: MEDIUM	RATING: HIGH
LANDFORM / RELIEF				
	CONTRAST	FLAT TERRAIN DOMINANT. RIDGELINES NOT OFTEN SEEN.	UNDULATING TERRAIN DOMINANT. LITTLE CONTRAST OR RUGGEDNESS. RIDGELINES PROMINENT IN ONLY HALF OF LESS OF LANDSCAPE UNITS.	HIGH HILLS IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF CLIFFS, ROCKS AND OTHER GEOLOGICAL FEATURES. HIGH RELIEF (E.G. STEEP SLOPES RISING FROM WATER OR PLAIN). RIDGELINES PROMINENT IN MOST OF LANDSCAPE UNIT.
VEGETATION				
	DIVERSITY AND CHANGING PATTERNS	ONE OR TWO VEGETATION TYPES PRESENT IN FOREGROUND. UNIFORMITY ALONG SKYLINE	PATTERNING IN ONLY ONE OR TWO AREAS. 3 OR 4 VEGETATION TYPES IN FOREGROUND FEW EMERGENT OR FEATURE TREES	HIGH DEGREE OF PATTERNING IN VEGETATION. 4 OR MORE DISTINCT VEGETATION TYPES. EMERGENT TREES PROMINENT AND DISTINCTIVE TO REGION.
NATURALNESS				
	CORRECT BALANCE	DOMINANCE OF DEVELOPMENT WITHIN MANY PARTS OF A LANDSCAPE	SOME EVIDENCE OF DEVELOPMENT BUT NOT DOMINANT	ABSENCE OF DEVELOPMENT OR MINIMAL DISTURBANCE WITHIN LANDSCAPE UNIT. PRESENCE OF PARKLAND OR OTHER OPEN SPACE INCLUDING BEACH, LAKESIDE, ETC.
WATER				
	PRESENCE, EXTENT AND CHARACTER	LITTLE OR NO VIEW OF WATER. WATER IN THE BACKGROUND WITHOUT PROMINENCE. PRESENCE OF POLLUTED WATER OR STAGNANT WATER.	MODERATE EXTENT OF WATER. PRESENCE OF CALM WATER. NO ISLANDS, CHANNELS, MEANDERING WATER. INTERMITTENT STREAMS, LAKES, RIVERS, ETC.	DOMINANCE OF WATER IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF FLOWING WATER, TURBULENCE AND PERMANENT WATER.
DEVELOPMENT				
	FORM & IDENTITY	PRESENCE OF COMMERCIAL AND INDUSTRIAL STRUCTURES. PRESENCE OF LARGE SCALE DEVELOPMENT (E.G. MINING INFRASTRUCTURE, ETC) RESIDENTIAL DEVELOPMENT	PRESENCE OF ESTABLISHED RESIDENTIAL DEVELOPMENT. SMALL SCALE, INDUSTRIAL ETC IN MIDDLEGROUND. PRESENCE OF SPORTS AND RECREATION FACILITIES.	PRESENCE OF RURAL STRUCTURES (E.G. FARM BUILDINGS, FENCES ETC.). HERITAGE BUILDINGS AND OTHER STRUCTURES APPARENT. ISOLATED DOMESTIC SCALE STRUCTURES.

Figure 13 Visual Quality Reference Table

Source: After Clouston & Brouwer, 1995

assessment criteria

7.4. Visual Sensitivity

Visual sensitivity is the estimate of the significance that a change will have on a landscape and to those viewing it. For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high.

The assessment of visual sensitivity is based on a number of variables such as: the number of people affected; viewer location including distance from the source; the surrounding land use and degree of change. Variables may also include viewer position, i.e. inferior, where the viewer's station is below the horizontal axis as characterised by looking up (least preferred), neutral, where the viewer sight line is generally along the horizontal axis, and, superior, where the viewer sight line is above the horizontal axis as characterise by looking down to an object (most preferred).

Generally the following principles apply:

- Visual sensitivity decreases as the viewer distance increases. This occurs as changes to the scenic environment must be assessed over a broader viewshed which is comprised of a greater number of competing elements.
- Visual sensitivity decreases as the viewing time decreases.
- Visual sensitivity can also be related to viewer activity (e.g. a person viewing an affected site while engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).
- Visual sensitivity decreases as the number of potential viewers decreases.

Visually sensitive landscapes include:

- Main ridgelines
- Significant natural landscape features such as coastal headlands, prominent hills, lake channel entrances, lake islands and lake promontories
- National Parks, State Recreation Areas and other protected natural conservation areas
- Other areas zoned for natural values (areas zoned C2 - Conservation)
- Within 100m of the lake edge
- Within 300m of the coastal edge
- Heritage conservation areas and precincts

The adjoining table outlines the visual sensitivity based on the above criteria.

VISUAL SENSITIVITY TABLE

LAND USE	SENSITIVITY				
	IMMEDIATE FOREGROUND 0-100m	FOREGROUND 100-250m	MIDGROUND 250m-500m	DISTANT MIDGROUND 500m-1km	BACK-GROUND (>1km)
NATURAL AREAS E.G. WATERWAYS, NATIONAL PARKS, ETC.	HIGH			MODERATE	LOW
TOURIST OR RECREATION AREAS E.G. SHAREWAYS, PARKS, ETC.	HIGH		MODERATE		LOW
CULTURAL INSTITUTIONS E.G. CHURCH, ART GALLERY, ETC.	HIGH		MODERATE		LOW
MAJOR TRAVEL CORRIDORS	HIGH	MODERATE			LOW
SCENIC DRIVE (TOURIST ROUTE) E.G. WINE COUNTRY DRIVE	HIGH	MODERATE		LOW	
RESIDENTIAL AREAS	MODERATE		LOW		
MINOR ROADS	MODERATE	LOW			NEGLIGIBLE
AGRICULTURAL OR INDUSTRIAL AREAS	LOW			NEGLIGIBLE	

Figure 14 Visual Sensitivity Table

Source: Adapted from EDAW, 2000

assessment criteria

7.5. Magnitude of Change

Magnitude of change is an assessment of a number of factors including the proportion of the view/landscape affected, the size or scale, the geographical extent of the area over which the change occurs, the rate and duration of the change and the level of contrast and compatibility. This change may be adverse or beneficial.

Where key components are lost, such as mature, diverse, rare, or distinctive landscape elements, the proposal is considered to have a more significant impact on magnitude of change, as it will result in a change to the existing landscape character. In contrast, key components such as new, uniform, homogenous landscape elements in lower-value landscape character areas are said to have a less significant impact on magnitude of change. (GLVIA, 3rd Ed.)

MAGNITUDE OF CHANGE TABLE

ELEMENT	RATING: NEGLIGIBLE	LOW	MODERATE	HIGH
SIZE & SCALE	BENIGN CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN NO DIFFERENCE IN THE VIEWED LANDSCAPE.	UNOBTRUSIVE CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A MUTED AND MINOR DIFFERENCE IN THE STREETSCAPE, COMPLIMENTING OR NOT AFFECTING THE EXISTING LANDSCAPE CHARACTER.	CONSIDERABLE CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A NOTICEABLE, BUT NOT DOMINANT, DIFFERENCE IN EXISTING LANDSCAPE CHARACTER.	SIGNIFICANT CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A SUBSTANTIAL DIFFERENCE OR SHIFT IN EXISTING LANDSCAPE CHARACTER.
EXTENT	NEITHER BENEFICIAL OR ADVERSE VISUAL CONTRAST TO THE EXISTING LANDSCAPE CHARACTER.	THE PROPOSAL REQUIRES THE REMOVAL OF LITTLE TO NO KEY COMPONENTS, AND/OR THE ADDITION OF NEW COMPONENTS TO THE LANDSCAPE THAT CONTRIBUTE TO A VISUAL LOSS IN THE EXISTING VIEWED LANDSCAPE	THE PROPOSAL REQUIRES THE REMOVAL OF SOME COMPONENTS, OR THE ADDITION OF NEW COMPONENTS TO THE LANDSCAPE THAT CREATE DIVERSITY TO THE EXISTING VIEWED LANDSCAPE, AND/OR AT TIMES, ARE IN CONTRAST TO THE EXISTING LANDSCAPE CHARACTER.	THE PROPOSAL REQUIRES THE REMOVAL OF KEY COMPONENTS, OR THE ADDITION OF NEW, KEY COMPONENTS TO THE LANDSCAPE THAT ALTER, OR BECOME A NEW DOMINANT FEATURE, TO THE EXISTING VIEWED LANDSCAPE (E.G. REMOVAL OF VEGETATION THAT CHANGES AN INTIMATE LANDSCAPE TO OPEN, OR THE INTRODUCTION OF TALL STRUCTURES TO OPEN SKYLINES).
NATURE OF VISIBILITY	THE PROPOSAL BLENDS IN WITH THE EXISTING ENVIRONMENT AND IS WELL SCREENED TO THE EXTENT THAT THE EXISTING VIEWED LANDSCAPE IS INDISTINGUISHABLE.	THE PROPOSAL PRESENTS ITSELF WITH LOW TO MINOR AESTHETIC VISUAL CONTRAST, BLENDING IN WITH THE EXISTING VIEWED LANDSCAPE DUE TO A HIGH LEVEL OF INTEGRATION OF ONE OR SEVERAL OF THE FOLLOWING: FORM, SHAPE, PATTERN, LINE, TEXTURE OR COLOUR. IT CAN ALSO RESULT FROM THE USE OF EFFECTIVE SCREENING OFTEN USING A COMBINATION OF LANDFORM AND LANDSCAPING.	THE PROPOSAL PRESENTS ITSELF WITH MODERATE AESTHETIC VISUAL CONTRAST TO ITS VIEWED LANDSCAPE, BUT HAS SHOWN SOME DEGREE OF INTEGRATION (E.G. GOOD SITING PRINCIPLES EMPLOYED, RETENTION OF SIGNIFICANT EXISTING VEGETATION, PROVISION OF SCREEN LANDSCAPING, CAREFUL COLOUR SELECTION AND/ OR APPROPRIATELY SCALED DEVELOPMENT).	THE PROPOSAL PRESENTS ITSELF WITH HIGH AESTHETIC VISUAL CONTRAST TO ITS VIEWED LANDSCAPE WITH LITTLE OR NO INTEGRATION AND/OR SCREENING, OR CONTRAST IN FINISH TO SURROUNDING DEVELOPMENT.
SKYLINE		THE PROPOSAL IS PARTLY, OR NOT VISIBLE AT ALL ON THE SKYLINE WITH OTHER FEATURES	THE PROPOSAL IS VISIBLE ON THE SKYLINE WITH OTHER FEATURES	THE PROPOSAL IS VISIBLE ON THE SKYLINE AS A NEW FEATURE
CONSISTENCY OF VIEW		THE PROPOSAL IS INTERMITTENTLY OR INFREQUENTLY VISIBLE.	THE PROPOSAL IS INTERMITTENTLY AND SEQUENTIALLY VISIBLE.	THE PROPOSAL IS AN ONGOING, OR MULTI-PHASE DEVELOPMENT THAT IS CONTINUOUSLY AND SEQUENTIALLY VISIBLE.
PROPORTION OF IMPACT	THE PROPOSAL IS INCONSEQUENTIAL OR NOT VISIBLE AT ALL ON THE SKYLINE.	LOW PROPORTION OF THE VIEW IMPACTED	MODERATE PROPORTION OF THE VIEW IMPACTED	HIGH PROPORTION OF THE VIEW IMPACTED

Figure 15 Magnitude of Change Table

Source: Adapted from GLVIA, 3rd ed. & Volume 4A: LVIA Methodology and Glossary, Wood Group UK Limited, March 2021.

assessment criteria

7.6. Visual Impact

Visual impact is the assessment of changes in the appearance of the landscape as the result of some intervention typically man-induced, to the visual quality of an area having regard to visual sensitivity, magnitude of change and the other attributes that these elements embody as discussed above.

Visual impact may be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction). When visual impacts are negative, the loss of visual quality needs to be determined and when they are found to be undesirable or unacceptable, then mitigation measures need to be formulated with the aim of reducing the impact to within, at least acceptable limits.

The adjoining table illustrates how Visual Sensitivity Levels and Magnitude of Change combine to produce varying degrees of Visual Impact. Where a landscape viewpoint has been assessed as significant and adverse, mitigation methods should be described to lower visual impact. Refer Mitigations in Section 9.

Further assessment is provided in the Visual Evaluation for selected viewpoints.

VISUAL IMPACT TABLE					
		VISUAL SENSITIVITY LEVELS			
		HIGH	MODERATE	LOW	NEGLIGIBLE
MAGNITUDE OF CHANGE	HIGH	HIGH	HIGH	MODERATE	LOW
	MODERATE	HIGH	MODERATE	LOW	LOW
	LOW	MODERATE	LOW	LOW	NEGLIGIBLE
	NEGLIGIBLE	LOW	LOW	NEGLIGIBLE	NEGLIGIBLE

Figure 16 Visual Impact Table

viewpoint 1

Location: Dunoon Road, Looking South West

8. VIEWPOINT ASSESSMENTS

Image 10 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 17 Viewpoint location

Site

Distance To Site: 750m north
View position: Superior
Visual Quality: Medium-High

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 1 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the extended distance from the proposal and low viewer numbers the viewer access is considered LOW.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a minor road.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as LOW, as the proposal is set below the ridgeline with minimal views of the proposal due to foreground screening elements of vegetation. The proposal is to be secluded into the landscape through landscape integration with established vegetation aligning with the existing landscape character.
	Visual Impact	The proposal has low visual access and sensitivity due to the extended distance from a minor road, the proposal shows a level of integration through landscape treatments, therefore, the visual impact is LOW.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Low

Reassessment based on Professional Opinion:

No Reassessment Required

Image 11 Viewpoint 1, one frame, existing view

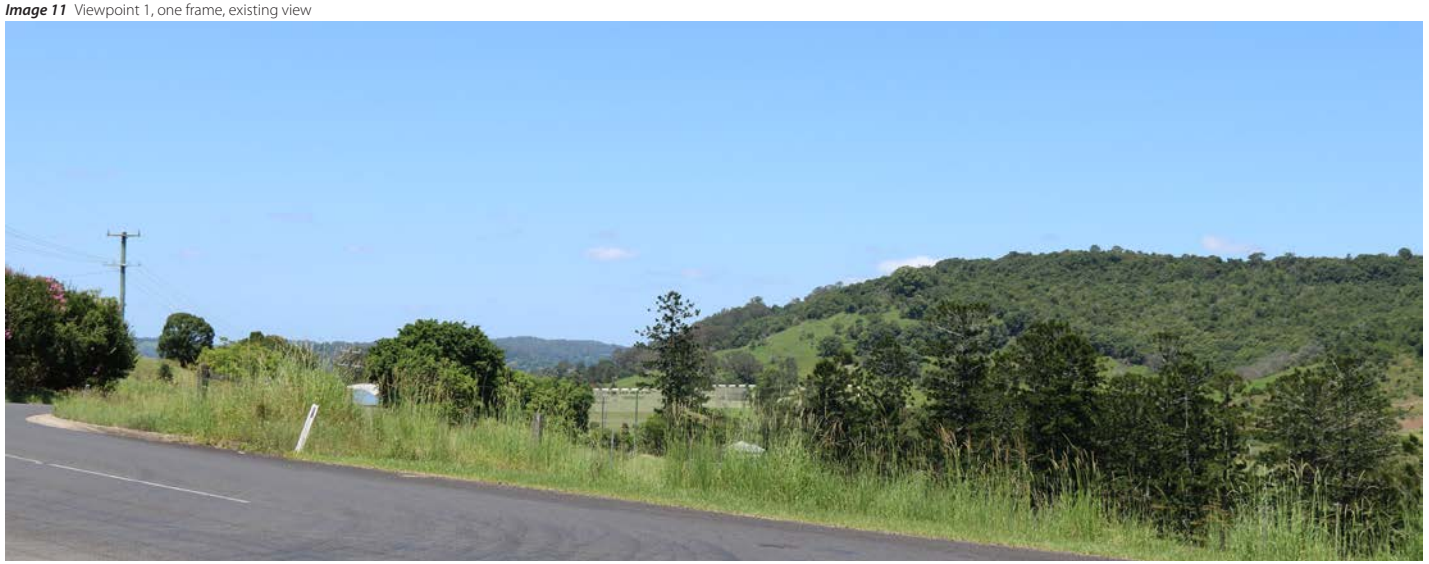

Image 12 Viewpoint 1, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 2

Location: 114 Dunoon Road Driveway, Looking South West

Image 13 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 18 Viewpoint location

Site

Distance To Site: 650m north
View position: Superior
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 2 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the extended distance from the proposal and moderate viewer numbers with low viewing time the viewer access is considered LOW.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a minor road at an extended distance.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as LOW, as there are minimal clear views of the proposal due to foreground screening elements of vegetation and existing development. The proposals visual impact is to be minimised the vegetation establishes.
	Visual Impact	The proposal has low visual access and sensitivity due to the extended distance from a minor road, the proposal shows a level of integration through landscape treatments, therefore, the visual impact is LOW.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Low

Reassessment based on Professional Opinion:

No Reassessment Required

Image 14 Viewpoint 2, one frame, existing view

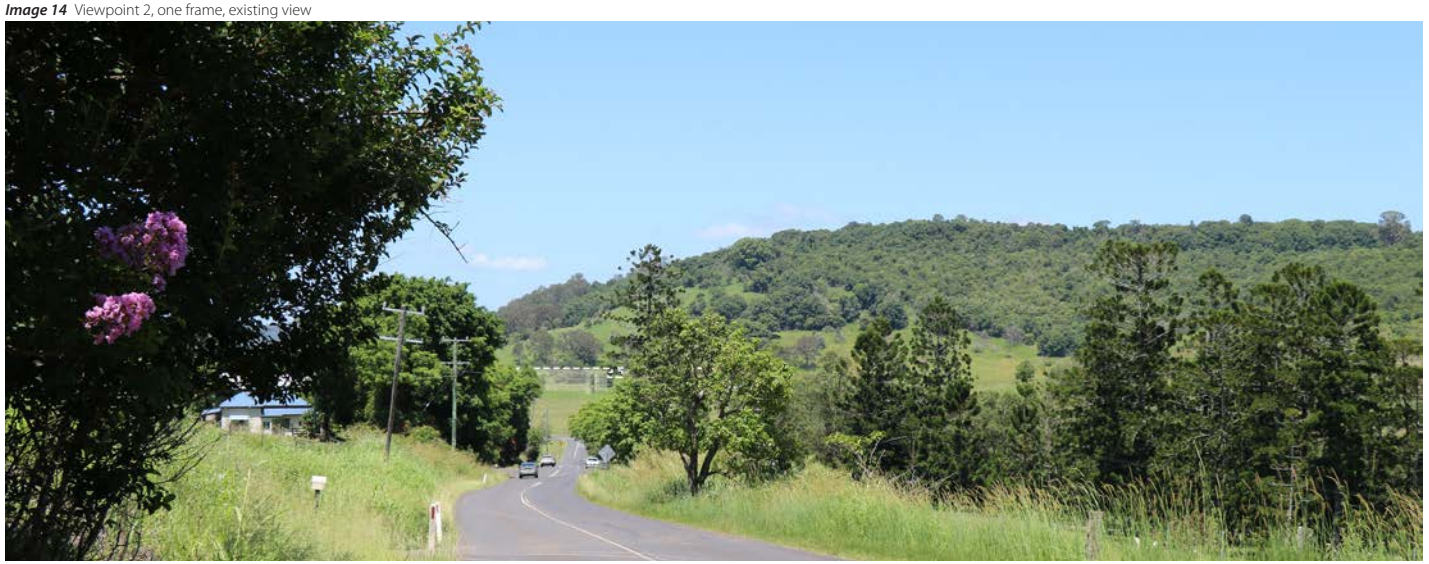

Image 15 Viewpoint 2, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 3

Location: Dunoon Road, Looking South West

Image 16 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 19 Viewpoint location

Site

Distance To Site: 600m north
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 3 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the extended distance from the proposal and low viewer numbers the viewer access is considered LOW.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a residential driveway.
Visual Analysis of Proposed Site	Magnitude of Change	There will be minimal clear views of the proposal with those being filtered overtime with the addition of landscape treatments. There is already pre-existing views of development within this view therefore, the magnitude of change is assessed as LOW.
	Visual Impact	The proposal has low visual access and sensitivity due to the extended distance from a residential area, the proposal shows a level of integration through landscape treatments, therefore, the visual impact is LOW. It is noted that views from this residence are elevated and face west.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Low

Reassessment based on Professional Opinion:

No Reassessment Required

Image 17 Viewpoint 3, one frame, existing view

Image 18 Viewpoint 3, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 4

Location: 1 Sexton Road, Looking South West

Image 19 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

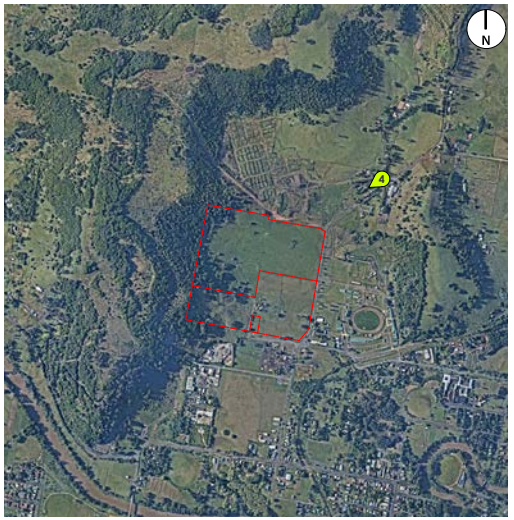

Figure 20 Viewpoint location

Site

Distance To Site: 400m north
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 4 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	There is a short viewing distance to the proposal but low viewer Due to the extended distance from the proposal and low viewer numbers the viewer access is considered LOW.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a residential driveway.
Visual Analysis of Proposed Site	Magnitude of Change	The proposal will be partially screened through existing vegetation and development, with the addition of landscape treatments theres is likely to be filtered views of the proposal. The proposal adds a larger scale development component but, will be integrated into the landscape through mitigation measures.
	Visual Impact	The proposal has low visual access and sensitivity due to the extended distance from a residential area, the proposal shows a level of integration through landscape treatments, therefore, the visual impact is LOW.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Low

Reassessment based on Professional Opinion:

No Reassessment Required

Image 20 Viewpoint 4, one frame, existing view

Image 21 Viewpoint 4, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 5

Location: Dunoon Road, Looking South West

Image 22 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 21 Viewpoint location

Site

Distance To Site: 250m north
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 5 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the short distance from the proposal and moderate viewer numbers with low viewing time the viewer access is considered MODERATE.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a minor road at an moderate distance.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as MODERATE, as although the proposed development does not break the ridgeline it will take up a large portion of the viewshed. There are existing views of development but these make up a small portion of the view and are heavily screened. There will be integration to the landscape through landscape and material mitigation.
	Visual Impact	The proposal has moderate viewer access and low sensitivity due to the distance from a minor roadway, the magnitude of change is moderate due to the significant change on the viewed character of the existing landscape. The proposal will show a level of integration through landscape treatments, therefore, the visual impact is LOW.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Low

Reassessment based on Professional Opinion:

No Reassessment Required

Image 23 Viewpoint 5, one frame, existing view

Image 24 Viewpoint 5, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

Image 25 Viewpoint 5, one frame, existing view

Image 26 Viewpoint 5, indicative photomontage of proposal within this view, vegetation shown at maturity.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 6

Location: 60 Dunoon Road, Looking South West

Image 27 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 22 Viewpoint location

Site

Distance To Site: 200m north
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 6 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	There is a short viewing distance to the proposal but low viewer. Despite the short viewing distance from the proposal the low viewer numbers result in a LOW viewer access.
	Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from a residential driveway from a short distance.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as MODERATE, as although the proposed development does not break the ridgeline it will take up a large portion of the viewshed. There is existing views of rural development but these make up a small portion of the view and are heavily screened. There will be integration to the landscape through landscape and material mitigation.
	Visual Impact	The proposal has low visual access and sensitivity due to the extended distance from a residential area, the proposal shows a level of integration through landscape treatments, therefore, the visual impact is MODERATE.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Moderate

Reassessment based on Professional Opinion:

No Reassessment Required

Image 28 Viewpoint 6, one frame, existing view

Image 29 Viewpoint 6, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 7

Location: Dunoon Road, Looking West

Image 30 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

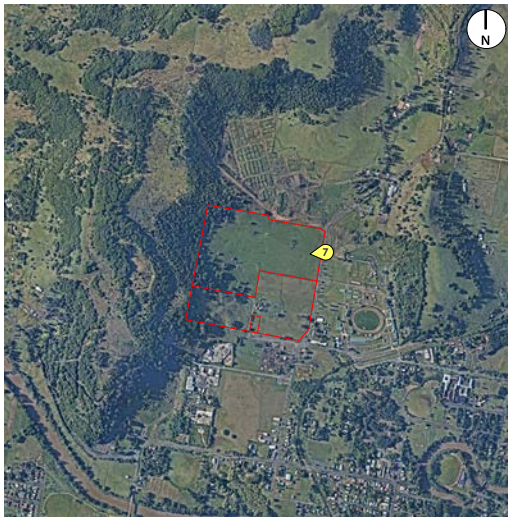

Figure 23 Viewpoint location

Site

Distance To Site: 20m east
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 7 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the short distance from the proposal and moderate viewer numbers with low viewing time the viewer access is considered MODERATE.
	Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from a minor road within close proximity.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as MODERATE, as although the proposed development does not break the ridgeline it will take up a large portion of the viewshed. There is minimal views of existing rural development which are heavily screened. There will be integration into the landscape through landscape treatment.
	Visual Impact	The proposal has moderate viewer access sensitivity due to the close proximity from a minor roadway, the magnitude of change is moderate due to the considerable change on the viewed character of the existing landscape, therefore, the visual impact is Moderate.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Moderate

Reassessment based on Professional Opinion:

No Reassessment Required

Image 31 Viewpoint 7, one frame, existing view

Image 32 Viewpoint 7, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

Image 33 Viewpoint 7, one frame, existing view

Image 34 Viewpoint 7, indicative photomontage of proposal within this view, vegetation shown at maturity.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 8

Location: Alexandra Parade, Looking West

Image 35 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 24 Viewpoint location

Site

Distance To Site: 40m south
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 8 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the short distance from the proposal and moderate viewer numbers with low viewing time the viewer access is considered MODERATE.
	Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from a minor road within close proximity.
Visual Analysis of Proposed Site	Magnitude of Change	The proposal is integrated into the landscape by sitting within the natural depression in the hillside, there is minimal rural development within the existing view and the proposal will be adding a new significant component into the landscape. There is heavy vegetative screening proposed with the development which will filter and screen a large portion of views, this will change the natural character of the foreground landscape, therefore the magnitude of change has been assessed as MODERATE.
	Visual Impact	The proposal has moderate viewer access sensitivity due to the close proximity from a minor roadway, the magnitude of change is moderate due to the considerable change on the viewed character of the existing landscape, therefore, the visual impact is Moderate.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Moderate

Reassessment based on Professional Opinion:

No Reassessment Required

Image 36 Viewpoint 8, one frame, existing view

Image 37 Viewpoint 8, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

Image 38 Viewpoint 8, one frame, existing view

Image 39 Viewpoint 8, indicative photomontage of proposal within this view, vegetation shown at maturity.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 9

Location: Tweed Street, Looking North

Image 40 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 25 Viewpoint location

Site

Distance To Site: 100m south
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 9 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the short distance from the proposal and moderate viewer numbers with low viewing time the viewer access is considered MODERATE.
	Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from a minor road within close proximity.
Visual Analysis of Proposed Site	Magnitude of Change	There is to be filtered views of the proposal from this view, the majority of the built forms are screened by exisitng development, vegetation and topography. The character of rural landscape is to somewhat remain therefore the magnitude of change is assessed as LOW.
	Visual Impact	The proposal has moderate viewer access sensitivity due to the close proximity from a minor roadway, the magnitude of change is moderate due to the considerable change on the viewed character of the existing landscape, therefore, the visual impact is Moderate.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Low

Reassessment based on Professional Opinion:

No Reassessment Required

Image 41 Viewpoint 9, one frame, existing view

Image 42 Viewpoint 9, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint 10

Location: Terania Street, Looking North

Image 43 Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).

Figure 26 Viewpoint location

Site

Distance To Site: 600m south
View position: Neutral
Visual Quality: Medium

Camera

Date & Weather: 12.12.24; Clear
Camera & Lens: Canon 100D + 31mm FL (18-55mm Canon Lens)
Camera Height: 1.7m (Eye level)

Viewpoint 10 - Summary

Visual Analysis of Existing Site	Landscape Values	Biophysical (ridgelines, vegetation), Ecological (development, natural habitat), Heritage (conservation vegetation), Aesthetic (rural hillscape)
	Viewer Access	Due to the extended distance from the proposal and moderate viewer numbers with low viewing time the viewer access is considered LOW.
	Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from a minor road at an extended distance.
Visual Analysis of Proposed Site	Magnitude of Change	The magnitude of change is assessed as LOW, as there are minimal clear views of the proposal due to foreground screening elements of vegetation and existing development. The views are within the context of existing development so character change is minimal.
	Visual Impact	The proposal has low visual access and sensitivity due to the extended distance from a minor road, the proposal shows a level of integration through landscape treatments, therefore, the visual impact is LOW.
	Professional Comment	In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance no reassessment was required.

Visual Evaluation Criteria

	NEGLIGIBLE	LOW	MODERATE	HIGH
Viewer Access				
Visual Sensitivity				
Magnitude of Change				

Visual Impact - Significance rating based on above criteria:

Low

Reassessment based on Professional Opinion:

No Reassessment Required

Image 44 Viewpoint 10, one frame, existing view

Image 45 Viewpoint 10, indicative building outline of proposal within this view, no vegetation or facade treatment shown.

Note:
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

viewpoint summary

9. OVERALL VIEWPOINT SUMMARY

VIEWPOINT SUMMARY					
	ACCESS	SENSITIVITY	MAGNITUDE	IMPACT	ASSESSED IMPACT
Viewpoint 1 Dunoon Road, Looking South West	LOW	LOW	LOW	LOW	LOW
Viewpoint 2 Dunoon Road, Looking South West	LOW	LOW	LOW	LOW	LOW
Viewpoint 3 / Photomontage Dunoon Road, Looking South West	LOW	LOW	LOW	LOW	LOW
Viewpoint 4 / Photomontage 1 Sexton Road, Looking South West	LOW	LOW	LOW	LOW	LOW
Viewpoint 5 Dunoon Road, Looking South West	MODERATE	LOW	MODERATE	LOW	LOW
Viewpoint 6 60 Dunoon Road, Looking South West	LOW	MODERATE	MODERATE	MODERATE	MODERATE
Viewpoint 7 Dunoon Road, Looking West	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
Viewpoint 8 Alexandra Parade, Looking West	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
Viewpoint 9 Tweed Street, Looking North	MODERATE	MODERATE	MODERATE	LOW	LOW
Viewpoint 10 Terania Street, Looking North	LOW	LOW	LOW	LOW	LOW

Figure 27 Viewpoint Summary Table

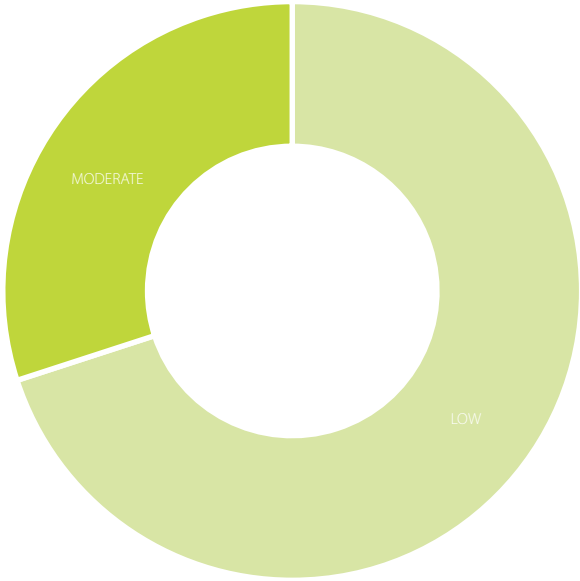

Figure 28 Viewpoint Summary Graph: Viewpoint Assessment Results

10. IMPACT ASSESSMENT

10.1. Discussion

This section considers the general impact the proposal may have on the local visual environment and identifies those areas where the visual impact may potentially be the most pronounced. This was done by undertaking a surrounding site inspection and broadly scoping the study area to identify where the proposed development would likely to be visible and appear to be most prominent.

An assessment of visual impact is about a systematic gauging of the amount of change that a proposal may bring to an existing scene. This discussion section is a synthesis of those discrete, matrix-driven observations within the larger landscape relationships to the site. By including the potential tempering factors of magnitude of change and the actual compositional elements in the surroundings, we can create a more nuanced context and qualify the output of the initial methodology as of benefit, or detriment to the resultant scenic quality.

The visual impact assessment has been undertaken based on the existing conditions of the site and its current surrounds. It does not account for potential future development within the locality, which is likely to result in a transition from the current rural character to a more rural-residential or peri-urban character over time. As such, the findings are in response to the current landscape character and land use.

Viewpoint 1 represents vehicles traveling along Dunoon Road. The viewer access and visual sensitivity are considered low due to the considerable distance from the site and the limited number of viewers. The magnitude of change has also been assessed as low, as the proposal will be situated below the ridgeline with additional integration into the surrounding landscape. Existing vegetation and topography will provide some degree of screening, which will be further mitigated through proposed landscape works. Consequently, the visual impact has been assessed as LOW.

Viewpoint 2, which represents vehicles traveling south along Dunoon Road, also demonstrates low viewer access and visual sensitivity due to the significant distance from the proposal site. The magnitude of change is assessed as low, owing to the screening effects of existing vegetation, topography, and surrounding development. As a result, the visual impact from this viewpoint is similarly assessed as LOW.

Viewpoints 3 and 4, which are similar to Viewpoint 1, represent vehicles using residential driveways along Dunoon Road and Sexton Road. These viewpoints exhibit low viewer access, visual sensitivity, and magnitude of change due to the distance from the proposal site, low viewer numbers, and foreground screening. Accordingly, the visual impact is assessed as LOW.

Viewpoint 5, located for vehicles traveling south along Dunoon Road, is in closer proximity to the site. Given the shorter distance and moderate viewer numbers, the viewer access has been assessed as moderate. The visual sensitivity is considered low, as the viewpoint is located along a minor road. The magnitude of change is assessed as moderate, as the proposal will occupy a significant portion of the viewshed and introduce visible more expansive development. Despite this, the visual impact is regarded as LOW.

Viewpoint 6 is taken from a residential driveway along Dunoon Road. Although the distance from the site is short, the low number of viewers results in a low level of viewer access. The visual sensitivity is assessed as moderate, given that the view is from a residential area. The magnitude of change is considered moderate, as the proposal will occupy a significant portion of the viewshed and alter the dominant character of the landscape from open grassland to developed land. The proposal will not break the ridgeline, and there is minimal foreground screening; however, the visual impact will be further mitigated through the integration of landscape features such as canopy tree planting and the use of appropriate recessive materials and colors. Therefore, the visual impact has been assessed as MODERATE.

Viewpoint 7 is situated directly opposite the proposal site. Due to the proximity to the site boundary and moderate viewer numbers, both the viewer access and visual sensitivity are assessed as moderate. The character of the site will transition from open grassland and hillscape to a developed landscape, with a substantial portion of the viewshed affected by the proposal. Integration into the landscape will be implemented; consequently, the visual impact is assessed as MODERATE.

Viewpoint 8 is located at the corner of Dunoon Road and Alexandra Parade, providing views to vehicles turning out of Alexandra Parade. Although this view is brief, the close proximity to the site results in moderate viewer access and visual sensitivity. The magnitude of change is moderate, as the proposal will alter the landscape character, with some small-scale rural development already visible within the existing viewshed. Given the minimal foreground screening, the visual impact is assessed as MODERATE.

Viewpoint 9, afforded to vehicles traveling north along Tweed Street, is situated relatively close to the proposal site, with moderate viewer numbers. Therefore, both viewer access and visual sensitivity are assessed as moderate. However, the majority of the proposal is likely to be screened by the foreground topography, vegetation, and existing development. As such, the visual impact from this viewpoint is considered LOW.

Viewpoint 10, located along Terania Street looking north, is situated at a considerable distance from the site, with low viewer numbers and limited viewing duration. As such, both viewer access and visual sensitivity are regarded as low. The magnitude of change is also low, given that only a small portion of the view is affected, with existing development visible in the foreground. Consequently, the visual impact from this viewpoint is assessed as LOW.

LIGHTING IMPACT

Whilst CPTED requires adequate lighting for safety at night, the balance of these components becomes critical when ensuring the safety of all users of the site, including environmental receivers such as flora and fauna. Beyond the potential impact of obtrusive lighting on humans, consideration for the finer ecosystems and habitats on site and their interactions with the proposal, are key to the protection of these systems and mitigation of potential threats to these environments.

Obtrusive lighting and impacts to environmental receivers are case-by-case dependent and should be considered in the greater context of the area. Areas with greater potential impact on these systems, such as sites adjoining environmentally sensitive areas or sites located near areas rich in biodiversity with listed threatened species, should consider the impact to threatened or endangered species and unique biota through a site-specific assessment consistent with the National Light Pollution Guidelines for Wildlife, developed by the Australian Government Department of the Environment and Energy.

Generally, natural darkness should be protected where possible and the lighting design of the proposal should consider artificial impact and the management of all living things (National Light Pollution Guidelines for Wildlife 2020). In order to gain an understanding of the existing nature of the obtrusive effects on outdoor lighting, an analysis of the existing limitations of site should be conducted and the existing conditions accounted for, such as (but not limited to), the level of lighting existing in the area, the proposed times of operation and lighting technology proposed (Electrical Projects Australia Pty Ltd, 2024).

Recommendations in accordance with AS/NZS 4282:2023 'Control of the obtrusive lighting effects of outdoor lighting,' should be considered to reduce light spillage visual impact in low-light, and night conditions. Suggestions are to be considered alongside operational hours, lighting requirements from Council, the practicality of application for certain areas regarding CPTED and recommendations from any lighting consultants.
Employing methods such as:

- Eliminating upward spill lighting by directing light downward
- Shielded fittings
- Avoid excess lighting
- Energy-efficient bulbs
- Asymmetric beams
- Direction of light from reflective surfaces
- Warm-white colours, where afforded
- Step dimming
- Curfew switch off for decorative lighting
- Motion detector control lighting

10.2. Conclusion

A comprehensive review of the visual catchment area for the proposed site reveals that the views of the development are primarily restricted to a radius of just over 1 kilometre. The extent of visibility from various vantage points is limited, thus containing the potential for widespread visual impact. The proposal is anticipated to induce a low to moderate degree of change to the existing landscape, primarily due to the integration of proposed landscaping measures that will enhance its compatibility with the surrounding environment.

The proposal is located on the northern outskirts of Lismore and is situated within an evolving landscape character and will provide ongoing support of low density residential expansion such as the approved North Lismore Plateau Urban Release Area which facilitates the a 85 lot subdivision to the north of the proposal site. When evaluated at a larger spatial scale, with the inclusion of extensive landscape and architectural integration, and the current rezoning application the proposal is expected to be consistent with the evolving landscape character of a rural township.

Overall, the proposal is expected to result in a cumulative visual impact that is rated as low to moderate. This assessment takes into account the limited number of vantage points from which the development will be visible, as well as the proposed landscape integration and extended building setbacks that will help mitigate any potential disruptions to the existing visual environment. The resulting visual effect is expected to be contained within the immediate vicinity, with minimal impact on the surrounding area as a whole.

10.3. Mitigations

Mitigation measures included within this report are recommendations and opportunities for the proposal to consider to reduce visual impact further and/or maintain viewpoint ratings as they have been assessed. Mitigations are concluded from an analysis of the proposal and potential elements or processes that could provide adverse visual effects in contrast to the desired future character or landscape character of the surrounding area.

Mitigation measures already in place that will be key in maintaining the current visual impact rating:

- Implementation of vegetation to the site as per the landscape plans
- Varied treatment and use of recessive colours to the facade to reduce its perceived mass and encourage integration into the existing landscape
- Implementation of some light spillage control methods, as mentioned in 10.1 Lighting Impact.

Recommended further mitigation measures:

- Early works planting for vegetation would be recommended to ensure trees are established in the early stages of the development
- Ensuring use of non-reflective surfaces

11. REFERENCES

This visual impact assessment has considered the following documents and resources during assessment:

- Administrative information: https://meconemosaic.au/
- ***Connecting to Country,*** Government Architect NSW, 2023.
- ***Control Of The Obtrusive Effects Of Outdoor Lighting,*** Australian/New Zealand Standard, 2023.
- ***Dark Sky Planning Guideline***, NSW Govt Planning and Environment, June 2023.
- ***Guideline for landscape character and visual impact assessment***, Transport for NSW, June 2023.
- ***Guideline for landscape character and visual impact assessment: Version 2.2,*** New South Wales Government Transport for NSW, 21 August 2020.
- ***Guidelines for Landscape and Visual Impact Assessment: Third Edition,*** Landscape Institute, March 2013.
- ***Guidance Note for Landscape and Visual Assessment,*** AILA, June 2018.
- Landscape and visual assessment workshop, Stacey Brodbeck and Suzie Rawlinson 2023.
- ***Landscape Assessment Guidelines For Professionals Working In Resource Management***, New Zealand Institute of Landscape Architects 'te-tangi-a-te-manu' (2022).
- Lismore City Council, 2012, ***Development Control Plan 2012***, https://www.lismore.nsw.gov.au/Building-and-planning/Strategic-planning/Our-LEPs-and-DCPs
- Lismore City Council, 2012, ***Local Environmental Plan 2012***, https://www.lismore.nsw.gov.au/Building-and-planning/Strategic-planning/Our-LEPs-and-DCPs
- Nearmap, https://apps.nearmap.com/
- NSW Planning Portal Spatial Viewer https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address, viewed 25.10.2023.
- ***Policy: Use of Photomontages and Visualisation Tools,*** Land and Environment Court of New South Wales, 17 May 2024.
- ***Rural Land Evaluation,*** Department of Planning (DOP), 1988, Government Printer (Dept. of Planning).
- ***Scenic Perceptions of Australian Landscapes***, Williamson, D, 1978, Landscape Australia, Vol. 2, pp 94-100.
- ***Section 12, Visual Assessment, The Mount Arthur North Coal Project Pty Ltd Environmental Impact Statement,*** EDAW (Australia), 2000, URS Australia Pty Ltd, prepared for Coal Operations Australia Limited.
- ***Social and Economic Impact Assessment (Version 1.1),*** Think Economics, October 2023,
- ***Technical Supplement - Landscape and Visual Impact Assessment,*** Department of Planning and Environment, August 2022.
- ***Visual Representation of Development Proposals,*** Landscape Institute Technical Guidance Note, September 2019 (Currently under review, as of January 2024).

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