VISUAL IMPACT ASSESSMENT REPORT - TUNCURRY MANUFACTURED HOUSING ESTATE

40-80 & 82 CHAPMANS ROAD, NSW, 2428

WORIMI / BIRIPI COUNTRY

prepared for:

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assessment summary

1. ASSESSMENT SUMMARY

Terras Landscape Architects has undertaken a visual assessment of a proposed Manufactured Housing Estate (MHE) consisting of 283 small scale sites of up to 321 square metres and as small as 284 square metres. The proposed Manufactured Housing Estate will be located along Chapmans Road, Tuncurry within the Taree District, New South Wales. Allam Property Group Pty Ltd aim to establish and operate a Private Lifestyle Village providing quality and affordable accommodation along with excellent community facilities for older Australians. Allam Property Group Pty Ltd have a history of developing successful residential estates with over 55 existing villages across Australia.

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 Tuncurry which is located within the Mid-Coast Local Government Area with a population of just over 6000.
- The proposal site is located within Tuncurrys Low Density Residential Zone (R2) along Chapmans Road. The site consists of two lots sitting at a combined 22.4 hectares.
- The proposed development will include a set of residential dwellings, a private community building and a range of stormwater management systems in the form of swales and ponds.
- The local area includes residential living, commercial use, local roads, water bodies, native vegetation, cleared grassland, public and private recreation.
- Views of the site are limited to approximately 500 metres due to surrounding development and existing vegetation.
- The greatest visual impact is immediately on the site boundary, where view of proposed works are visible prior to the establishment of proposed vegetation screen planting.
- The proposal will differ from existing visual character yet the proposal aligns with the expected built environment of a Low Density Residential Zone (R2). The proposal will have a low accumulative visual impact on the surrounding area, with the exception of immediate proximity views from Chapmans Road residential dwellings which would be screened via planting once established.

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 of the proposal may cause to the prevailing visual/landscape quality of the area and to make recommendations, where appropriate, to reduce 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 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 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 assessment has been undertaken in accordance with the requirements of Guidelines for Landscape Character and Visual Impact Assessment (RMS, 2013) and as such, the work has been carried out following the steps below:

- Assess the visibility of the proposal. This includes a review of the existing visual environment/landscape setting of the locality.
- Identify key existing viewpoints and their sensitivity. 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.
- Assess visual impacts. 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.

2.3. Terminology

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

•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 subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries. (re: Lot 100, DP 1286524 & Lot 11, DP 615229).

•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 half-kilometre from the site boundary as views beyond this are extremely restricted.

3. THE SITE

3.1. Site Context

Tuncurry is a small coastal township sitting approximately 150km and 2 hour drive north of Newcastle City. Tuncurry is located within the Mid-Coast Local Government Area with a population of just over 6000. Tuncurry has a high median age sitting at 61 with under half of its population in the active work force most of these being working professionals and trade workers. Tuncurry generally consists of family sized dwellings.

The proposed Manufactured Housing Estate site is situated within Tuncurry's Low Density Residential Zone (R2) and is in close proximity to the existing housing development 'Sunrise Supported Living Tuncurry'. The proposal site is also within close proximity to the private recreation sites of the 'Tuncurry Lakes Resort', 'Tuncurry-Forster Jockey Club' 'Tuncurry Sailing Club' and 'Froster Tuncurry Driving Range'. Located to the west of site is the Wallamba River, a popular public recreation waterway.

Image 1 Site location

the site

Image 2 The site and immediate surrounds

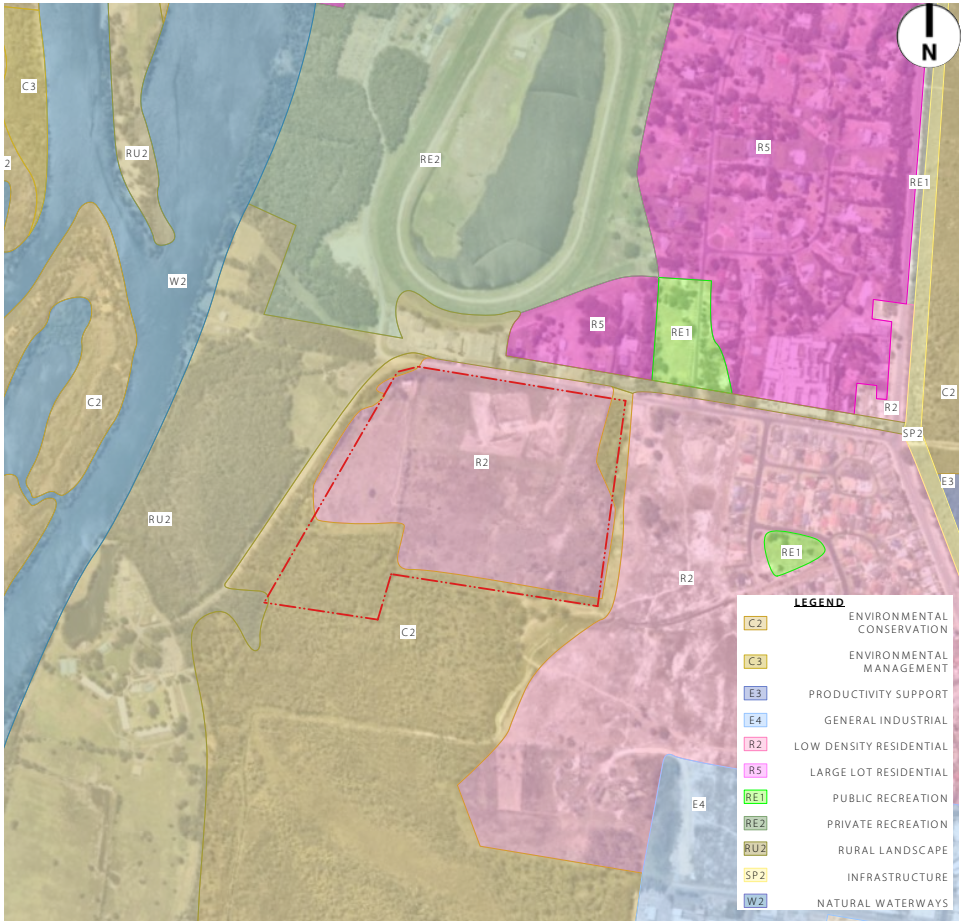

Image 3 Land zoning diagram

site description

3.2. Site Description

The proposal site is located within Tuncurry's Low Density Residential Zone (R2) along Chapmans Road. The site consists of two lots sitting at a combined 22.4 hectares. The site is partly situated within an Environmental Conservation Zone (C2) consisting of grassland and established native vegetation. The proposed works will remain within the Low Density Residential Zone. The site is currently cleared grasslands which will require fill to raise the proposal site levels to a suitable height and to meet flood planning levels where required.

Image 4 Aerial view of proposal site.

4. VISUAL ENVIRONMENT

4.1. Landscape Character Units

Within the immediate site area surroundings there have been a range of landscape character units identified these have been selected based on zoning, use and form. Nine landscape character units are identifiable within a 500m radius of site, These are:

1. Residential Living.
2. Commercial Use.
3. Local Roading.
4. Water Bodies.
5. Native Vegetation Patch
6. Cleared Grasslands.
7. Public Recreation.
8. Private Recreation.

These are explained in greater detail on the following page.

Image 5 Landscape character units within 500m of site

landscape character units

1. Residential Living

Image 6 Low density residential dwellings, east of site.

Several hectares of land east of the proposal site consists of low density and large lot residential living zoning R3 and R2. The majority of housing within these areas are single story family sized dwellings. Immediately along the eastern site boundary is undeveloped low density residential zoning (R2) it is presumed upon development that the housing would be consistent with the existing housing typology.

2. Commercial Use

Image 7 Storage facility north of site.

North of site boundary across Chapmans Road is a single lot commercial storage facility for boats and caravans. The storage items protrude above the fence line and remains visible due to minimal screening of the storage area.

3. Local Roading

Image 8 View west along Chapmans Road.

The local road which passes along the northern and western boundary of the proposal site is not a through road and only leads to private recreation sites and residential dwellings.

4. Water Bodies

Image 9 Aerial view of the constructed lake north of site.

North of the proposal site sits a large private recreational constructed lake used as a racecourse and golf driving range. South of the site lies a small stormwater drain which begins within the local residential area and leads to the Wallamba River.

landscape character units

5. Native Vegetation Patch

Image 10 View looking towards site from south western roadside.

Towards the southern and western boundaries of the proposal is a highly established native vegetation patch which provides contrast to the cleared grassland of the site. The established native patch also provides a large amount of screening to the proposal site. This native vegetation path is part of an environmental management zone (C3/2).

6. Cleared Grassland

Image 11 View of the site from Chapmans Road.

The majority of the proposal site and east of the boundary is unmaintained cleared grasslands. The cleared grasslands are zoned as low density residential (R2).

7. Public Recreation

Image 12 View of the local pocket park on the corner of Chapmans road and Tulloch Road.

The local area within the sites context has a range of small public recreation zones within the immediate site area, these consist of small pocket parks within residential areas.

8. Private Recreation

Image 13 View of the driving range and jockey club north of site.

Image 14 View of the resort entrance south west of site.

There are a handful of private recreation facilities near the proposal site consisting of a driving range, jockey club and a private resort. The existing vegetation provides a filtered screen towards the site from these ocations.

5. THE PROPOSAL

5.1. Proposed Project and Landscaping

The proposal consists of a Manufactured Housing Estate (MHE) of 253 sites. The proposed Manufactured Housing Estate will be located along Chapmans Road, Tuncurry, New South Wales. Allam Property Group Pty Ltd aim to establish and operate a Private Lifestyle Village providing quality and affordable accommodation along with excellent community facilities for older Australians. Allam Property Group Pty Ltd have a history of developing successful residential estates with over 55 existing villages across Australia.

The proposed developments will include a set of residential dwellings, a private community building and a range of stormwater management systems in the form of swales and ponds. The proposal will also include 44 car spaces, 4 accessible spaces and 25 RV spaces. The proposal construction is limited to within the Residential Zone 2 (R2) no construction will be undertaken within the surrounding Environmental Conservation Zones (C2) primarily consisting of established native vegetation. The proposed Manufactured Housing Estate is to be screened through a mass planted vegetated swale along Chapmans Road as seen in image 16.

Image 15 Proposed site plan.

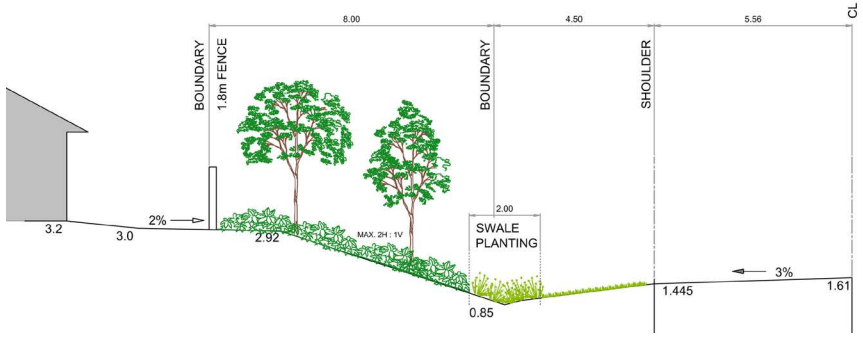

Image 16 Proposed roadside screening, Subject to change.

viewpoint data sheets

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 less then 500 metres.

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 (closet equivalent to the human eye), at eye level approximately 1.7m 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, where images have been stitched this has been noted on the image.

- Canon EOS 760D
- Summer/3:00pm/15-02-24
- Camera used inc. focal length 31mm at 1.61x crop factor
- Taken by Josh Allan

Image 17 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 viewshed area is very restricted to a maximum distance of about 500m.

The most prominent views afforded into the site will be for residents of Chapmans Road, specifically address numbers 35 - 29 as they are located to the immediate north of the proposal site. Direct views southward to the site are also currently afforded when driving along Chapmans Road after the end of residential dwellings. These views will be screened by vegetation upon completion of the proposal. The remaining views to the site's south are considered filtered due to the existing vegetation which is being retained.

It is noted that the site is not out of character to the existing R2 Low Density Residential context.

Image 18 Viewshed diagram.

assessment criteria

7. ASSESSMENT CRITERIA

7.1. 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.

Source: After Clouston & Brouwer, 1995

assessment criteria

7.2. Viewer Access

This 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 (<1km)			SHORT (1-2km)			MEDIUM (2-3km)			LONG/DISTANT (>3km)		
		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	M	L	L	M/L	L	L	L
	LOW (50-149 PEOPLE PER DAY)	L	M	H	L	M	M	L	L	M	L	L	L
	MODERATE (150-199 PEOPLE PER DAY)	M	H	H	M	M	H	L	M	M	L	L	L
	HIGH (>200 PEOPLE PER DAY)	H	H	H	M	H	H	H	M	H	L	L	M

Source: Adapted from Urbis, 2008

7.3. Visual Effect

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.

This is particularly important should any proposed development extend above the skyline unless, once again, there are particular circumstances that may influence viewer perception and/or visual impact.

It should be noted that a high visual effect does not necessarily equate with a reduction in scenic quality. It is the combination of both visual sensitivity and visual effect that results in visual impact.

VISUAL EFFECT TABLE

LEVELS	HIGH	RESULTS WHEN A PROPOSAL PRESENTS ITSELF WITH HIGH VISUAL CONTRAST TO ITS VIEWED LANDSCAPE WITH LITTLE OR NO INTEGRATION AND/OR SCREENING.
	MODERATE	RESULTS WHERE A PROPOSAL NOTICEABLY CONTRASTS WITH ITS VIEWED LANDSCAPE, HOWEVER, THERE HAS BEEN 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).
	LOW	OCCURS WHEN A PROPOSAL BLENDS IN WITH ITS 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.
	NEGLIGIBLE	THERE ARE NO VIEWS OF THE PROPOSAL COMPONENTS AND AS SUCH THERE IS NO IMPACT

Source: Adapted from EDAW, 2000

assessment criteria

7.4. Visual Sensitivity

Another aspect affecting visual assessments is visual sensitivity. This 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 characterise 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

		DISTANCE ZONES				
		FOREGROUND 0-0.5km	0.5-1km	MIDGROUND 1-1.5km	1.5 - 2km	BACK-GROUND (>2km)
LAND USE	RESIDENTIAL: RURAL OR URBAN	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	NATURAL AREAS	HIGH SENSITIVITY	HIGH SENSITIVITY	HIGH SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	TOURIST OR PASSIVE RECREATION	HIGH SENSITIVITY	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	MAJOR TRAVEL CORRIDORS	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	TOURIST ROADS	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	MINOR ROADS	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	AGRICULTURAL AREAS	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	INDUSTRIAL AREAS	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY

Source: Adapted from EDAW, 2000

assessment criteria

7.5. 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 and visual effect 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 Effect and Visual Sensitivity levels combine to produce varying degrees of Visual Impact. The overall project assessment summary is assessed as LOW. Further assessment is provided in the Visual Evaluation for selected viewpoints.

VISUAL IMPACT TABLE					
		VISUAL EFFECTS LEVELS			
		HIGH	MODERATE	LOW	NEGLIGIBLE
VISUAL SENSITIVITY LEVELS	HIGH	HIGH IMPACT	HIGH IMPACT	MODERATE IMPACT	NEGLIGIBLE IMPACT
	MODERATE	HIGH IMPACT	MODERATE IMPACT	LOW IMPACT	NEGLIGIBLE IMPACT
	LOW	MODERATE IMPACT	LOW IMPACT	LOW IMPACT	NEGLIGIBLE IMPACT
	NEGLIGIBLE	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT

Source: EDAW, 2000

7.6. Visual Absorption

Visual absorption capacity (VAC) is the physical capacity of a landscape to accept human alterations without loss of its inherent visual character or scenic quality.

viewpoint 1

Location: Viola Circuit Looking West

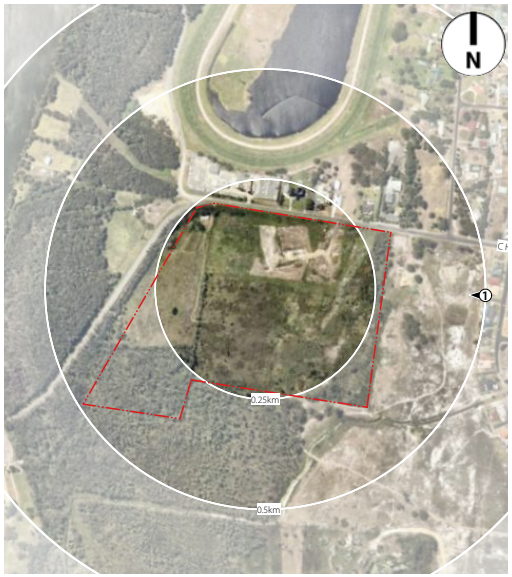

Image 19 View west towards site ***(Photostitched Image)***..

Site
Distance: 500m east
View position: Neutral
Visual Quality: Moderate

Viewpoint 1	
Viewer Access	Despite the limited number of viewers from this location there would be a long viewing time as the view is from residential boundaries, due to the high viewing time and close proximity, viewer access is considered HIGH.
Visual Effect	The visual effect is assessed as LOW, as the proposal will somewhat blend with the existing residential landscape and has a good range of screening from foreground elements such as native vegetation and topography.
Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from residential dwellings within 500m.
Visual Impact	As the proposal will be semi filtered by existing vegetation in the foreground, the close proximity, and the similarity to existing and future residential forms of the area the visual impact is classed as LOW in this location.
Professional Comment	Views from Viewpoint 1 are only afforded to residents of dwellings along the eastern boundary of the proposal site, this is currently partially screened by foreground native vegetation being preserved along with new internal planting upon completion of the proposal, lowering overall visual impact, to VERY LOW.

Visual Evaluation Criteria				
	NEGLIGIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				
Reassessment based on Professional Opinion:				
Very Low				

viewpoint 2

Location: Chapmans Road Looking West

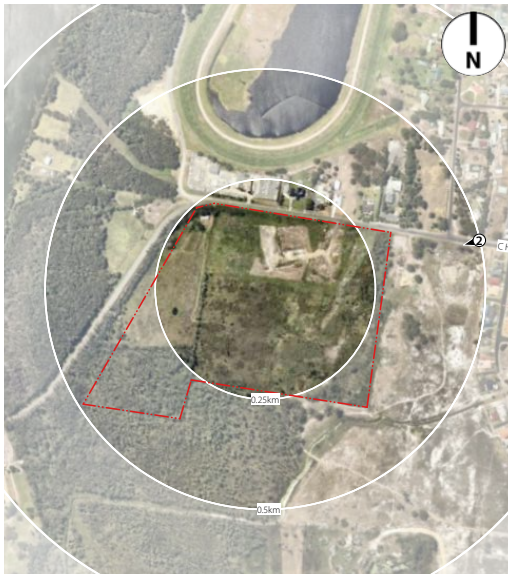

Image 20 View west towards site ***(Photostitched Image).***

Site
Distance: 500m east
View position: Neutral
Visual Quality: Moderate

Viewpoint 2	
Viewer Access	As the proposal is located along a road in which there is no thoroughfare travel, viewer numbers are low and for a short duration, viewer access is considered LOW, despite the close proximity.
Visual Effect	The visual effect is assessed as LOW, as the proposal will blend with the existing residential landscape through vegetated buffer and has a good range of screening from foreground vegetation.
Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from the a minor road for a short amount of time.
Visual Impact	As the proposal poses a low viewer access due to the short viewing time and numbers along with low visual sensitivity and effect with the forms blending into the surrounding residential landscape the visual impact has been assessed as LOW.
Professional Comment	There will be limited visual receptors at this viewpoint, these views will be screened by existing retained foreground vegetation and additional internal planting.

Visual Evaluation Criteria				
	NEGLIGIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				
Reassessment based on Professional Opinion:				
No Reassessment Needed				

Image 21 Viewpoint 2, existing ***(Photostitched Image).***

Image 22 Viewpoint 2, indicative photomontage of proposal showing approximate extents of buildings ***(Photostitched Image).***

viewpoint 3

Location: Chapmans Road Residencies Looking South

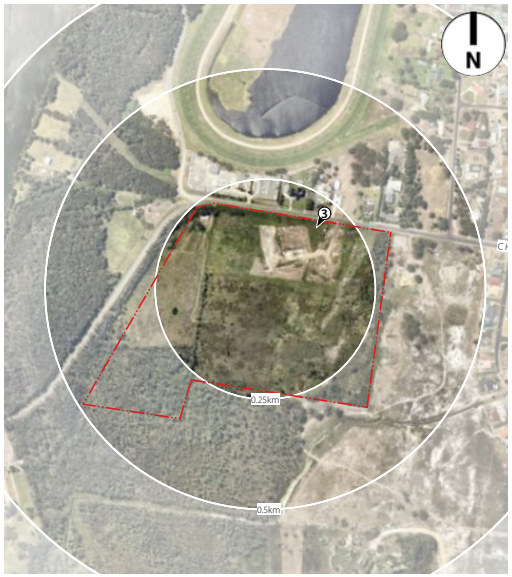

Image 23 View south towards site ***(Photostitched Image).***

Site
Distance: 50m north
View position: Neutral
Visual Quality: Moderate

Viewpoint 3	
Viewer Access	There is a low viewer number yet a long viewer time as the majority of views from this location are from within residential properties of Chapmans Road, therefore viewer access is classed as HIGH.
Visual Effect	The visual effect is assessed as MODERATE, as the proposal will present as a high contrast from what is currently visible from within the residential dwellings but will be mitigated through the a vegetated buffer along the roadside boundary.
Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from within residential dwellings on the immediate boundary of the proposal site.
Visual Impact	As the proposal will pose visual change in what would be consistent of the local R2 zoning but the proposal will still pose a high visual change from the existing views along with extended viewing times for residents along Chapmans Road the visual impact has been assessed as MODERATE.
Professional Comment	Proposed boundary planting as detailed within landscape plans provided by Terras Landscape Architects will act to screen views into the proposed MHE and contribute towards reducing the visual impact the proposal has on the neighbouring properties along Chapman's Road.

Visual Evaluation Criteria				
	NEGLIGIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
No Reassessment Required				

Image 24 Viewpoint 3, existing ***(Photostitched Image).***

Image 25 Viewpoint 3, indicative photomontage of proposal showing approximate extents of buildings ***(Photostitched Image).***

viewpoint 4

Location: Corner of Chapmans Road Looking South East

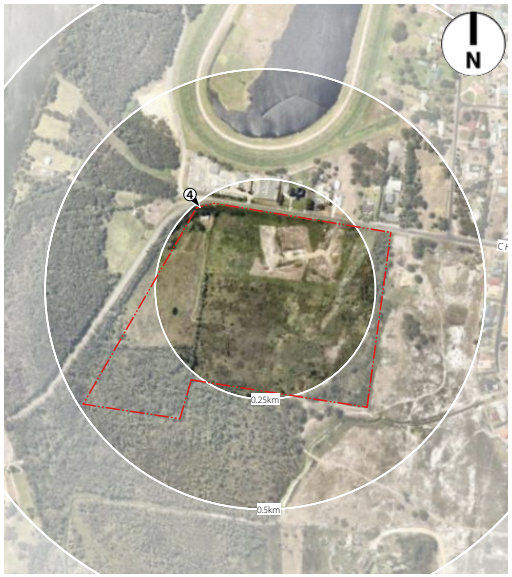

Image 26 View east towards site ***(Photostitched Image).***

Site
Distance: 250m west
View position: Neutral
Visual Quality: Moderate

Viewpoint 4	
Viewer Access	There would be a limited number of viewers from this location, only users exiting the private recreation facilities would afford this view while exiting. There would be a limited viewing time with existing foreground vegetation screening yet a close proximity, viewer access is therefore considered LOW.
Visual Effect	The visual effect is assessed as LOW, as the proposal will blend with the existing residential landscape and has a good range of screening from foreground vegetation.
Visual Sensitivity	The visual sensitivity of the site is considered LOW as it will be viewed from vehicle travel only with foreground vegetation screening.
Visual Impact	As the proposal will be limited in viewing number and viewing time with a good amount of foreground vegetation screening the visual impact as been assessed as LOW.
Professional Comment	The proposal will be screened through existing foreground vegetation which will provide filtered views into the proposal site. Therefore the visual impact has been reassessed to VERY LOW from this location.

Visual Evaluation Criteria				
	NEGLIGIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				
Reassessment based on Professional Opinion:				
Very Low				

Image 27 Viewpoint 4, existing ***(Photostitched Image).***

Image 28 Viewpoint 4, indicative photomontage of proposal showing approximate extents of buildings ***(Photostitched Image).***

viewpoint 5

Location: Chapmans Road Looking South

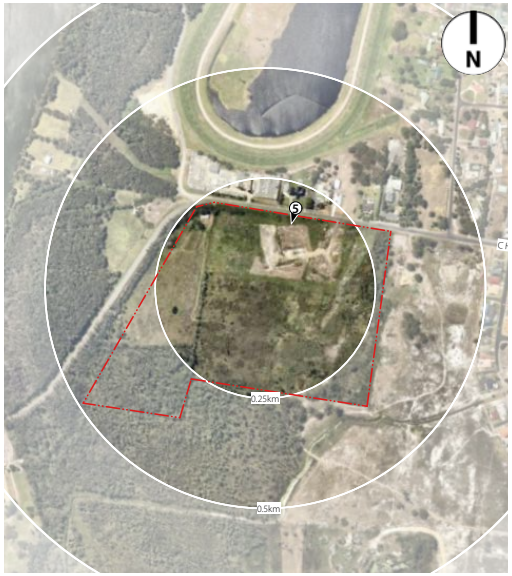

Image 29 View east towards site ***(Photostitched Image).***

Site
Distance: 10m north
View position: Neutral
Visual Quality: Moderate

Viewpoint 5	
Viewer Access	There is a low viewer number yet a long viewer time as the majority of views from this location are from within residential properties of Chapmans Road, therefore viewer access is classed as HIGH.
Visual Effect	The visual effect is assessed as MODERATE, as the proposal will present as a high contrast from what is currently visible from the residential dwellings but will be mitigated through the a vegetated buffer along the roadside boundary.
Visual Sensitivity	The visual sensitivity of the site is considered MODERATE as it will be viewed from residential dwellings on the immediate boundary of the proposal site.
Visual Impact	As the proposal will pose visual change in what would be consistent of the local R2 zoning but the proposal will still pose a high visual change from the existing views along with extended viewing times for residents along Chapmans Road the visual impact has been assessed as MODERATE.
Professional Comment	The proposals visual impact from this viewpoint is to be mitigated through the use of solid gates and a full size planter bed in order to reduce the impact of headlights from exiting vehicles on the adjacent property.

Visual Evaluation Criteria				
	NEGLIGIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				
Reassessment based on Professional Opinion:				
No Reassessment Required				

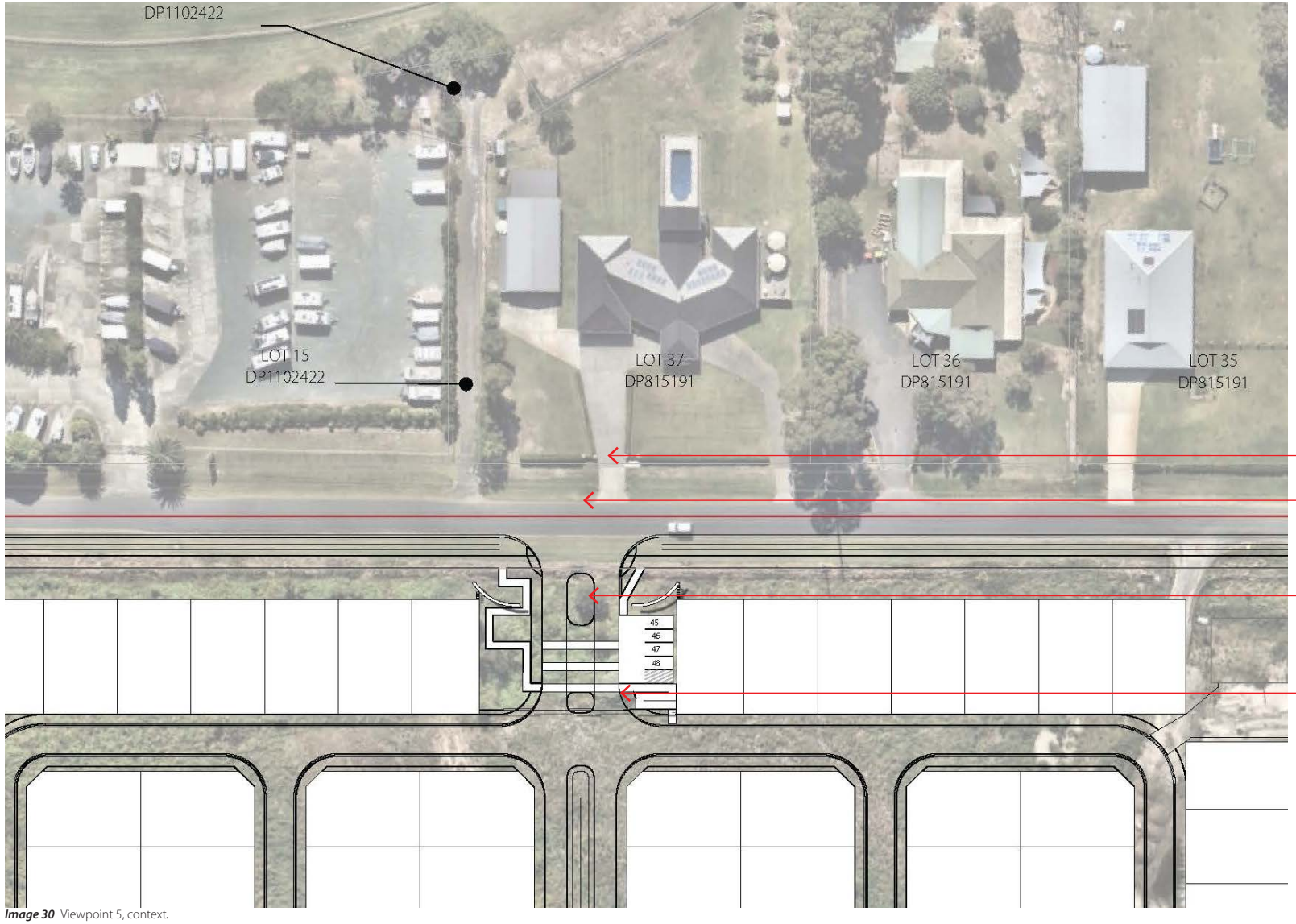

Image 30 Viewpoint 5, context.

Image 31 Viewpoint 5, existing ***(Photostitched Image).***

Image 32 Viewpoint 5, indicative photomontage of proposal showing approximate extents of buildings ***(Photostitched Image).***

8. VIEWPOINT SUMMARY

Viewpoint Summary					
	ACCESS	EFFECT	SENSITIVITY	IMPACT	REASSESSED IMPACT
Viewpoint 1 Viola Circuit (500m)	HIGH	MODERATE	LOW	LOW	VERY LOW
Viewpoint 2 / Photomontage Chapmans Road (500m)	LOW	LOW	LOW	LOW	No Reassessment
Viewpoint 3 / Photomontage Chapmans Road Residencies (50m)	HIGH	MODERATE	MODERATE	MODERATE	No Reassessment
Viewpoint 4 / Photomontage Chapmans Road Corner (250m)	LOW	LOW	LOW	LOW	VERY LOW
Viewpoint 5 / Photomontage Chapmans Road (10m)	HIGH	MODERATE	MODERATE	MODERATE	No Reassessment

9. IMPACT ASSESSMENT

9.1. 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 significant. 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. Visual effect may be either based on the degree of exposure or the number of people likely to be affected.

Viewpoint 1 is considered to have a filtered view of the site from within a handful of residential lots along Grandis Drive. Established native vegetation within environmental conservation zones provide a set of foreground screening firm this view. Despite the longer viewing time and type of viewer the proposal isn't considered to differ from the existing character of the dwellings around this viewpoint, it is for these reasons that viewpoint 1 was assessed at moderated. The proposal aims to add a range of boundary planting to act as screening therefore reducing the visual impact to be reassessed as VERY LOW. It is also expected that as the land between existing residential dwellings and the proposal site is Low Density Residential Zone (R2) and would be developed as residential dwellings similar in typology to those existing, therefore screening views from viewpoint 1 and further reducing the visual impact the proposal has from this view.

Viewpoint 2 has a LOW visual impact as the site is partially screened with established vegetation in the foreground, the view has been assessed as a minor road view which is mostly afforded to local residents and visitors of nearby recreational activities, much like viewpoint 4. The unfiltered views into site from this location will be reduced and screened with the addition of boundary screen planting.

The nearest residences are located within 20 metres of the proposal boundary, viewpoint 3 and 5 has assessed the views of residencies along Chapmans Road which are located in close proximity across from the proposal site, this viewpoint has been assessed as MODERATE, the proposed boundary planting in the forms of a vegetated swale and specimen trees shall provide screening of the proposed development therefore reducing visibility of any dwellings located within the proposal site. There are to be direct views afforded into the proposal from some of the residential dwellings directly opposite the entrance of the proposal, furthermore there is a high landuse change from open grassland to residential development, the visual impact rating remains as moderate.

Viewpoint 4 was assessed as low due to its limited amount of viewers, viewing time and existing foreground screening along the roadside boundary, the partial views into the site pose a minimal visual impact and do not alter the afforded view, therefore, the visual impact has been reassessed as VERY LOW.

The scope of the assessment included an offset of approximately 1 kilometre from the subject site, however the concentration of the assessment occurred within approximately 500 metres. Existing development and vegetation limited views beyond this zone.

9.2. Conclusion and Recommendations

A review of the visual catchment of the proposed Manufactured Housing Estate shows that views of the site were limited to within approximately 500m of the site due to the existing built form, and vegetation. The viewpoints assessed are viewed within the context of the surrounding landscape, and while the proposal will differ from existing visual character the proposal aligns with the expected built environment of the Low Density Residential Zone (R2) in which the site is situated. The proposal will have a low accumulative visual impact on the surrounding area, with the exception of immediate proximity views from Chapmans Road residential dwellings which would be screened via planting once established.

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.

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

Recommended further mitigation measures:

- Early works planting for vegetation would be recommended to ensure palms are established in the early stages of the development

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.

10. REFERENCES

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