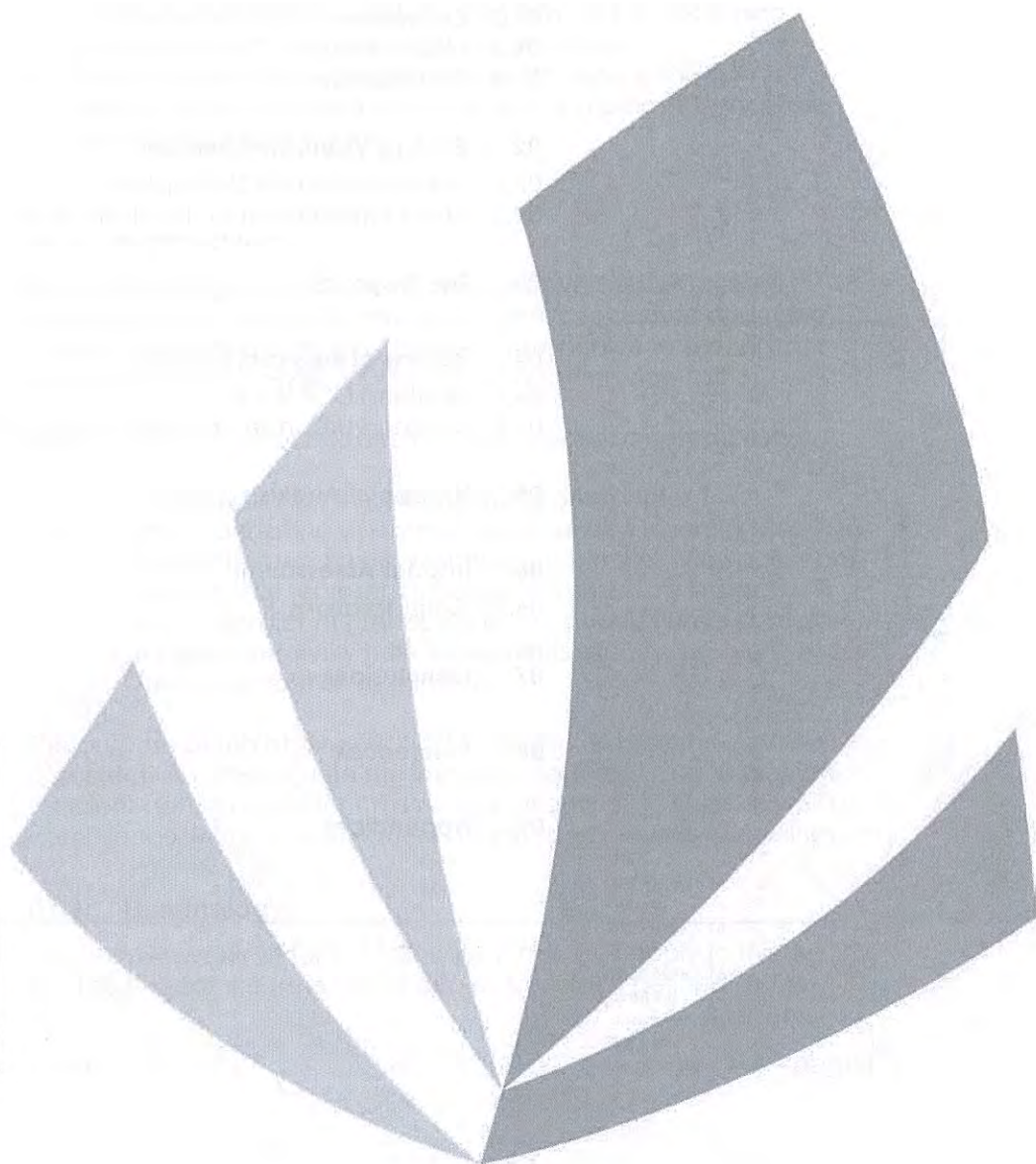


Visual Impact Statement

30 Swan Street - Morpeth

project no. 10301.5
22 December 2014
rev. A



project no: 10301.5
date: 22 December 2014
site: 30 Swan Street, Morpeth
client: Pulver, Cooper & Blackley
council: Maitland City Council

Visual Impact Statement

30 Swan Street - Morpeth

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01 Introduction

01.1. Preamble

Terras Landscape Architects has been engaged by Pulver, Cooper & Blackley to undertake a Visual Impact Statement (VIS) for the proposed subdivision at 30 Swan Street, Morpeth. The proposal will rezone the existing lot and subdivide it for residential purposes.

Fieldwork for this report was conducted in December 2014. Following a desktop analysis a visual assessment was undertaken from vantage points surrounding the site to determine the affected visual catchment area.

01.2. Objectives

The objectives of this Visual Impact Statement are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities.
- To determine the likely impacts development will have on the visual/landscape quality of the area and to determine compliance with the scenic quality guidelines.
- To propose methods, where possible, to reduce the scenic impact of the proposed development or methods to increase the existing scenic quality.

01.3. Methodology

The methodology applied to this study involved systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery as outlined in the Appendix A (Visual Quality Preference Table).

The assessment was undertaken in three stages as noted below:

1. A description of the existing visual environment
2. The undertaking of a viewpoint analysis to identify sites likely to be affected by development of the site. Viewpoints are chosen that represent those locations where impacts will affect significant groups within the population (e.g. major roads, community halls, settlements etc.).
3. An assessment of visual impacts.

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 the scenic quality guidelines.

01.4. Terminology

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

- The subject site (referred to also as the site) is defined as the

land area directly affected by the proposal within defined boundaries.

- The study area consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase.
- The study locality is the area of land within the regional visual catchments 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 as shown in Figure 4.0. Views beyond this are restricted by the topography, buildings and vegetation that screen views of the site.

02 Existing Visual Environment

02.1. Site Location and Description

02.1.1 Location

The subject site is located in the township of Morpeth, which is within the Maitland LGA. It is in the eastern portion of the Maitland LGA with the towns of Raworth to the west, Tenambit to the south, Hinton to the northeast and Largs to the northwest.



Figure 2.0
Regional Map. Nearmap

02.1.2 Local Area Character

The township of Morpeth lies on a hill along the southern bank of the Hunter River. The land surrounding the town is low-lying and subject to flooding from the Hunter River. As such, a series of levees have been constructed along the banks of the local rivers and waterways to protect these low-lying lands. These levees and embankments contain mature stands of trees that are a dominant feature in the landscape.

The township is made up of a central street (Swan Street) that is lined with commercial and light industrial structures. Off Swan Street, the structures are residential dwellings punctuated occasionally with churches and parks. For a more detailed description of the town and its historical context, refer to the *Statement of Heritage Impact* (EJE, 2014).

The subject site is located at the eastern end of Morpeth near the terminus of Swan Street. It is removed from the commercial area of Morpeth by approximately 500m and borders a residential area. The only structures on the site are a single storey residence and a tennis court. This complements the single storey residences that exist along the southern side of Swan Street.

Immediately to the east of the site is a barn with residential building further east. Beyond these structures lies open land (with some agricultural use) that extends to the Hunter River as it curves southward.

North of the site, the land falls away to low-lying flood plain that is bounded by the river levee along the bank of the Hunter River.



Project Location

Figure 2.1
Site Location. *Nearmap*



Mature trees line both banks of the river creating a dense visual screen that extends well above eye level.

West of the site is a residence and beyond that are light industrial buildings that extend westward along Swan Street.

The local landscape character consists of residential gardens to the south and open agricultural lands to the east and north.

02.1.3 Site Character

The subject site is fairly level but is stepped down from the street level. There are open views northward that terminate at the trees planted along the Hunter River. Intermittent views are available through the trees that offer glimpses of distant hills.

Topography

The topography of the site is fairly level due to the site's prior uses. North of the site the land falls away to a low-lying plain and rises at the levee. This low-lying area is used for agricultural purposes.

South of the site the land rises gently to a ridgeline three blocks away and within the residential area.



Figure 2.2

Site photograph (view from the west, along Swan Street)



Figure 2.3

Site photograph (view from the east along Swan Street)



Vegetation

Most of the site is covered with grass. Around the existing residence are ornamental shrubs.

In front of the site are four mature Ficus trees that are in the verge of the road. The southern side of Swan Street consists mainly of grassy lawns with two small trees (Crepe Myrtle and a Bottlebrush) along the street.

02.2. Visual Environment of the Study Area

The site sits on a slope that originally fell to the level of the Hunter River. From the site, there are views to the north and northeast that are bound by the tree-lined banks of the river. Some views penetrate this boundary to allow the viewer to see the plains beyond the river and distant hills. Filtered views offer limited glimpses of the landscape from Hinton (to the east) to Largs (to the northwest).

Due to the topography and existing development, views to the west, south and east are blocked by buildings. Similarly, the views from these directions are limited to the immediate vicinity of the site.

The study area consists of the subject site plus the areas that are within the visual catchment and potentially affected by the proposal. The study area for this site extends north of the site and includes the low-lying land surrounding the Hunter River. The study area includes portions of Hinton and arcs to the north to include Largs. Refer to Figure 4.0 for the extent of the viewshed.

03 The Proposal

The proposed project consists of rezoning the site on Swan Street from RU1 to R1 in order to allow residential uses. Included in the proposal is the subdivision of the current lots for residences. The current proposal does not include any buildings, but it is assumed that any residential development will consist of single-storey buildings in keeping with the character of the existing residential development surrounding the site.



Figure 3.0
Conceptual lot subdivision



04 Review of Relevant Documents

This section of the report reviews key studies and planning documents that affect proposed development either directly or indirectly with respect to scenic assessment/visual impact issues. The documents reviewed include the following:

04.1. Maitland DCP 2011

The DCP details provisions for development within Maitland. These include visual aspects of development in the Morpeth area. Below is a summary of controls contained within the DCP relevant to the proposed development.

Views

Views from the township and views toward the township are identified as important to the character of Morpeth.

Morpeth is elevated above surrounding agricultural land and river flats and has a very strong connection to these rural surrounds. Views along streets, gaps between buildings and open land at the axis of streets are of particular significance.¹

Significant View Corridors from Within Morpeth

Views from the township to the rural surrounds are seen to be key to the relationship between the two and "should be maintained through the protection of these significant view corridors".² Specific aims related to the preservation of these views are as follows.

1. significant view corridors as identified in the DCP are protected from new development
2. view corridors that exist between buildings along Swan Street are not obstructed by new development
3. existing rural views need to be preserved at street intersections

Commentary

The DCP identifies view corridors from Swan Street across the site (except where the existing residence is). Item 1 (above) implies that the whole site is protected from new development. It seems unreasonable to place such controls on a site that has had extensive development in the past, and one that is located on a street with such a strong residential character that leads into the industrial and commercial precinct. To maintain visual consistency along Swan Street, it may be advantageous to break the view corridors into smaller units as suggested in Item 2 (above). This will maintain the visual character that exists along the eastern portion of Swan Street. It will also strengthen the sequence of entering Morpeth through a residential precinct that leads to the commercial and industrial precincts.

¹ Maitland City Council, *Maitland Development Control Plan 2011, Part E - Special Precincts*. Maitland City Council, 2011, p 70

² Ibid., p 71

³ Ibid., p 72



Item 3 (above) is an important consideration, and it is recommended that a view corridor be maintained along the eastern boundary of the site. This will align with Eward Street and offer those entering Morpeth a view across Swan Street to the Hunter River.

Views toward the Town from Approaching Roads and Outlying Areas

Views toward the township aid in maintaining "the setting of the village within an open rural landscape".³ The DCP therefore requires:

1. There should be no non-rural development on surrounding rural and vacant land, including areas directly adjoining the urban township
2. significant view corridors as identified in the DCP are protected from new development
3. Planting and enhancement of the 'green belt' approaches to Morpeth is encouraged

Commentary

Item 1 affects the site only due to its current zoning. The site sits along the main street with residential and industrial buildings to the west and residential buildings to the east and south. From a visual perspective, installing residential structures within this gap will impact the views very little. It might, in fact, strengthen the 'village / rural' relationship by clarifying the delineation between the two.

Item 2 mainly applies to the view from Hinton, which is the only settlement that has a unimpeded view to the portion of Swan Street in question. The view from Hinton is at an oblique angle to Swan Street and directly faces the existing dwelling east of the subject site (refer to Viewpoint 5 in Appendix B). The large industrial structures are also visible due to their size and the reflection of the sun off the roofs (the roofing is a light colour and highly reflective). The dwelling that exists on site is barely visible due to its grey colouring. It therefore stands to reason that residential structures will have little impact on the quality of the view from this angle. This is especially true if care is taken to ensure that the colours and materials used are appropriate.

Item 3 is not relevant to the site since it is not on an approach route into Morpeth. It should be noted however, that adding residences with backyard planting will significantly enhance the 'greenbelt' appearance.

04.2. Maitland Urban Settlement Strategy (2012)

As part of Maitland's future growth strategy, Council has developed the *Maitland Urban Settlement Strategy* (MUSS). This document aims to "provide the over-arching framework for urban growth in the City"⁴ during the period from 2001-2020. The MUSS examines the implications of new urban development including the the 'character' of the City.

⁴ Maitland City Council, *Maitland Urban Settlement Strategy 2001-2020*. City Strategy, Maitland City Council, 2008, p7.



The MUSS identifies the site on Swan Street as a 'nominated site for potential development' as part of Council's urban extension program.

Commentary

By its inclusion in the urban extension program, it is assumed that the site is suitable for development, pending zoning and character compatibility. Should the change in zoning occur, the site will have the same zoning as the adjacent lots and therefore continue the residential buildings along the street. Visually this will provide a continuation of the existing character and may provide a stronger, cohesive appearance to Swan Street.

05 Viewpoint Analysis

This section of the scenic assessment considers the likely impact that the proposed development may have on the local environment. This is done by identifying and selecting particular sites, referred to as viewpoints, conducting inspections and determining what part of the development will be visible from those viewpoints and the visual impact of that development proposal.

The viewpoints, as shown on Figure 5.0, were selected on the basis of where the development would appear to be most prominent either based on degree of exposure or the number of people likely to be affected. Sites were further selected on the basis of significant features, significant viewpoints and significant ridgelines as nominated in the scenic quality guidelines. Only sites with public access were considered.

The viewpoint worksheets (Appendix B) provide photographs and analysis data from each of the viewpoints. The images were taken using a digital camera with a focal length equal to a standard 50mm for a conventional 35mm camera.

Summary of Viewpoint Analysis

The views from the viewpoints can be categorised into three groups based on their relationship with the site (refer to Figure 5.0 for viewpoint locations).

1. Views from within Morpeth (Viewpoints 1 & 2)
Viewpoint 1 is from Swan Street and is the viewpoint that will be impacted the most. The impact should not be seen as negative since the proposed development will only continue and strengthen the existing character of the street. Viewpoint 2 illustrates the view as one enters Morpeth along Eward Street. This is a significant view corridor and should be maintained.
2. Views from the west, including Hinton (Viewpoints 3 & 5)
These viewpoints represent the narrow band of direct views available from outside Morpeth. They do illustrate that the light coloured and reflective roofs of the existing structures surrounding the site are visible. However, the muted colours of the residence existing on the site visually fade away. Secondly,

there is an obvious gap in the structure of the township where there are no buildings. Therefore, using muted colours and appropriate building forms may enhance the views from these vantage points.

3. Views from across the Hunter River (Viewpoints 4, 6, 7, 8 & 9)
These viewpoints are located north of the river, which is lined with mature trees and levees along both banks. Viewpoint 4, which is only 600m from the site, illustrates that these trees form an effective visual barrier. As distance increases, it becomes difficult to locate the site behind the trees. Additional levees and tree plantings also come into play until the site is lost from view.

Legend to Fig 5.0

-  Viewpoint location and direction of view
-  Radius of distance from site
-  Viewshed area



Figure 5.0
Viewpoint locations and viewshed. Nearmap



06 Impact Assessment

This report uses an analytical process to provide an assessment of visual impact. It is the intent of this assessment to identify the potential visual impact from various viewing points and the frequency of that impact with respect to the number of viewers and how the results relate to control documents that need to be considered. Secondly, this report includes recommendations regarding how visual impacts may be ameliorated.

It is evident from the viewpoint analysis that the visual impact of the proposed development will vary depending on the location from which the site is viewed.

The site is most visible from the north due to the topography and the fact that it is the only direction that does not contain existing buildings. Views from the north are limited however, due to the levee and tree plantings along the Hunter River. Since the river is only 200m from the site, open views into the site are very limited. There is also no public access between the site and the river, which further limits the visual impacts from this location.

From all other directions, the site is bordered by existing development. Therefore direct views into the site are limited to the immediate vicinity along Swan Street.

The most significant visual impact in the future (assuming single storey dwellings are installed) will be to the view corridors identified in the DCP (Part E: Special Precincts, E.3.5 Morpeth Heritage Conservation Area). The view corridors identify views from Swan Street looking north and northeast. View corridors to the north will be available between buildings that are constructed on site, and will be similar to the views that exist elsewhere along Swan Street where there are buildings. The view corridor to the northeast will be unchanged with the proposed development.

The most significant view corridor is from the intersection of Swan Street and Edward Street. Edward Street is the main road into Morpeth from the southeast and places greater importance on this intersection. The proposal thus includes an easement along the eastern boundary of the site to limit structures and preserve the views across Swan Street and to the north.

If handled sensitively any new development of the site has the potential to be seen as in-fill and therefore will not appear out of place or have a significant impact on the existing visual environment.

06.1. Considerations

In accordance with the assessment methodology, the following suggested works may be introduced to reduce visual impacts of the proposed development. This does not imply that the reduced visual



impact would be considered acceptable but offers minimisation strategies.

- Maintain a viewing corridor along the eastern boundary that corresponds with the alignment of Edward Street
- Maintain space between structures to allow views through from the street
- Maintain the single storey height of residential buildings
- Retention of existing trees
- Ensure that low reflective materials and neutral or recessive colours that blend in with surrounding development and historic context are used on proposed structures.

The assumption must be made that some visible impact is inevitable and even desirable in the town setting. However, a balance must be made between preserving the site as it is to keep current views, even though it has been developed previously, and creating a visually dominant development in the landscape.

07 Conclusions

This report has found that the visual impact of the proposed development will vary from low to high depending on the location from which the site is viewed.

The worksheets included in this report show the visibility of the site from various vantage points. It is evident that while there are few places from which the proposed development will be visible, most views into the site will be heavily screened by trees and other buildings.

Importantly, the site is surrounded by dwelling structures that create a specific visual pattern. This pattern is broken by the open area that occupies the site currently. By allowing dwellings to be installed on site, the pattern will be continued for the length of the street. If designed with a sensitivity to the surrounding and historical context, the addition of residences may enhance the visual quality of the street. Key elements such as preserving vistas and maintenance of existing development types will allow the proposed subdivision to proceed without compromising main attributes of the visual environment.



08 References

EJE Architects, "Statement of Heritage Impact: Proposed Rezoning and Subdivision", 2014.

Maitland City Council, *Maitland Development Control Plan 2011*. Maitland City Council, 2011.

Maitland City Council, *Maitland Development Control Plan 2011, Part E - Special Precincts*. Maitland City Council, 2011.

Maitland City Council, *Maitland Urban Settlement Strategy 2001-2020*. City Strategy, Maitland City Council, 2008.

The Landscape Institute with the Institute of Environmental Management and Assessment, *Guidelines for Landscape and Visual Impact Assessment*, Second Edition, 2002.

New South Wales Government, *Maitland Local Environmental Plan 2011*

Williamson D. "Scenic Perceptions of Australian Landscapes", *Landscape Australia*, Vol 2, pp 94-100, 1978.



09 Appendices

Appendix A - Visual Assessment Criteria

Visual Quality

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 (eg screen planting).

As visual quality relates to aesthetics, its assessment is largely subjective. 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 waterforms (without becoming common) and related to water quality and associated activity.
- Visual quality increases with increases in land use compatibility.

The following visual quality preference table has a more detailed breakdown of the above elements and their impact on visual quality.

Visual Quality Reference Table

ELEMENT	LOW	MEDIUM	HIGH
Landform/Relief			
Contrast	Flat terrain dominant. Ridgelines not often seen.	Undulating terrain dominant. Little contrast or ruggedness. Ridgelines prominent in only half or less of landscape unit.	High hills in foreground and middleground. 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. Stands of specimen or accent vegetation (e.g. palms, pines, etc).
Naturalness			
Correct Balance	Dominance of development within many parts of a landscape unit.	Some evidence of development, but not dominant. Traditional built character. Development in background and / or partially concealed.	Absence of development or minimal disturbance within landscape unit. Presence of parkland or other open space including beach, lakeside, etc.
Water			
Presence, Extent & Character	Little or no view of water. Water in 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 middleground. Presence of flowing water, turbulence and permanent water. Intricate shapes and river edges.
Development			
Form & Identity	Presence of commercial and industrial structures. Presence of large scale development (e.g.: mining, infrastructure, etc). Newer residential development prominent.	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.

Table A.1: Visual Quality Reference Table
(After: Clouston, 1997 and Williamson, 1978)



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.

Its assessment is based on a number of variables such as the number of people affected, viewer location including distance from the source, viewer position (i.e. inferior, neutral, superior), the surrounding land use and degree of change. Generally the following principles apply:

- Visual sensitivity decreases and the viewer distance increases.
- 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).

The following table is a guide to visual sensitivity based on the above criteria (EDAW, 2000). It generally describes general ratings, however, consideration also must be given to particular conditions that may modify the results for particular sites.

VISUAL SENSITIVITY TABLE			
distance zones			
land use	Foreground (0-1km)	Middleground (1-6km)	Background (>6km)
Residential: Rural or Urban	High Sensitivity	High Sensitivity	Moderate Sensitivity
Tourist or Passive Recreation	High Sensitivity	High Sensitivity	Moderate Sensitivity
Major Travel Corridors	Moderate Sensitivity	Moderate Sensitivity	Low Sensitivity
Tourist Roads	High Sensitivity	Moderate Sensitivity	Low Sensitivity
Minor Roads	Moderate Sensitivity	Low Sensitivity	Low Sensitivity
Agricultural Areas	Moderate Sensitivity	Low Sensitivity	Low Sensitivity
Industrial Areas	Low Sensitivity	Low Sensitivity	Low Sensitivity

Table A.2: Visual Sensitivity Table

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.

low visual effect 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.

moderate visual effect 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.)

high visual effect results when a proposal presents itself with high visual contrast to its viewed landscape with little or no integration and/or screening.

Visual Impact

The following table illustrates how visual effect and visual sensitivity levels combine to produce varying degrees of visual impact.

VISUAL IMPACTS TABLE				
		Visual Effect Levels		
visual sensitivity levels		High	Moderate	Low
	High	High Impact	High Impact	Moderate Impact
		High Impact	Moderate Impact	Low Impact
	Low	Moderate Impact	Low Impact	Low Impact

Table A.3: Visual Impacts Table

It should be noted that a high visual impact does not necessarily equate with a reduction in scenic quality, and the degree of visual impact has to be understood and assessed in relation to both the existing scenic quality of an area and the design merits of the proposal itself. For example, a well-designed proposal with a high visual impact may help to improve the visual environment of an area with low scenic quality.



Appendix B - Viewpoint Worksheets

The viewpoints on the following sheets were selected on the basis of where the development would appear to be most prominent either based on degree of exposure or the number of people likely to be affected.

Sites were further selected on the basis of

- significant features
- significant viewpoints
- significant ridgelines
- public accessibility

The viewpoint worksheets provide photographs and analysis data from each of the viewpoints. The images were taken using a digital camera with a focal length equal to a standard 50mm for a conventional 35mm camera.

VIEWPOINT 1



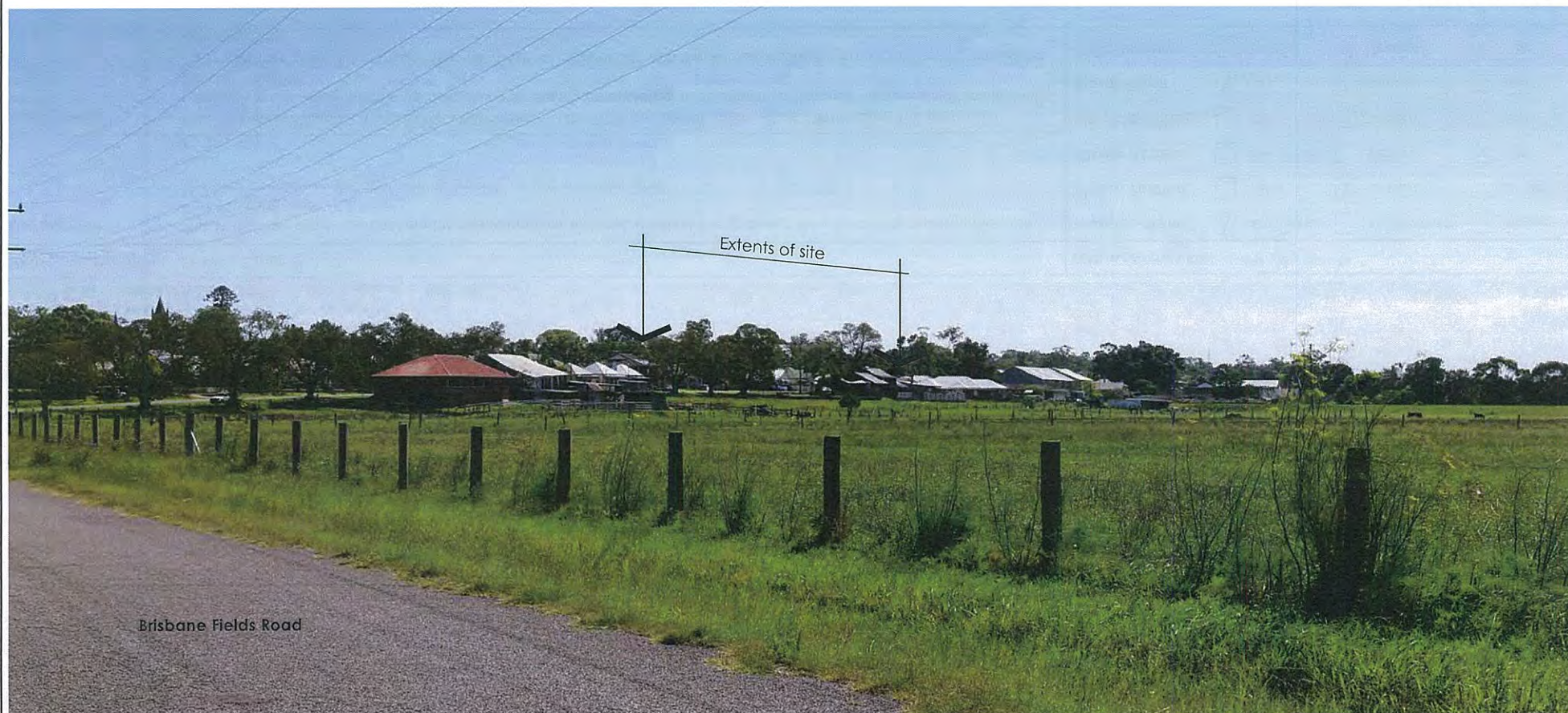
Viewpoint Location: Swan Street		Distance from Site: 0 km	
Description: View of site from the west along Swan Street.		Location of Site: ☒ Foreground ☐ Middleground ☐ Background Viewer Position: ☐ Inferior ☒ Neutral ☐ Superior Viewer Access: ☐ Low ☐ Medium ☒ High	
Comments: The views from the street are dominated by the existing Ficus trees, with the existing residence (left of photo). The proposed subdivision of the lot will not change the view. Future residential development will mirror the type of structures that exist on the south side of the street. The bulk and height of the buildings will be similar to the existing residence that is pictured on the left.		Visual Sensitivity: ☐ Low ☐ Medium ☒ High Visual Effect: ☐ Low ☒ Medium ☐ High Visual Impact: ☐ Low ☐ Moderate ☒ High	

VIEWPOINT 2



Viewpoint Location: Edward Street		Distance from Site: 0.2 km			
Description:	This is the view when approaching the site along Edward Street. It will be the 'gateway' view for drivers entering Morpeth from the south east. The grey structure in the centre of the view is on the adjoining land.	Location of Site:	☒ Foreground	☐ Middleground	☐ Background
		Viewer Position:	☐ Inferior	☒ Neutral	☐ Superior
Comments:	This view is identified as a significant view corridor in the DCP because it occurs at an intersection. The proposal responds to the requirement by implementing an easement to restrict development in this area as a means of maintaining the view corridor. The structures of any future residential development will blend in with the existing character presented by this view along Edward Street.	Viewer Access:	☐ Low	☐ Medium	☒ High
		Visual Sensitivity:	☐ Low	☐ Medium	☒ High
		Visual Effect:	☒ Low	☐ Medium	☐ High
		Visual Impact:	☐ Low	☒ Moderate	☐ High
		Job No: 10301.5 Project: 30 Swan Street Site: 30 Swan Street, Morpeth Date: 22 December 2014 Client: Pulver, Cooper & Blackley			
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VIEWPOINT 3



Viewpoint Location: Brisbane Fields Road		Distance from Site: 0.6 km			
Description:	View of site from the low-lying land west of the site. The land in the foreground is within the floodplain and is used for agricultural purposes. The road visible in the foreground is not a through road and the Hunter River runs directly behind the photographer. Therefore this view will be limited to the few residents who are served by the road. This viewpoint has been included because it is the only location that is publicly accessible with clear views of the site.	Location of Site:	☒ Foreground	☐ Middleground	☐ Background
Comments:	Residential buildings dominate the views of the site from this angle. Future residential development will continue the mass and height of the existing visible structures, filling in the gap that now exists. The use of materials and forms that are sympathetic to the character of the dwellings surrounding the site will minimise the visual impact of the proposal.	Viewer Position:	☒ Inferior	☐ Neutral	☐ Superior
		Viewer Access:	☒ Low	☐ Medium	☐ High
		Visual Sensitivity:	☐ Low	☒ Medium	☐ High
		Visual Effect:	☐ Low	☒ Medium	☐ High
		Visual Impact:	☐ Low	☒ Moderate	☐ High

VIEWPOINT 4



Viewpoint Location: Hinton Road		Distance from Site: 0.6 km			
Description:	View from north of the site and across the Hunter River. The river is bound by raised levees on either side with tree plantings along the banks.	Location of Site:	☐ Foreground	☒ Middleground	☐ Background
		Viewer Position:	☒ Inferior	☐ Neutral	☐ Superior
Comments:	Views across the Hunter River are heavily screened by the trees that line the river banks. From this viewpoint, it is difficult to determine the extents of the site through the trees. The most visible elements from the existing dwellings are the roofs. Therefore any future residential development should incorporate materials and colours that are similar to the existing structures and blend into the surroundings.	Viewer Access:	☐ Low	☐ Medium	☒ High
		Visual Sensitivity:	☐ Low	☒ Medium	☐ High
		Visual Effect:	☐ Low	☒ Medium	☐ High
		Visual Impact:	☐ Low	☒ Moderate	☐ High

VIEWPOINT 5



Viewpoint Location: Hunter Street, Hinton

Distance from Site: 1.6 km

Description: View from an elevated portion of Hinton looking across the low-lying plain and Hunter River to Morpeth. There are few publicly accessible locations in Hinton that provide this view of Morpeth. The roads are generally set back behind residential buildings that screen the view.

Location of Site: ☐ Foreground ☒ Middleground ☐ Background

Viewer Position: ☐ Inferior ☒ Neutral ☐ Superior

Viewer Access: ☒ Low ☐ Medium ☐ High

Comments: From this viewpoint, the existing structures surrounding the site are visible due to the reflection of sunlight off their roofs and lack of vegetation to soften the view. Future development will bridge the visual gap in the roofline creating a uniform building mass. This can be visually tempered by the planting of screening shrubs and trees within the future residential landscapes.

Visual Sensitivity: ☐ Low ☐ Medium ☒ High

Visual Effect: ☐ Low ☒ Medium ☐ High

Visual Impact: ☐ Low ☐ Moderate ☒ High



Job No: 10301.5

Project: 30 Swan Street

Site: 30 Swan Street, Morpeth

Date: 22 December 2014

Client: Pulver, Cooper & Blackley

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VIEWPOINT 6



Viewpoint Location: Phoenix Park Road intersection with Morris Road		Distance from Site: 1.4 km			
Description:	Centrally located within the plain between the Paterson River and the Hunter River, this is a typical view that looks across the plain toward the site. Occassional buildings and the trees along the Hunter River screen most of the site from view.	Location of Site:	☐ Foreground	☒ Middleground	☐ Background
		Viewer Position:	☒ Inferior	☐ Neutral	☐ Superior
Comments:	The existing buildings along Swan Street are highly screened by trees and buildings on the plain and the trees along the Hunter River. The built forms of Morpeth begin to form the background to the structures in the foreground as buildings and vegetation begin to visually blend into one another. Residential development within the area indicated will continue the rhythm of the buildings and without changing the view or the skyline.	Viewer Access:	☐ Low	☒ Medium	☐ High
		Visual Sensitivity:	☒ Low	☐ Medium	☐ High
		Visual Effect:	☒ Low	☐ Medium	☐ High
		Visual Impact:	☒ Low	☐ Moderate	☐ High

VIEWPOINT 7



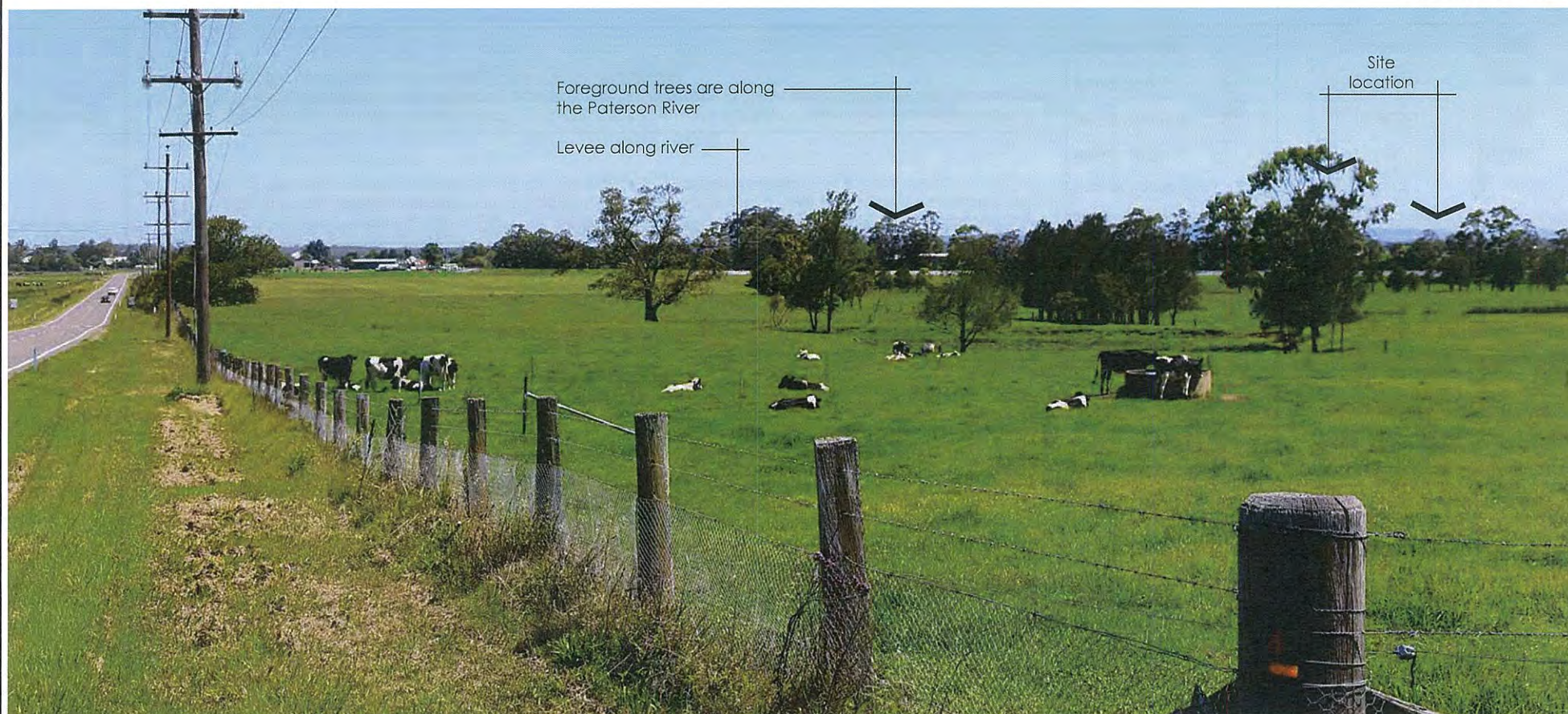
Viewpoint Location: Unicombs Road near intersection with Goulbum Grove Road		Distance from Site: 2.7 km		
Description:	Views of Morpeth as it sits on a rise are available from the low-lying plain. The subject site lies on a lower portion of the slopes and thus views are obscured by foreground levees and plantings.	Location of Site: ☐ Foreground ☒ Middleground ☐ Background		
		Viewer Position: ☐ Inferior ☒ Neutral ☐ Superior		
Comments:	From this viewpoint, the site is obscured by the network of levees constructed across the low-lying plain north of Morpeth. Since only the trees are apparent the proposed development will have very little impact on veiws.	Viewer Access: ☒ Low ☐ Medium ☐ High		
		Visual Sensitivity: ☒ Low ☐ Medium ☐ High		
		Visual Effect: ☒ Low ☐ Medium ☐ High		
		Visual Impact: ☒ Low ☐ Moderate ☐ High		

VIEWPOINT 8



Viewpoint Location: Phoenix Park Road (31) near Hunter Street, Largs		Distance from Site: 3.7 km		
Description:	This view is from the rise entering Largs. There are few locations with this elevated vantage point that are publicly accessible in Largs. Travelling eastward (left of the photo), out of Largs, the road descends onto the low-lying plain with no views of Morpeth. Travelling westward (right) the road enters a residential area and views are obscured by buildings.	Location of Site: ☐ Foreground ☒ Middleground ☐ Background		
		Viewer Position: ☐ Inferior ☐ Neutral ☒ Superior		
Comments:	From this distance, only large landmarks such as churches and towers are individually discernible. Morpeth appears as a conglomeration of buildings and trees forming a backdrop to the landscape in the foreground. Even though this viewpoint is elevated, the site is obscured by trees and is no longer discernible.	Viewer Access: ☐ Low ☐ Medium ☒ High		
		Visual Sensitivity: ☒ Low ☐ Medium ☐ High		
		Visual Effect: ☒ Low ☐ Medium ☐ High		
		Visual Impact: ☒ Low ☐ Moderate ☐ High		

VIEWPOINT 9



Viewpoint Location: High Street, Wallalong (near Morpeth Street)		Distance from Site: 3 km	
Description:	This view is from the main road into Wallalong from Morpeth, and is from an elevated location at the outskirts of Wallalong.	Location of Site:	☐ Foreground ☒ Middleground ☐ Background
		Viewer Position:	☐ Inferior ☐ Neutral ☒ Superior
Comments:	From this viewpoint, views to site are over the Paterson River and its associated levees (light coloured horizontal band in photo) and tree plantings. Views to Morpeth are thus obscured with no direct views available.	Viewer Access:	☐ Low ☐ Medium ☒ High
		Visual Sensitivity:	☒ Low ☐ Medium ☐ High
		Visual Effect:	☒ Low ☐ Medium ☐ High
		Visual Impact:	☒ Low ☐ Moderate ☐ High