MIXED USE DEVELOPMENT

49, 81 & 85 TRINITY POINT DRIVE MORISSET PARK

LANDSCAPE & VISUAL IMPACT ASSESSMENT REPORT

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Project no. 4585-00

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1.0 INTRODUCTION

Johnson Property Group Pty Ltd proposes to develop the subject site at 49, 81 and 85 Trinity Point Drive, Morisset Park for mixed-use tourist, hospitality and residential uses. This Landscape and Visual Impact Assessment Report has been prepared by DEM (Aust) as part of a Concept Development Application for the site.

The report provides an assessment of the landscape character and visual impacts of the proposal in the context of the existing environment and identifies building and landscape design measures to mitigate any adverse visual impacts and ensure that the proposal complements the visual character of its setting.

1.1 PROJECT OVERVIEW

The 3.66ha site is located at Trinity Point, Morisset Park, and is comprised of Lots 101 and 102 DP 1256630, and Lot 32 DP 1117408.

A Council owned reserve approximately 20m wide separates the site from the edge of Lake Macquarie.

Land to the west of the site has been developed primarily for low-density detached housing but also includes some medium density integrated housing.

Proposed Development

The proposal is for a concept development application pursuant to Division 4.4 of the Environmental Planning and Assessment Act (EP&A Act) 1979.

Detailed proposals are to be the subject of further development application/s.

Concept approval is sought for the following:

- Building envelopes for a mixed-use tourist, hospitality and residential development including six buildings incorporating sculptural rolling roofs and facades covered in greenery;
- Maximum GFA of 42,675m2;
- 611 basement parking spaces; and
- Staging of the development.

The indicative development yield is:

- 218 hotel rooms;
- 6 serviced suites;
- 180 residential apartments and associated landscaping and parking;
- A 300 seat function centre;
- Two 300 seat restaurants;
- A 300m2 wellness centre;
- A 215m2 business centre; and
- 535m2 retail centre.

Figure 1.1 Concept with Approved Marina in Foreground
Source: Koichi Takada Architects

1.2 EXISTING CONCEPT APPROVAL

The site is currently subject to Concept Approval (MP 06_0309) and a range of development consents associated with that concept approval.

An operational 94 berth marina is located adjacent to the site. Stage 2 of the marina has concept approval, and is subject to a separate DA. Stage 2 will incorporate a further 94 berths, sited to the north-east of the current marina within the existing lease area, as well as a helipad, extension of the wave attenuator, and reorientation of the fuel wharf.

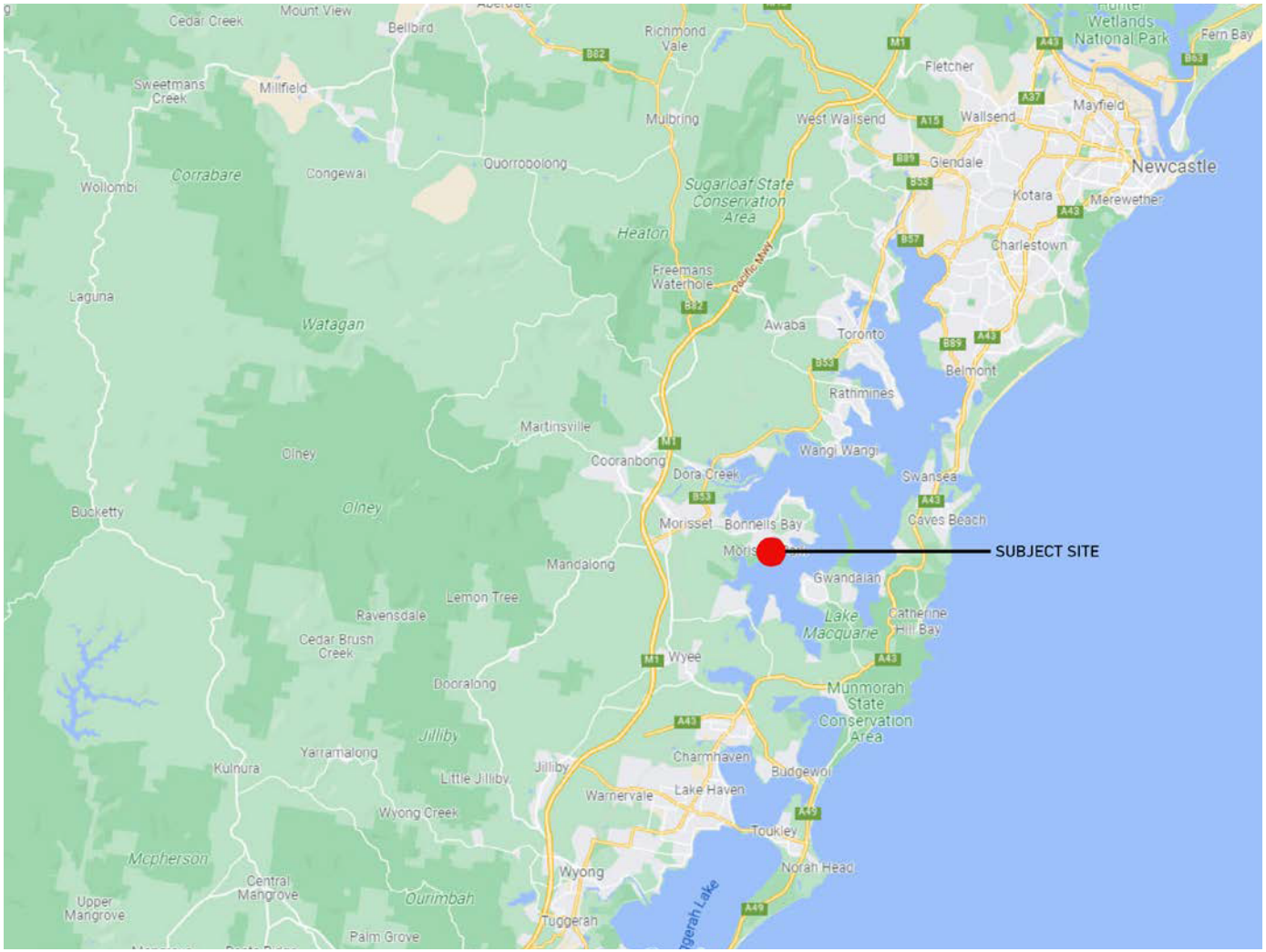
In addition to the marina, the concept approval granted over the site is also for hospitality, tourism and residential land uses across ten buildings of variable height, form and siting, with six of those buildings also subject to active development consents. Together, these provide an indication of the previously accepted degree of change to the existing visual character of the locality.

Other than to acknowledge that a degree of change and impact has previously been approved, these components do not form part of the visual baseline for this assessment as they will be replaced by the SSD project if approved and commenced.

2.0 SITE ANALYSIS

2.1 SITE LOCATION AND CONTEXT

- The site is located on the western side of Lake Macquarie at Trinity Point in the suburb of Morisset Park; approximately 30km south-west of Newcastle and 88km north-east of Sydney.
- Trinity Point is located 5km east of Morisset which is identified as a Strategic Centre in Greater Newcastle, in the Hunter Regional Plan 2036.
- Morisset Park primarily incorporates low scale residential neighbourhoods, with local shops and schools.
- Land to the west of the site is a residential subdivision incorporating low-density housing with some integrated housing immediately to the west of the site.
- Land to the north, east and south is a public foreshore reserve owned by Lake Macquarie City Council.



Source: Google Maps

Figure 2.1 Location

2.2 BUILT FORM

- '8@Trinity' licensed restaurant is currently located in a temporary building at the northern end of the site.
- Trinity Point Marina is located to the north-east of the site. Land based marina facilities include an office and amenities building, fuel tanks, temporary storage and carpark.

2.3 ACCESS

- Vehicular and pedestrian access to the site is from Trinity Point Drive which runs along the western boundary.
- The site can also be accessed from Trinity Point Marina which incorporates 94 berths.
- A second stage of the marina is proposed which will provide an additional 94 berths.
- A helipad has also been approved as part of the current marina.

2.4 TOPOGRAPHY

- There are gentle falls across the site, generally in a north-easterly direction, from the western boundary towards the lake.
- The northern part of the site is identified as being flood affected.

2.5 VEGETATION

- The site is predominantly grassed open space with scattered trees adjacent to the southern boundary and a cluster of trees located centrally.
- Vegetation associated with Council's foreshore reserve extends along the northern, eastern and southern boundaries of the site.

Source: SIX Maps

Figure 2.2 Aerial View

Figure 2.3 View South across Site

3.0 THE PROPOSAL

3.1 PROPOSED BUILDINGS AND LANDSCAPING

- The development is to be comprised of two hotel buildings in the northern part of the site and four residential buildings in the southern part of the site and incorporate:
  - 218 hotel rooms;
  - 6 serviced suites; and
  - 180 residential apartments.
- The buildings are to be up to 8 storeys within six hill shaped envelopes with variable setbacks to the foreshore reserve and Trinity Point Drive.

3.1.1 DESIGN PHILOSOPHY - KOICHI TAKADA ARCHITECTS

- The buildings are to incorporate sculptural, rolling roofs and facades, covered in greenery to provide a physical and visual layering delivering insulation to sun, wind, rain.
- The design intent reflects the natural surrounding hills and creates a cohesive look and feel to the prominent site location at Trinity Point.
- The feature green roofs are covered with plants for heat island effect mitigation and coupled with layers of solar panels to generate the buildings' energy needs.
- The building shape is designed to efficiently collect rainwater to be used for irrigation.
- The planting maximises solar access in the winter, and shields from the harsh and hot western sun. The greenery also provides shelter from the wind, without compromising natural ventilation. The plants work as natural air purifiers and form an insulation layer; serve as means of retaining moisture and creating shade; result in an overall cooling effect for site and surroundings; as well as provide habitats for birds and other living organisms.
- A public walkway surrounds the site and weaves around the buildings and through the courtyards to create a one-of-a-kind walking trail experience.

Source: Koichi Takada Architects

Figure 3.1 Site Plan

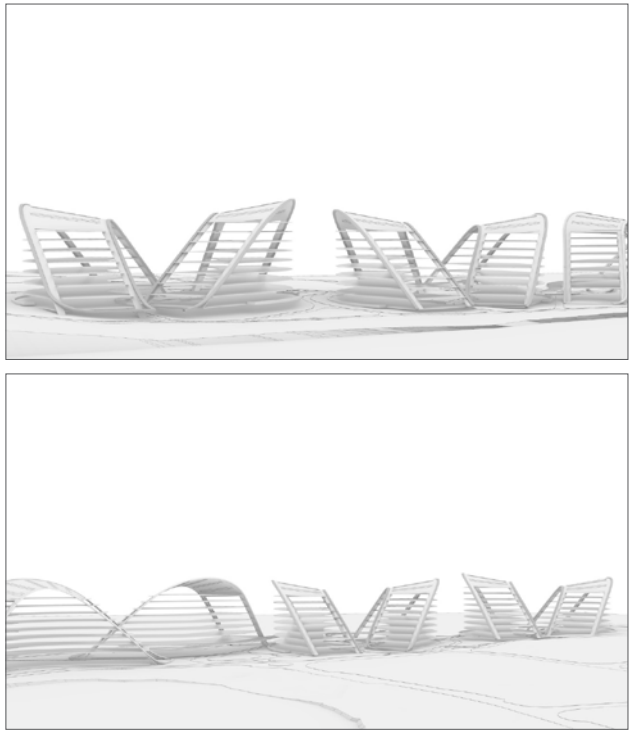


Figure 3.2 Massing Diagrams

4.0 LANDSCAPE AND VISUAL AMENITY ANALYSIS

A landscape and visual amenity assessment has been undertaken to evaluate changes to the physical landscape and to determine the visibility of the proposal from surrounding areas and the potential visual impact. The analysis also identifies building design and landscape mitigation measures to reduce any adverse visual impacts.

4.1 ASSESSMENT METHODOLOGY

This visual amenity assessment is based on the methodology outlined in Guidelines for Landscape and Visual Impact Assessment Third edition 2013 prepared by the Landscape Institute and Institute of Environmental Management and Assessment (UK) and the Guideline for landscape character and visual impact assessment, Environmental impact assessment practice note EIA-NO4 prepared by RMS, 2020.

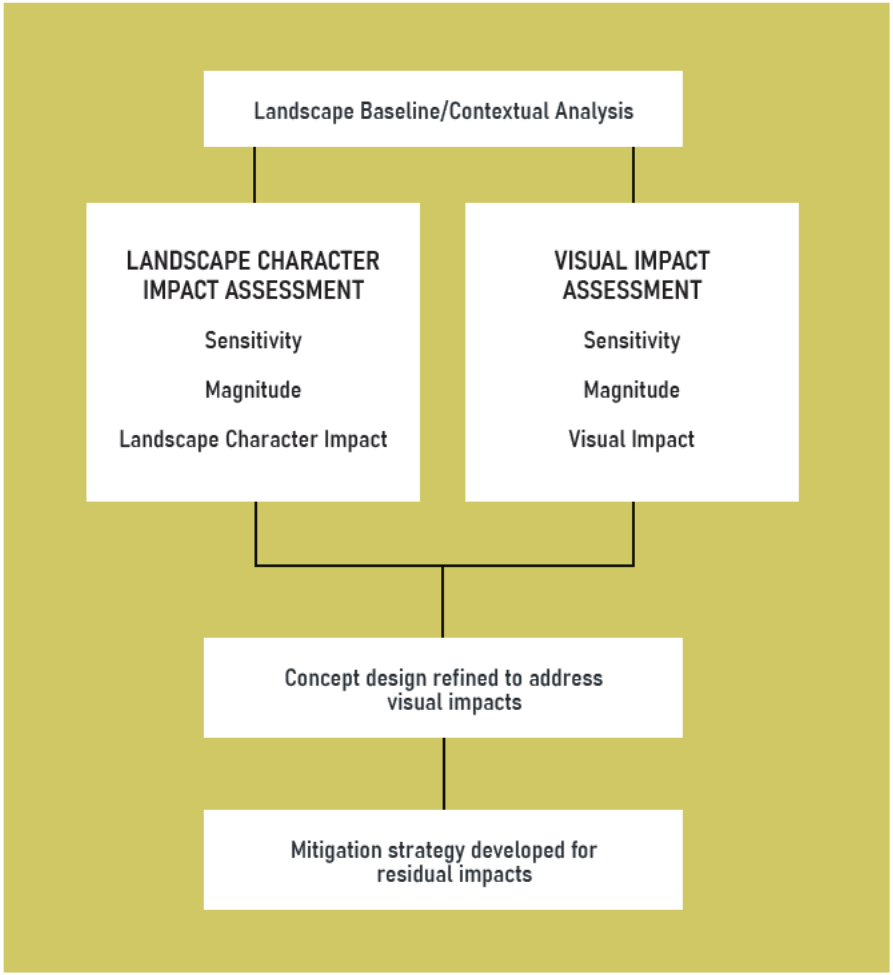
The assessment evaluates the landscape character of the site, the current visual amenity from selected viewpoints and the significance of change to the views based on the degree of change and visual sensitivity.

Photographs from selected viewpoints were taken to establish a baseline for the visual effects assessment and to illustrate how changes in views will appear. Photography was undertaken on 23 September 2022 and 05 October 2022 by DEM using a Nikon D3100 (DSLR) camera and an Apple iphone 12 Pro.

The viewpoints represent locations that are publicly accessible and are also from selected residences. Where access to private properties was not possible, viewpoints were selected in close proximity to property boundaries.

Photomontages have been prepared to simulate the visual changes that are likely to occur from the proposed development.

For photography undertaken on 05 October 2022, a crane was positioned centrally within the site and the boom raised to a height of RL38.00 to provide a reference point to assist in preparation of the montage views. The locations and heights of selected trees were also surveyed to provide additional reference points.



4.2 LANDSCAPE CHARACTER IMPACT ASSESSMENT

Landscape character refers to the built, natural and cultural aspects of an area. Evaluation of changes to the physical landscape is made through assessment of the addition or loss of elements or features in the landscape and is undertaken in accordance with the following process.

1 Establish the landscape baseline using landscape character assessment	
Landscape Baseline	Identify elements and features and the aesthetic or perceptual aspects of the landscape. Establish the overall character in the study area and any distinctive Landscape Character Types. Consider the value attached to the landscape in relation to: - Any recognised level of importance including international, national, local or community value. - Particular features or qualities that influence value such as landscape condition, scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects such as wildness or tranquility, and association with people or events.
2 Determine the sensitivity of the landscape receptors	
Landscape Sensitivity	The degree to which the overall character or particular landscape type or area can accommodate the proposed development without detrimental effect upon the existing nature of the landscape by assessing: - The susceptibility to change - the ability of the overall landscape quality or condition, or individual element of feature to accommodate the proposed development without negatively effecting the landscape baseline and/or achievement of landscape policies and strategies.
3 Determine the magnitude of landscape effects	
Magnitude of Landscape Effects	The nature and scale of changes to elements within the landscape and the consequential effect on landscape character. Determine the degree of change on landscape receptors by assessing: - The size or scale of change in the landscape including loss or addition of features. - Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character. - Geographical extent - such as moderate loss of landscape elements over a large geographical area, or a major addition affecting a very localised area. - Duration and reversibility of the landscape effects.
4 Evaluate the significance of the landscape effects	
Landscape Impact	The significance of change based on the combined assessment of the sensitivity of the landscape receptors and the magnitude of landscape effects. Effects that have a higher level of significance include: - Major loss over an extensive area of elements key to the character of nationally valued landscapes. - Loss of mature or diverse landscape elements. - Effects on rare or distinctive landscape character. Effects that have a lower level of significance include: - Reversible negative effects of a short duration, over a restricted area, to elements that contribute to the character of landscape s of community value. - Loss of new or uniform landscape elements. - Effects on areas of poorer condition or of degraded character.
5 Identify measures to reduce significant or adverse landscape effects	
Mitigation Strategy	Proposals for preventing/avoiding, reducing or compensating for significant or adverse landscape effects.

4.2.1 LANDSCAPE BASELINE

CONTEXT

- The existing landscape is dominated by the open waters of Lake Macquarie and the edges of the lake characterised by small bays and peninsula landforms including Trinity Point, Brightwaters, Bird Cage Point, Wyee Point, Vales Point, Summerland Point and Point Wolstoncroft.
- The area surrounding the site also incorporates the following primary landuses:
  - National Parks, nature reserves and environmental conservation areas.
  - Public recreation areas including the Council owned foreshore reserve, approximately 20m wide, which adjoins the northern, eastern, and southern boundaries of the site.
  - Low density residential areas consisting primarily of detached dwellings in landscaped settings.

NATURAL ENVIRONMENT

- Extensive areas of vegetation along the foreshore of the lake provide a landscape screen and buffer between the water and adjacent landuses. Combined, the open water and foreshore vegetation provide areas of high scenic value within the landscape.
- Distant forested, undulating ridgelines and ranges to the north and west of the site contain views in the broader context and define the wider site locality.
- The extensive vegetation cover and elevation of the ridges within the ranges reinforces the natural context to the site.
- The Council owned vegetated reserve of approximately 20m wide separates the site from the waters edge of Lake Macquarie.
- A substantial area of bushland is located to the west of the Morisset Park residential area.
- The site is predominantly grassed, gently sloping open space.
- Scattered trees are located adjacent to the southern boundary and a cluster of trees is located centrally within the site.

BUILT ENVIRONMENT

- Morisset Park generally incorporates low-density housing with the land immediately to the west of the site currently undergoing development for detached housing and some medium density integrated housing.
- The 94 berth Trinity Point Marina is located to the north-east of the site.
- The site is largely undeveloped but incorporates a temporary restaurant, sales office, marina office and carpark at the northern end of the site.
- Areas of low-density detached dwellings are located on many of the side slopes of the lake in the area surrounding the site. Houses have landscaped settings and are generally orientated towards views of the lake.
- The Vales Point Power Station is located at the edge of Lake Macquarie approximately 4km south of the site. Eraring Power Station is located approximately 7km north-west of the site.

4.2.2 SENSITIVITY OF THE LANDSCAPE RECEPTORS

- The lake underpins the identity of the area and is highly valued as a recreation and lifestyle resource.
- The nature and condition of the lake foreshore is fundamental to its scenic quality and the landscape setting enjoyed by people engaged in activities on the lake and from surrounding areas.
- Forested hills, treed ridgelines and the vegetated lake foreshore combine to create a setting in which the natural environment dominates the skyline and significantly contributes to the distinctiveness of the landscape and its overall quality.
- The openness of the site allows existing vegetation to define the lake edge and creates a permeable interface between land and water which would be impacted by the proposed development.
- The site is visible across Bardens Bay from foreshore reserves and dwellings north and north-east of the site, with views directed towards the lake and the subject site. From these areas the landscape setting contributes significantly to the scenic quality enjoyed by the public and residents and as a consequence, the development would have a direct impact on landscape character and visual amenity.
- The development is also in close proximity to many areas within the Trinity Point residential area. There would be substantial change to the landscape setting experienced by residents as a result of the introduction of new large-scale built form elements into the landscape.
- The areas surrounding the lake, however, vary from natural environments to landscapes modified for residential and recreational uses. The marina, in particular, presents as substantially changed foreshore area and boats moored there highly visible from many areas of the lake.
- The Vales Point Power Station has altered the underlying landscape character of the south-west part of the lake, in which the subject site is located, and reinforces the perception of it being a modified natural landscape.

4.2.3 MAGNITUDE OF CHANGE TO THE SITE

- The development would significantly affect the overall character of the site through the introduction of large-scale built form elements.
- As the buildings would be visible above adjoining tree canopies, the character of the lake edge would be altered.
- This change would be most apparent from Lake Macquarie and areas north and north-east of the development where there are short to medium distance views of the site.
- From within the Trinity Point residential area, the development would be a major introduction into the landscape creating a sense of enclosure and loss of visual connectivity with the lake.
- The development would also be visible from the lake foreshore, and adjoining open spaces and residential areas, extending from the Morisset Psychiatric Hospital in the west, to Point Wolstoncroft in the east. However, due to the distance of the site from these areas, the development would form only a small part of the overall view and there would be a high level of visual absorption into the landscape and minimal change to landscape character.

4.2.4 LANDSCAPE CHARACTER IMPACT

- From the lake and areas north and north-west of the site, a short/medium distance from the site, there would be moderate change to the landscape character. The addition of large-scale buildings would impact the character of the lake edge and alter the skyline profile.
- However, vegetation within the foreshore reserve adjoining the site would provide substantial screening of the development and maintain a green edge to the lake.
- From the Trinity Point residential area there would be substantial change to the landscape character with the introduction of new built form elements as foreshore open space would be lost, the streetscape and skyline profile would be altered, and there would be an increased sense of enclosure.
- To compensate for the landscape effects, the buildings are to incorporate sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and creates a cohesive look and feel to the site.
- Generally, housing around the lake and facilities such as the marina and Vales Point Power Station have significantly altered the natural environment and created a landscape character that is a combination of natural and built forms.

SENSITIVITY	MAGNITUDE: High	Moderate	Low	Negligible
High	High	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

LANDSCAPE CHARACTER IMPACT RATING MATRIX

4.3 VISUAL IMPACT ASSESSMENT

Assessment of visual impact upon views is based on visual sensitivity and the magnitude of visual effects and is undertaken in accordance with the following process.

1 Identify areas from which the proposal is visible	
Zone of Visual Influence	The area within which the proposed development may have an effect on visual amenity. Areas from which the site is clearly visible.
Key Viewpoints	Nominated viewpoints from within the zone of visual influence representing a typical view experienced by the visual receptors.
2 Describe the existing view from each viewpoint	
Visual Amenity	The value of a particular area or view in terms of what is currently seen. The existing nature of the site and its context.
3 Determine the sensitivity of the view	
Visual Sensitivity	The degree to which a landscape can absorb change of a particular type and scale without significant adverse effects in relation to its location or visual receptors. The sensitivity of visual receptors and views is dependent on: - The location and context of the viewpoint. - The expectation or activity of the receptor. - The duration of the view. Receptor sensitivity may be categorised as: - High - from residential properties where duration of the view is long and is experienced frequently; by people engaged in outdoor recreation whose attention/ interest is focused on the landscape or particular views. - Moderate - experienced in the public realm where duration of the view is temporary e.g. pedestrians and from vehicles. - Low sensitivity - from places of work, or similar, where attention is expected to be focused on an activity rather than a view; by people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views.
4 Determine how much the view is changing	
Magnitude of Visual Effects	Determine the degree of change of the view established by assessing: - Scale of change of the view with respect to loss or addition of features and changes to its composition. - The degree of contrast or integration of changes in relation to such factors as form, scale and colour. - Nature of the view of the development - full, partial or glimpse. - Angle of the view and distance of the viewpoint from the proposed development which determines whether the development would be a focus or form one element in a panoramic view.
5 Evaluate the significance of the change	
Visual Impact	The significance of change based on the sensitivity of the location or receptor and the scale or magnitude of the effect. Greater impact is generally associated with large-scale effects and effects on sensitive or high value receptors. The visual impact may be positive (beneficial) or negative (adverse).
6 Identify measures to reduce visual impacts or enhance visual quality	
Mitigation Strategy	Built form design or landscape design measures to enhance visual quality or reduce, remedy or compensate for adverse visual impacts.

4.3.1 ZONE OF VISUAL INFLUENCE

The Zone of Visual Influence encompasses the areas from which the site is clearly visible and from where the proposal may have an effect on visual amenity. The proposed development will be visible from:

- Extensive areas of Lake Macquarie to the east, south and south-west of the site.
- Residential areas fronting the lake including Morisset Park, Brightwaters, Summerland Point, Chain Valley Bay and Mannering Park.
- The Trinity Point residential area immediately west of the site.
- A number of lake foreshore open spaces including the northern shore of Bardens Bay, Bluff Point, Wyee Point Reserve, Vales Point Park and Sandy Beach Reserve.
- The Morisset Psychiatric Hospital.
- Point Wolstoncroft Sport and Recreation Centre.

The proposal may be visible from additional areas, however, the effect on visual amenity would be low due to the distance from the site, reduced visibility due to the location of existing buildings and/or vegetation screening, or the small number of visual receptors.

The Zone of Visual Influence is constrained by landform, vegetation and distance from the site.

Source: SIX Maps

Figure 4.1 Zone of Visual Influence

4.3.2 KEY VIEWPOINTS

The impact of the proposal on views from key viewpoints within the Zone of Visual Influence is described on the following pages.

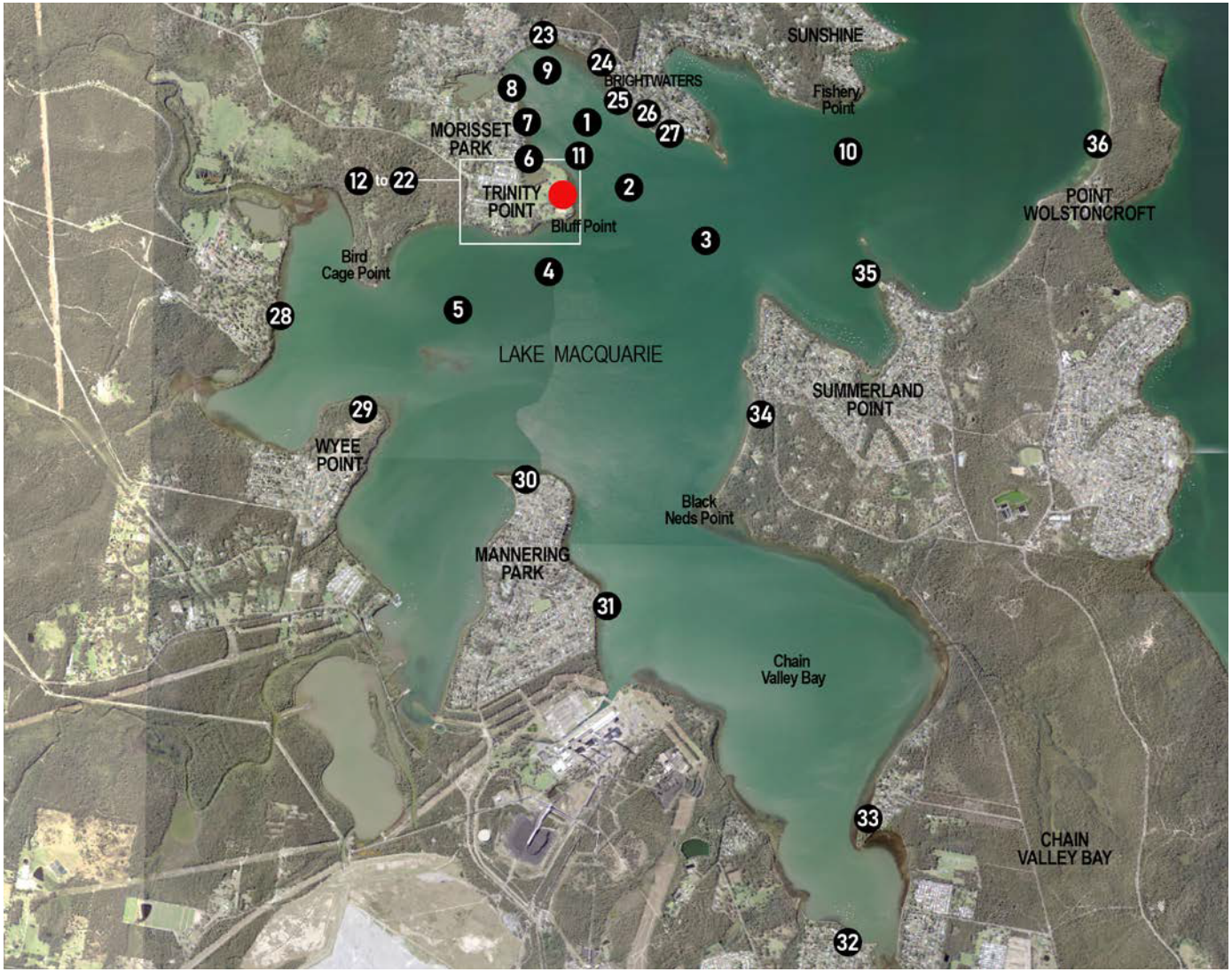
From the selected viewpoints photomontage images illustrate the extent of potential visual impacts. The report incorporates Year 0 photomontages from all viewpoints as well as Year 15 images from viewpoints in close proximity to the site.

The visual impact rating is based on the following matrix:

SENSITIVITY	MAGNITUDE			
	High	**Moderate**	**Low**	**Negligible**
High	High	High-Mod	Moderate	Negligible
Moderate	High-Mod	Moderate	Mod-Low	Negligible
Low	Moderate	Mod-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

VISUAL IMPACT RATING MATRIX

The location of key viewpoints 1-11 and 23-36 are shown in Figure 4.2. For the location of viewpoints 12 - 22, within Trinity Point, refer to Figure 4.3 on the following page.



Source: SIX Maps

Figure 4.2 Location of Key Viewpoints - Map 1

Source: SIX Maps

Figure 4.3 Location of Key Viewpoints - Map 2

VIEWPOINT 1

Location:
Bardens Bay, north-east of Trinity Point Marina

Existing view from Bardens Bay north-east of the site

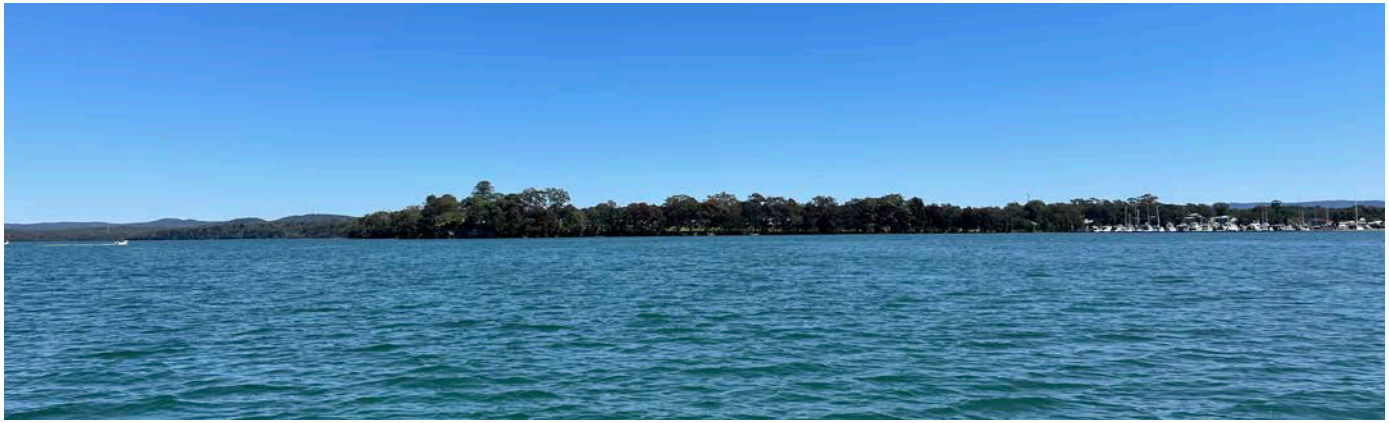
Year 0 view from Bardens Bay north-east of the site

VIEWPOINT 1

VISUAL AMENITY	• View south-west across Bardens Bay towards Trinity Point Marina and the site. • The foreground view is dominated by boats and the marina walkway and piles. • Foreshore vegetation provides a backdrop to the marina and screens views of the site.	• A number of mature trees, including *Norfolk Island Pines*, are highly visible in the middle distance against the backdrop of the sky. • Marina buildings and dwellings within the Trinity Point residential development are partially visible in the middle distance. • Level terrain and vegetation restrict long distance views.
VISUAL SENSITIVITY Receptor type: recreation View duration: sequential/short **Receptor sensitivity: high**	• Observers would be engaged in activities including boating and cruising which focus attention on views. • The view of the site would be one of a sequence and temporary. • Landuses and edge conditions vary around the lake and include naturally vegetated banks, recreational open space, boat mooring facilities and detached housing.	• Visual receptors would experience change to a large part of the overall view.
MAGNITUDE OF VISUAL EFFECTS Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale built forms, however, the development would be partially screened by existing vegetation. • Due to the proximity of the development, the buildings at the northern end of the site would be visually prominent. • Buildings within the development would be visible above the foreshore vegetation which would alter the existing skyline profile.	• Man-made elements associated with the marina would remain highly visible in the foreground, however, incorporation of the proposed buildings would increase visual complexity.
VISUAL IMPACT **Visual Impact: high**	• The significance of the change would be high. • Although views from the water would be only one of a sequence, observers would be engaged in recreational activities which focus attention/interest on views. • The proposed development would impact the natural/vegetated backdrop to the marina and introduce new visually prominent built forms elements into the short distance view.	• A large proportion of the buildings at the northern end of the site would be highly visible. • Buildings in the central and southern sections of the site would be visible above the tree line but substantially screened by vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
MITIGATION STRATEGY	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 2

Location:
Lake Macquarie, east of the site



Existing view from Lake Macquarie east of the site

Year 0 view from Lake Macquarie east of the site

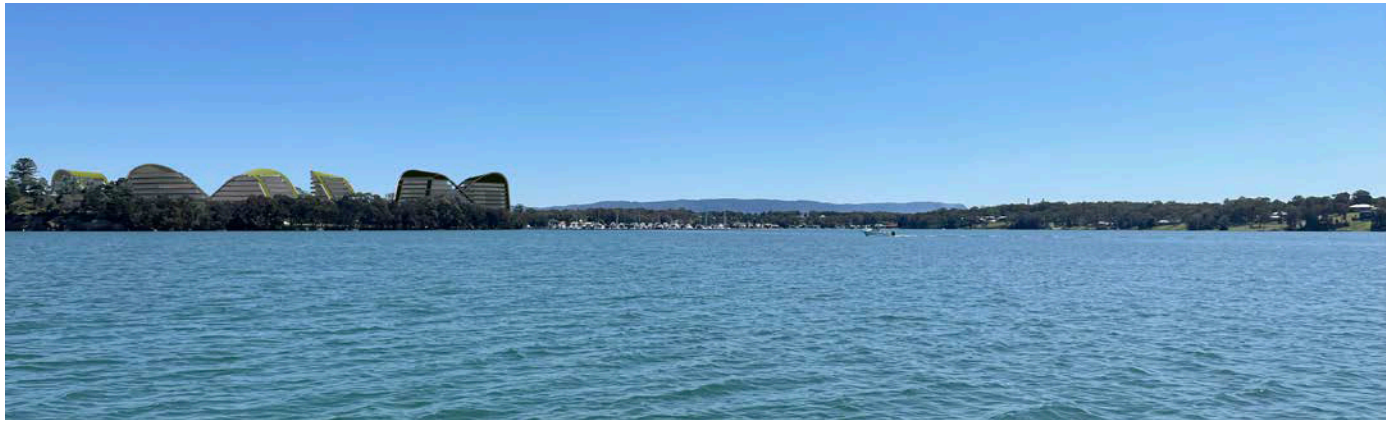
VIEWPOINT 2

Visual Amenity	• View west across Lake Macquarie towards Trinity Point Marina and the site. • The middle distance view is dominated by foreshore vegetation and the boats moored at the Trinity Point Marina. • There are middle and long distance views to the vegetated banks of the lake, and distant views to vegetated hillsides.	• Trees at Bluff Point are visually prominent on the skyline.
Visual Sensitivity Receptor type: recreation View duration: sequential/short **Receptor sensitivity: high**	• Observers would be engaged in activities including boating and cruising which focus attention on views. • The view of the site would be one of a sequence and temporary. • Landuses and edge conditions vary around the lake and include naturally vegetated banks, recreational open space, boat mooring facilities and detached housing.	• From this viewpoint, foreshore vegetation and the Bluff Point headland provide a natural edge to the lake adjacent to the site. • Visual receptors would experience change to a large part of the overall view.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be major change to the view with the introduction of new built forms, however, the development would be partially screened by existing vegetation. • The buildings would present as a series of large-scale curvilinear forms visible above the foreshore vegetation which would alter the existing skyline profile.	• Due to the proximity of the site and visibility of the upper levels of the buildings, the development would become a new focal point in the view. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high**	• The significance of the change would be high. • Although views from the water would be only one of a sequence, observers would be engaged in recreational activities which focus attention/interest on views. • The proposed development would impact the natural/vegetated edge to the lake and introduce new visually prominent built form elements into the middle distance view above the tree line.	• The buildings would be partially screened by existing vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 3

Location:
Lake Macquarie, south-east of the site

Existing view from Lake Macquarie south-east of the site



Year 0 view from Lake Macquarie south-east of the site

VIEWPOINT 3

Visual Amenity	• View north-west across Lake Macquarie towards the site and Bardens Bay. • Boats moored at the Trinity Point Marina provide a focal point within the view. • Foreshore vegetation features in the middle distance and partially screens housing within Brightwaters.	• There are long distance views of forested hills which form a backdrop to the view.
Visual Sensitivity Receptor type: recreation View duration: sequential/short **Receptor sensitivity: high**	• Observers would be engaged in activities including boating and cruising which focus attention on views. • The view of the site would be one of a sequence and temporary. • Landuses and edge conditions vary around the lake and include naturally vegetated banks, recreational open space, boat mooring facilities and detached housing.	• From this viewpoint, foreshore vegetation and the Bluff Point headland provide a natural edge to the lake adjacent to the site. • Visual receptors would experience partial change to the overall view.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: high**	• There would be major change to the view with the introduction of new built forms. • Although the development would be partially screened by existing vegetation, the buildings would present as a series of large-scale curvilinear forms visible above the foreshore vegetation which would alter the existing skyline profile.	• The development would form only part of an expansive view, however, due to the proximity of the site and visibility of the upper levels of the buildings, the development would become a new focal point in the view. • The new building forms would contrast with existing small-scale rectilinear residential structures. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high**	• The significance of the change would be high. • Although views from the water would be only one of a sequence, observers would be engaged in recreational activities which focus attention/interest on views. • The proposed development would impact the natural/vegetated edge to the lake and introduce new visually prominent built form elements into the middle distance view above the tree line.	• Although the buildings would form only part of the overall view, the development would result in substantial change to the skyline. • The buildings would be partially screened by existing vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 4

Location:
Lake Macquarie, south of the site

Existing view from Lake Macquarie south of the site

Year 0 view from Lake Macquarie south of the site

VIEWPOINT 4

Visual Amenity	• View north across Lake Macquarie towards Bluff Point and the site. • The short distance view is dominated by foreshore vegetation and the Bluff Point rocky headland, which provides a visual landmark. • A number of mature trees, including *Norfolk Island Pines*, are highly visible above understorey vegetation and against the backdrop of the sky.	• Boats moored at the Trinity Point Marina provide a focal point within the view. • There are long distance views of forested hills which form a backdrop to the marina.
Visual Sensitivity Receptor type: recreation View duration: sequential/short **Receptor sensitivity: high**	• Observers would be engaged in activities including boating and cruising which focus attention on views. • The view of the site would be one of a sequence and temporary. • Landuses and edge conditions vary around the lake and include naturally vegetated banks, recreational open space, boat mooring facilities and detached housing.	• From this viewpoint, foreshore vegetation and the Bluff Point headland provide a natural edge to the lake adjacent to the site. • Visual receptors would experience change to a large part of the overall view.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large scale built forms, however, the development would be partially screened by existing vegetation. • Due to the proximity of the site and large proportion of the development visible, the new built forms would be visually prominent. • There would be an increase in visual complexity and visual enclosure.	• From this viewpoint there would be no visual corridors between buildings.
Visual Impact **Visual Impact: high**	• The significance of change would be high. • Although views from the water would be only one of a sequence, observers would be engaged in recreational activities which focus attention/interest on views. • The proposed development would impact the natural/vegetated edge to the lake and introduce new visually prominent built form elements into the short distance view.	• Existing vegetation would provide minimal screening of the development. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 5

Location:
Lake Macquarie south-west of the site

Existing view from Lake Macquarie south-west of the site

Year 0 view from Lake Macquarie south-west of the site

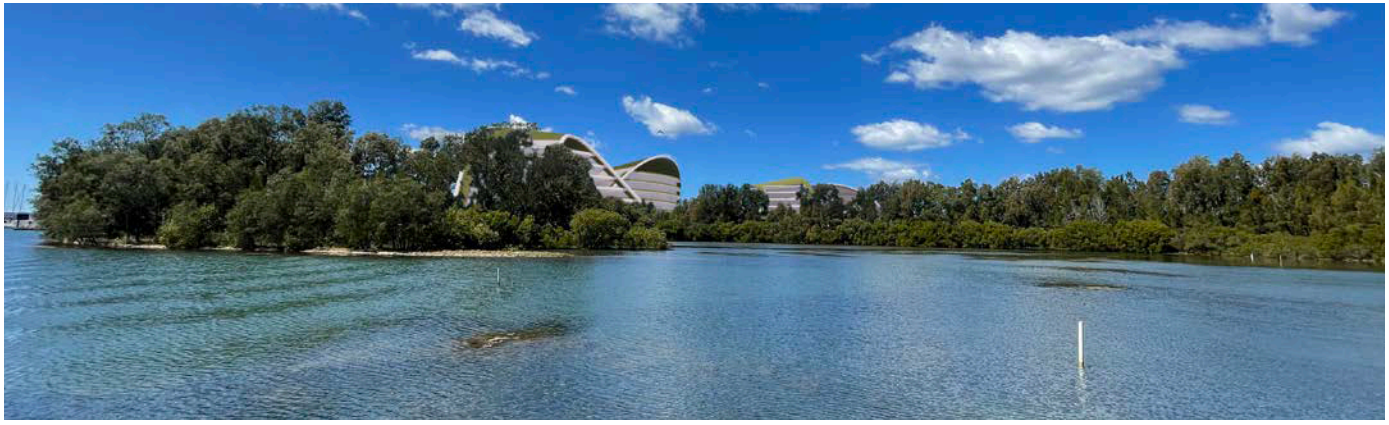
VIEWPOINT 5

Visual Amenity	• View north-east across Lake Macquarie towards the site. • The Bluff Point Park area, including grassed open space, is visible in the middle distance. • A number of mature trees, including *Norfolk Island Pines*, are highly visible against the backdrop of the sky.	• Houses within Brightwaters, partially screened by existing vegetation, are visible in the distance.
Visual Sensitivity Receptor type: recreation View duration: sequential/short **Receptor sensitivity: high**	• Observers would be engaged in activities including boating and cruising which focus attention on views. • The view of the site would be one of a sequence and temporary. • Landuses and edge conditions vary around the lake and include naturally vegetated banks, recreational open space, boat mooring facilities and detached housing.	• From this viewpoint, foreshore vegetation and the Bluff Point headland provide a natural edge to the lake adjacent to the site. • Visual receptors would experience partial change to the overall view.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: moderate**	• There would be moderate change to the view with the introduction of new built forms. • Due to the proximity of the site and high proportion of Buildings A, E and F visible, the development would become a new focal point in the view. • The development would be partially screened by existing vegetation.	• There would be an increase in visual complexity. • The new building forms would contrast with existing small-scale rectilinear residential structures.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • Although views from the water would be only one of a sequence, observers would be engaged in recreational activities which focus attention/interest on views. • New built forms introduced into the view would be visually prominent, however, the development would form only part of the overall view and be screened by existing vegetation.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 6

Location:
South-west foreshore of Bardens Bay

Existing view from south-west Bardens Bay



Year 0 view from south-west Bardens Bay

VIEWPOINT 6

Visual Amenity	• View south-east across Bardens Bay towards Trinity Point Marina and the site. • The middle distance view is dominated by dense foreshore vegetation. • The vegetation and level terrain restrict long distance views.	
Visual Sensitivity Receptor type: residential View duration: long **Receptor sensitivity: high**	• For occupants in adjacent residential properties, the view would be experienced frequently and for long durations as the properties are orientated north-west to south-east. • The outlook from the residences towards the site is one of a natural, coastal landscape. • Visual receptors would experience change to a moderate part of the overall view.	
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: moderate**	• There would be partial change to the view with the introduction of new built form elements into the natural setting. • Due to the proximity of the buildings at the northern end of the site, the development would become a new focal point in the view. • The proposed buildings would be substantially screened by existing vegetation.	• The foreshore vegetation would remain a prominent element in the view.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • Observers would be residents at home who would experience the view frequently and for long periods of time. • The proposal would introduce large-scale built form elements into a natural setting, however, views of the development would be limited primarily to Buildings A, B and C .	• Existing vegetation would provide substantial screening of the development. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 7

Location:
Western foreshore of Bardens Bay

Existing view from west Bardens Bay

Year 0 view from west Bardens Bay

VIEWPOINT 7

Visual Amenity	• View south-east across Bardens Bay towards Trinity Point Marina and the site. • The view is dominated by boats and private jetties in the foreground and foreshore vegetation and Trinity Point Marina in the middle distance. • There are long distance views of forested hills which form a backdrop to the marina.	
Visual Sensitivity Receptor type: residential View duration: long **Receptor sensitivity: high**	• For occupants in adjacent residential properties, the view would be experienced frequently and for long durations, however, the orientation of the lots generally focuses views from the properties south-east towards the open water of Bardens Bay. • Foreshore vegetation provides a natural edge to the bay for a large part of the view.	• Visual receptors would experience change to a small part of the overall view.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: moderate**	• There would be moderate change to the view with the introduction of new built form elements. • Building A would present as a large-scale curvilinear form visible above the foreshore vegetation which would alter the existing skyline profile.	• Due to the proximity of the site and visibility of the upper levels of Building A, the development would become a new focal point in the view. • The development would be significantly screened by existing vegetation. • The marina, jetties in the foreground and foreshore vegetation would remain visually prominent elements.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • Observers would be residents at home who would experience the view frequently and for long periods of time. • Views of the development would be limited primarily to Building A but it would be visually prominent. • The proposal would introduce a large-scale built form element into an area of natural vegetation.	• Existing vegetation would provide substantial screening of the development. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 8

Location:
Lakeview Road Reserve and Morisset Park Boat Ramp

Existing view from Lakeview Road Reserve and Morisset Park Boat Ramp

Year 0 view from Lakeview Road Reserve and Morisset Park Boat Ramp

VIEWPOINT 8

Visual Amenity	• View south-east across Bardens Bay towards Trinity Point Marina and the site. • Private jetties, in the foreground, and boats in Trinity Point Marina, in the middle distance, provide focal points in the view. • Vegetation on the southern and western shores of Bardens Bay is visually prominent.	• There are long distance views of forested hills which form a backdrop to the marina.
Visual Sensitivity Receptor type: recreation View duration: transient **Receptor sensitivity: low**	• From within the reserve attention is directed east towards Bardens Bay rather than towards the site. • Activities associated with the boat ramp would not focus attention on views. • Views of the site would be of short duration.	• From this viewpoint, foreshore vegetation provide a natural edge to the lake adjacent to the site. • Visual receptors would experience partial change to the overall view.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: moderate**	• There would be moderate change to the view with the introduction of new built forms. • Although the development would form only part of an expansive view, Buildings A and B would present as large-scale curvilinear forms visible above the foreshore vegetation which would alter the existing skyline profile. • The development would become a new focal point in the view.	• The proposed development would be substantially screened by existing vegetation. • The marina, jetties in the foreground and foreshore vegetation would remain visually prominent elements.
Visual Impact **Visual Impact: moderate-low**	• The significance of the change would be moderate-low. • Observers would be engaged in recreational activities that do not focus attention on views and the duration of the view would be short. • The proposed development would introduce new visually prominent built forms elements into the middle distance view above the tree line.	• The development would be substantially screened by existing vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 9

Location:
Northern foreshore of Bardens Bay

Existing view from north Bardens Bay

Year 0 view from north Bardens Bay

VIEWPOINT 9

Visual Amenity	• View south across Bardens Bay towards the site. • Vegetation on the southern and western shores of Bardens Bay as well as the Trinity Point Marina are highly visible in the middle distance. • Houses within Morisset Park on the western side of the bay are partially screened by vegetation.	• There are long distance views of forested hills which form a backdrop to the view. • The smokestacks of Vales Point Power Station are visible in the distance beyond the site.
Visual Sensitivity Receptor type: recreation View duration: sequential/short **Receptor sensitivity: high**	• Observers would be engaged in activities including boating and cruising which focus attention on views. • The view of the site would be one of a sequence and temporary. • Landuses and edge conditions vary around the lake and include naturally vegetated banks, recreational open space, boat mooring facilities and detached housing.	• From this viewpoint both natural and built-form elements feature in the middle distance. • Visual receptors would experience partial change to the overall view.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: moderate**	• There would be moderate change to the view with the introduction of new built forms. • The development would form only part of an expansive view, however, due to the height and visibility of a large proportion of Building A, it would become new focal point in the view.	• Building A would present as large-scale curvilinear form visible above the foreshore vegetation which would alter the existing skyline profile. • The development would be partially screened by existing vegetation. • The new building forms would contrast with existing small-scale rectilinear residential structures.
Visual Impact **Visual Impact: high-moderate**	• The significance of change would be high-moderate. • Although views from the water would be only one of a sequence, observers would be engaged in recreational activities which focus attention/interest on views. • The proposed development would introduce new visually prominent built forms elements into the middle distance view above the tree line.	• The buildings would be partially screened by existing vegetation. • Built-form elements currently feature in the view. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 10

Location:
Lake Macquarie south of Fishery Point

Existing view from Lake Macquarie south of Fishery Point

Year 0 view from Lake Macquarie south of Fishery Point

VIEWPOINT 10

Visual Amenity	• View west across Lake Macquarie towards the site. • There are short distance views of houses within Brightwaters which are partially screened by vegetation. • Boats moored at the Trinity Point Marina feature in the middle distance against a backdrop of vegetation.	• There are long distance views of forested hills which form a backdrop to the view.
Visual Sensitivity Receptor type: recreation View duration: sequential/short **Receptor sensitivity: high**	• Observers would be engaged in activities including boating and cruising which focus attention on views. • The view of the site would be one of a sequence and temporary. • Landuses and edge conditions vary around the lake and include naturally vegetated banks, recreational open space, boat mooring facilities and detached housing.	• Visual receptors would experience change to a small part the overall view.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: high**	• There would be major change to the view with the introduction of new built forms, however, the development would be partially screened by existing vegetation. • The buildings would present as a series of large-scale curvilinear forms visible above the foreshore vegetation and distant hills which would alter the existing skyline profile.	• The development would form only part of an expansive view, however, due to the visibility of the upper levels of the buildings, the development would become a new focal point in the view. • The new building forms would contrast with existing small-scale rectilinear residential structures.
Visual Impact **Visual Impact: high**	• The significance of change would be high. • Although views from the water would be only one of a sequence, observers would be engaged in recreational activities which focus attention/interest on views. • The proposed development would impact the natural/vegetated edge to the lake and introduce new visually prominent built forms elements into the middle distance view above the tree line.	• Due to the orientation of the buildings from this viewpoint, the upper levels of all buildings would be visible. • The buildings would be partially screened by existing vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

VIEWPOINT 11

Location:
Trinity Point Marina

Existing view from Trinity Point Marina walkway

Year 0 view from Trinity Point Marina walkway

VIEWPOINT 11

Visual Amenity	• View south-west across Trinity Point Marina towards the site. • The foreground view is dominated by boats and the marina walkway and piles. • Foreshore vegetation provides a backdrop to the marina and screens views of the site. • Housing within the Trinity Point residential development can be glimpsed between vegetation.	• Vales Point Power Station is a prominent large-scale element visible in the distance. • There are long distance views of forested hills which form a backdrop to the view.
Visual Sensitivity Receptor type: recreation View duration: transient **Receptor sensitivity: moderate**	• Observers would be focused on activities within the marina rather views, and views would be temporary. • Foreshore vegetation, however, provides a natural backdrop to the marina contributing to the experience of users. • Visual receptors would experience change to a large part of the overall view.	
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale built forms, however, the development would be partially screened by existing vegetation. • Due to the proximity of the development, the buildings at the northern end of the site would be visually prominent. • Buildings within the development would be partially visible above the foreshore vegetation which would alter the existing skyline profile.	• Man-made elements associated with the marina would remain highly visible in the foreground, however, incorporation of the proposed buildings would increase visual complexity.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • Observers would be engaged in recreational activities within the marina rather than having their attention focused on views. • The proposed development, however, would impact the natural/ vegetated backdrop to the marina and introduce new visually prominent built forms elements into the short distance view.	• A large proportion of the buildings at the northern end of the site would be highly visible. • Buildings in the central and southern sections of the site would be substantially screened by existing vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements.	

LANDSCAPE AND VISUAL AMENITY ANALYSIS

VIEWPOINT 12

Location:
Trinity Bay Drive roundabout

Existing view south-east from Trinity Bay Drive roundabout

Year 0 view south-east from Trinity Bay Drive roundabout

VIEWPOINT 12

Location:
Trinity Bay Drive roundabout

Year 15 view south-east from Trinity Bay Drive roundabout

VIEWPOINT 12

Visual Amenity	• View south-east towards the site from the Trinity Point Drive roundabout. • Grassed open space within the site and mature trees, primarily associated with the lake foreshore edge, are highly visible in the middle distance. • The lake can be glimpsed in the middle and long distance between trees.	• Townhouses flank the western side of Trinity Point Drive. • Street trees feature on the western side of Trinity Point Drive. • Sloping terrain and vegetation restrict long distance views.
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience change to a substantial part of the overall view. • There would be a loss of long distance views and an increase in visual enclosure.	• The site forms part of an area which has been modified for housing and is subject to further residential development.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale built forms. • A large proportion of the proposed development would be visible and would create a new visual focus in the view. • There would be loss of views of the lake, grassed open space and foreshore vegetation.	• The streetscape would be altered. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new built form elements into a predominantly open space setting and, due to the proximity of the site, the development would be visually dominant and increase the degree of visual enclosure.	• There would be loss of views to the foreshore and long distance views.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

LANDSCAPE AND VISUAL AMENITY ANALYSIS

VIEWPOINT 13

Location:
Trinity Bay Drive townhouses

Existing view north-west from Trinity Bay Drive townhouses

Year 0 view north-west from Trinity Bay Drive townhouses

VIEWPOINT 13

Location:
Trinity Bay Drive townhouses

Year 15 view north-west from Trinity Bay Drive townhouses

VIEWPOINT 13

Visual Amenity	• View north-west towards the site from the Trinity Point Drive townhouses. • Grassed open space within the site and mature trees, primarily associated with the lake foreshore edge, are highly visible in the middle distance.	• Bardens Bay and Trinity Point Marina and associated buildings can be glimpsed between trees in the middle and long distance. • Forested hills form a backdrop to the view.
Visual Sensitivity Receptor type: residential View duration: long **Receptor sensitivity: high**	• The duration of the view would be long and experienced frequently as it would be from residential properties orientated north-east to south-west. • Visual receptors would experience change to a substantial part of the overall view. • There would be a loss of long distance views and an increase in visual enclosure.	• The site forms part of an area which has been modified for housing and is subject to further residential development.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to views with the introduction of new large-scale built forms. • The development would occupy a large proportion of the view and would create a new visual focus. • There would be loss of views of the lake, grassed open space and foreshore vegetation.	• The streetscape would be altered. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high**	• The significance of the change would be high. • The site would be frequently viewed from the townhouses and for long periods of time. • The proposal would introduce new built form elements into a predominantly open space setting and, due to the proximity of the site, the development would be visually dominant and increase the degree of visual enclosure.	• There would be loss of views of the foreshore and long distance views.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

LANDSCAPE AND VISUAL AMENITY ANALYSIS

VIEWPOINT 14

Location:
Trinity Point Drive near Bluff Point

Existing view from Trinity Point Drive near Bluff Point

Year 0 view from Trinity Point Drive near Bluff Point

VIEWPOINT 14

Location:
Trinity Point Drive near Bluff Point

Year 15 view from Trinity Point Drive near Bluff Point

VIEWPOINT 14

Visual Amenity	• View north along Trinity Point Drive from the southern end of the site. • Grassed open space and mature trees within the site are highly visible. • Bardens Bay and housing in Brightwaters can be glimpsed in the middle and long distance between trees.	• Townhouses on the western side of Trinity Point Drive are visible in the middle distance. • Street trees feature on both sides of Trinity Point Drive. • Forested hills form a backdrop to the view.
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience change to a substantial part of the overall view. • There would be a loss of long distance views and an increase in visual enclosure.	• The site forms part of an area which has been modified for housing and is subject to further residential development.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale built forms. • A large proportion of the proposed development would be visible and would create a new visual focus in the view. • There would be loss of views of the lake, grassed open space and foreshore vegetation.	• The streetscape would be altered. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new built form elements into a predominantly open space setting and, due to the proximity of the site, the development would be visually dominant and increase the degree of visual enclosure.	• There would be loss of views to the foreshore and long distance views.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

LANDSCAPE AND VISUAL AMENITY ANALYSIS

VIEWPOINT 15

Location:
Bluff Point Park

Existing view from Bluff Point Park

Year 0 view from Bluff Point Park

VIEWPOINT 15

Location:
Bluff Point Park

Year 15 view from Bluff Point Park

VIEWPOINT 15

Visual Amenity	• View north-east towards the site from Bluff Point Park. • Mature trees within and adjoining the site, including a *Norfolk Island Palm* and *Eucalyptus sp.* are highly visible in the short and middle distance as well as vegetation within the park.	
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: high**	• The park incorporates grassed open space for passive recreational activities, including picnicking, which focus attention on views. • Although views from the park would primarily be in a southerly direction towards the lake, there would be substantial change to views to the north. • There would be overlooking of the park from apartments and an increase in visual enclosure.	
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale built form elements into the open space setting. • Building F would be prominent due to its orientation and proximity to the park. • There would be an increase in visual complexity.	• Foreshore vegetation would provide partial screening of Building F.
Visual Impact **Visual Impact: high**	• The significance of the change would be high. • Observers would be engaged in recreational activities which would focus attention/interest on views and the duration of the view would be long. • The proposed development would impact the natural backdrop to the park and introduce new visually prominent built forms elements into the short distance view.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 16

Location:
Intersection of Trinity Point Drive and Mirrabay Drive (south)

Existing view east from the intersection of Trinity Point Drive and Mirrabay Drive (south)

Year 0 view east from the intersection of Trinity Point Drive and Mirrabay Drive (south)

VIEWPOINT 16

Visual Amenity	• View east towards the site from the intersection of Trinity Point Drive and Mirrabay Drive (south). • The view is dominated by grassed lots (future housing) and mature trees south of Trinity Point Drive and east of the site. • Forested hills can be glimpsed in the distance between trees. • Level terrain and vegetation generally restrict long distance views.	• A single level house is highly visible in the middle distance. • Street trees feature on the northern side of Trinity Point Drive.
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience change to a substantial part of the overall view. • There would be a loss of long distance views from this location and an increase in visual enclosure.	• The site forms part of an area that has been modified for housing and is subject to further residential development which would reduce visibility of the proposal.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale, curvilinear built forms which would be visible above adjoining dwellings and vegetation. • A large proportion of the proposed development would be highly visible from this viewpoint. • There would be loss of views of grassed open space and foreshore vegetation and an increase in visual complexity.	• Due to the proximity of the site and visibility of the buildings, the development would become a new focal point in the view. • The new building forms would contrast with existing small-scale rectilinear residential structures. • There would be an increase in visual complexity. • Gaps between buildings would provide visual corridors.
Visual Impact **Visual Impact: high-moderate**	• The significance of change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new large-scale built form elements into a low rise residential/open space setting and, due to the proximity of the site, the development would be visually prominent. • There would be loss of views of foreshore vegetation.	• The degree of visual enclosure would increase, however, this would be mitigated by visual corridors between the buildings. • Future housing would substantially reduce visibility of the development. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	• Provision of visual corridors between buildings.

VIEWPOINT 17

Location:
Henry Road

Existing view from Henry Road

Year 0 view from Henry Road

VIEWPOINT 17

Visual Amenity	• View east towards the site from Henry Road (No. 14). • The view is dominated by Trinity Point housing which generally restricts long distance views. • Lake Macquarie and forested hills can be glimpsed in the distance between trees.	• Planting in gardens adjoining the road focus views to the east and along the road corridor. • Power poles and street lights feature in the foreground.
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience change to a large part of the overall view. • There would be a loss of long distance views from this location and an increase in visual enclosure.	• The site forms part of an area that has been modified for housing and is subject to further residential development which would reduce visibility of the proposal.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale, curvilinear built forms which would be visible above adjoining dwellings and vegetation. • Due to the proximity of the site and visibility of the buildings, the development would become a new focal point in the view. • There would be loss of views of the lake, foreshore vegetation and distant forested hills.	• The new building forms would contrast with existing small-scale rectilinear residential structures. • There would be an increase in visual complexity. • Gaps between buildings would provide visual corridors.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new large-scale built form elements into a low rise residential setting and, due to the proximity of the site, the development would be visually prominent. • The degree of visual enclosure would increase, however, this would	be mitigated by visual corridors between the buildings. • There would be loss of views of foreshore vegetation, the lake and distant hills. • Future housing would reduce visibility of the development. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	• Provision of visual corridors between buildings.

VIEWPOINT 18

Location:
Intersection of Celestial Drive and Mirrabay Drive

Existing view from the intersection of Celestial Drive and Mirrabay Drive

Year 0 view from the intersection of Celestial Drive and Mirrabay Drive

VIEWPOINT 18

Visual Amenity

- View east from the intersection of Celestial Drive and Mirrabay Drive.
- Two storey housing, grassed lots for future housing, sandstone retaining walls and street trees feature in the view.
- Mature trees, including a line of Norfolk Island Pines near Bluff Point, are highly visible in the middle distance.
- Lake Macquarie and forested hills can be glimpsed in the distance between trees.
- Level terrain and existing housing generally restrict long distance views.

Visual Sensitivity

Receptor type: public realm

View duration: sequential/short

Receptor sensitivity: moderate

- The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians.
- Visual receptors would experience change to a large part of the overall view.
- There would be a loss of long distance views from this location and an increase in visual enclosure.
- The site forms part of an area that has been modified for housing and is subject to further residential development which would reduce visibility of the proposal.

Magnitude of Visual Effects

Distance of viewpoint: short

Magnitude of change: high

- There would be substantial change to the view with the introduction of new large-scale, curvilinear built forms which would be visible above adjoining dwellings and vegetation.
- Buildings A and B would be highly visible from this viewpoint.
- There would be loss of views of foreshore vegetation and distant forested hills.
- Due to the proximity of the site and visibility of the buildings, the development would become a new focal point in the view.
- The new building forms would contrast with existing small-scale rectilinear residential structures.
- There would be an increase in visual complexity.

Visual Impact

Visual Impact: high-moderate

- The significance of the change would be high-moderate.
- From the public realm the view would be temporary and only one of a sequence.
- The proposal would introduce new large-scale built form elements into a low rise residential/open space setting and, due to the proximity of the site, the development would be visually prominent.
- Existing built form elements and trees would partially screen the development.
- There would be loss of views of foreshore vegetation and long distance views.
- Future housing would substantially reduce visibility of the development. Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.

Mitigation Strategy

- Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.
- Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.

LANDSCAPE AND VISUAL AMENITY ANALYSIS

VIEWPOINT 19

Location:
Intersection of Celestial Drive and Bathers Way

Existing view from the intersection of Celestial Drive and Bathers Way

Year 0 view from the intersection of Celestial Drive and Bathers Way

VIEWPOINT 19

Location:
Intersection of Celestial Drive and Bathers Way

Year 15 view from the intersection of Celestial Drive and Bathers Way

VIEWPOINT 19

Visual Amenity	• View east from the intersection of Celestial Drive and Bathers Way. • Townhouses, grassed lots for future housing, sandstone retaining walls and street trees feature in the view. • Foreshore vegetation and trees at the southern end of the site are highly visible in the middle distance. • Lake Macquarie can be glimpsed in the distance between trees.	• Level terrain and existing housing restrict long distance views.
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience change to a substantial part of the overall view. • There would be an increase in visual enclosure.	• The site forms part of an area which has been modified for housing and is subject to further residential development.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale, curvilinear built forms. • The development would occupy a large proportion of the view and would create a new visual focus. • There would be loss of views of foreshore vegetation.	• The new building forms would contrast with existing small-scale rectilinear residential structures. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new built form elements into a predominantly open space setting and, due to the proximity of the site, the development would be visually dominant and increase the degree of visual enclosure.	• There would be a loss of some views of the foreshore, however, a gap between the buildings would provide a visual corridor between Celestial Drive and the foreshore reserve and lake. • Future housing would reduce visibility of the development. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	• Provision of a visual corridor between buildings aligned with Celestial Drive.

VIEWPOINT 20

Location:
Intersection of Trinity Point Drive and Mirrabay Drive (north)

Existing view from the intersection of Trinity Point Drive and Mirrabay Drive (north)

Year 0 vview from the intersection of Trinity Point Drive and Mirrabay Drive (north)

VIEWPOINT 20

Visual Amenity	• View east from the intersection of Trinity Point Drive and Mirrabay Drive (north). • Two storey housing, grassed lots for future housing, sandstone retaining walls and street trees feature in the view. • Mature trees are partially visible in the middle distance. • Level terrain and existing housing generally restrict long distance views.	
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience change to a large part of the overall view. • There would be an increase in visual enclosure.	• The site forms part of an area that has been modified for housing and is subject to further residential development which would reduce visibility of the proposal.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale, curvilinear built forms which would be visible above adjoining dwellings and vegetation. • A large proportion of Buildings B to E would be visible from this viewpoint. • Due to the proximity of the site and visibility of the buildings, the development would become a new focal point in the view.	• The new building forms would contrast with existing small-scale rectilinear residential structures. • Gaps between buildings would provide visual corridors. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new large-scale built form elements into a low rise residential setting and, due to the proximity of the site, the development would be visually prominent. • The degree of visual enclosure would increase, however, this would	be mitigated by visual corridors between the buildings. • Existing built form elements and trees would partially screen the development. • Future housing would reduce visibility of the development. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

LANDSCAPE AND VISUAL AMENITY ANALYSIS

VIEWPOINT 21

Location:
Trinity Point Drive roundabout

Existing view north-east from the Trinity Point Drive roundabout

Year 0 view north-east from the Trinity Point Drive roundabout

VIEWPOINT 21

Location:
Trinity Point Drive roundabout

Year 15 view north-east from the Trinity Point Drive roundabout

VIEWPOINT 21

Visual Amenity	• View north-east towards the site from the Trinity Point Drive roundabout. • Marina buildings, signage, asphalt carpark and grassed open space feature in the short distance. • Foreshore vegetation and the marina/lake are visible in the middle distance.	• Forested hills are partially visible in the distance and form a backdrop to the view.
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience change to a substantial part of the overall view. • There would be an increase in visual enclosure.	• The site forms part of an area which has been modified for housing and is subject to further residential development.
Magnitude of Visual Effects Distance of viewpoint: short **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new large-scale, curvilinear built forms. • The development would occupy a large proportion of the view and would create a new visual focus. • Generally, there would be loss of views of the foreshore and distant views, however, the building form allows for a framed view of the lake and distant hills at ground level.	• The streetscape would be altered. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new built form elements into a predominantly open space setting and, due to the proximity of the site, the development would be visually dominant and increase the degree of visual enclosure.	• There would be loss of foreshore and distant views, however, the building form allows for a visual connection to the lake at ground level. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 22

Location:
Intersection of Trinity Point Drive and Charles Avenue

Existing view from the Intersection of Trinity Point Drive and Charles Avenue

Year 0 view from the Intersection of Trinity Point Drive and Charles Avenue

VIEWPOINT 22

Visual Amenity	• View east towards the site from the intersection of Trinity Point Drive and Charles Avenue. • The view is dominated by established detached housing within Morisset Park and vegetaton in the middle distance, which generally restrict long distance views. • Forested hills can be glimpsed in the distance over the tree line.	
Visual Sensitivity Receptor type: public realm View duration: sequential/short **Receptor sensitivity: moderate**	• The duration of the view would be brief as it would be experienced from moving vehicles and by pedestrians. • Visual receptors would experience partial change to the overall view. • Man-made elements are highly visible from this viewpoint.	
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: high**	• There would be major change to the view with the introduction of new built forms. • Although the development would be substantially screened by existing vegetation, the buildings would present as a series of large-scale curvilinear forms visible above foreshore vegetation which would alter the existing skyline profile.	• The new building forms would contrast with existing small-scale rectilinear residential structures.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • From the public realm the view would be temporary and only one of a sequence. • The proposal would introduce new large-scale built form elements into a low rise residential setting. • Although the buildings would form only part of the overall view, the development would result in substantial change to the skyline.	• The buildings would be partially screened by existing vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 23

Location:
Foreshore reserve accessed from Mulubina Road, Brightwaters

Existing view from foreshore reserve off Mulubina Road

Year 0 view from foreshore reserve off Mulubina Road

VIEWPOINT 23

Visual Amenity	• View south across Bardens Bay towards the site from foreshore open space accessed from Mulubina Road, Brightwaters. • Vegetation on the southern and western shores of Bardens Bay as well as the Trinity Point Marina are highly visible in the middle distance. • Houses within Morisset Park on the western side of the bay are visible but partially screened by vegetation.	• There are long distance views of forested hills which form a backdrop to the view. • The smokestacks of Vales Point Power Station are visible in the distance beyond the site.
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: high**	• The foreshore incorporates grassed open space for passive recreational activities, including picnicking, which focus attention on views. • Views from the foreshore are directed towards the site and would be of a long duration. • Visual receptors would experience partial change to the overall view.	• From this viewpoint both natural and built-form elements feature in the middle distance.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: moderate**	• There would be moderate change to the view with the introduction of new built forms. • The development would form only part of an expansive view, however, due to the visibility of a large proportion of Buildings A and B, these buildings would become new focal points in the view.	• Buildings A, B and C would present as large-scale curvilinear forms visible above the foreshore vegetation which would alter the existing skyline profile. • The development would be partially screened by existing vegetation. • The new building forms would contrast with existing small-scale rectilinear residential structures.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • Observers would be engaged in recreational activities which focus attention/interest on views. • Although the buildings would form only part of the overall view, the proposed development would introduce new visually prominent built forms elements into the middle distance view above the tree line.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 24

Location:
30 Bulgonia Road, Brightwaters

Existing view from 30 Bulgonia Road, Brightwaters

Year 0 view from 30 Bulgonia Road, Brightwaters

VIEWPOINT 24

Visual Amenity

- View south-west from the rear boundary of 30 Bulgonia Road, Brightwaters.
- Grassed foreshore open space and scattered mature trees are prominent in the foreground.
- Vegetation on the southern and western shores of Bardens Bay and Trinity Point Marina are highly visible in the middle distance.
- Houses within Morisset Park, on the western side of the bay, are partially screened by vegetation.
- Vales Point Power Station is a prominent large-scale element in the distance.
- There are long distance views of forested hills which form a backdrop to the view.

Visual Sensitivity

Receptor type: residential

View duration: long

Receptor sensitivity: high

- From residential properties along Bulgonia Road, which overlook Bardens Bay, the duration of the view would be long and experienced frequently.
- There are panoramic views across Lake Macquarie from the dwellings in this area and views contribute to the landscape setting enjoyed by residents.
- Visual receptors would experience partial change to the overall view.
- From this viewpoint both natural and built-form elements feature in the middle distance.
- Trees within and adjacent to lots in this area would partially screen views of the site from some properties.

Magnitude of Visual Effects

Distance of viewpoint: medium

Magnitude of change: moderate

- There would be moderate change to the view with the introduction of new built forms.
- The development would form only part of an expansive view, however, due to the visibility of a large proportion of Buildings A and B, these buildings would become new focal points in the view.
- Buildings A, B and C would present as large-scale curvilinear forms visible above the foreshore vegetation which would alter the existing skyline profile.
- The development would be partially screened by existing vegetation.
- The new building forms would contrast with existing small-scale rectilinear residential structures.
- The Vales Point Power Station, visible from this viewpoint, is an existing large-scale built form element which contrasts with surrounding natural and built forms and extends above the tree line.

Visual Impact

Visual Impact: high-moderate

- The significance of the change would be high-moderate.
- Observers would be residents at home who would experience the view frequently and for long periods of time.
- The proposal would introduce large-scale built form elements into the middle distance, however, views of the development would be limited primarily to Buildings A, B and C .
- Existing vegetation would provide substantial screening of the central and southern sections of the development.
- Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape. Buildings facades would incorporate colours with a high degree of contrast with the surrounding natural landscape.

Mitigation Strategy

- Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.
- Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.

VIEWPOINT 25

Location:
Brightwaters Park, Lake View Avenue, Brightwaters

Existing view from Brightwaters Park

Year 0 view from Brightwaters Park

VIEWPOINT 25

Visual Amenity	• View south-west towards Trinity Point Marina and the site from Brightwaters Park. • Brightwaters Public Jetty and netted swimming area feature in the foreground. • The middle distance view is dominated by foreshore vegetation and the boats docked at the marina.	• Marina buildings can be glimpsed between trees. • Vales Point Power Station is a prominent large-scale element in the distance. • Houses in Mannering Park and the vegetated foreshore and side slopes of the lake are also visible in the distance.
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: high**	• In addition to active recreation facilities for boating and swimming, the park provides tables and seats for passive recreational activities such as picnicking which focus attention on views. • The view of the site from the park would be of a long duration. • Visual receptors would experience partial change to the overall view.	• From this viewpoint both natural and built-form elements feature in the middle/long distance.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new built forms. • The development would form only part of an expansive view, however, due to the visibility of a large proportion of Buildings A and B, these buildings would become new focal points in the view.	• All buildings would present as series of large-scale curvilinear forms visible above the foreshore vegetation which would alter the existing skyline profile. • The development would be partially screened by existing vegetation. • The Vales Point Power Station, visible from this viewpoint, is an existing large-scale built form element which contrasts with surrounding natural and built forms and extends above the tree line.
Visual Impact **Visual Impact: high**	• The significance of the change would be high. • Observers would be engaged in recreational activities which focus attention/interest on views and duration of the view would be long. • Although the buildings would form only part of the overall view, the proposed development would introduce new visually prominent built forms elements into the middle distance view above the tree line.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 26

Location:
52 Buttaba Road, Brightwaters

Existing view from 52 Buttaba Road, Brightwaters

Year 0 view from 52 Buttaba Road, Brightwaters

VIEWPOINT 26

Visual Amenity	• View south-west from the private open space of 52 Buttaba Road, Brightwaters. • Mature trees and the adjoining residential property are prominent in the foreground. • There are filtered views in the middle distance of vegetation on the southern and western shores of Bardens Bay as well as Trinity Point Marina.	• Houses within Morisset Park on the western side of the bay are partially screened by vegetation. • There are long distance views of forested hills which form a backdrop to the view.
Visual Sensitivity Receptor type: residential View duration: long **Receptor sensitivity: high**	• From residential properties along Buttaba Road, which have an outlook over Bardens Bay, the duration of the view would be long and experienced frequently. • There are panoramic views across Lake Macquarie from the dwellings in this area and views contribute to the landscape setting enjoyed by residents.	• Visual receptors would experience partial change to the overall view. • From this viewpoint both natural and built-form elements feature in the middle distance. • Trees within and adjacent to lots in this area would partially screen views of the site from some properties.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: moderate**	• There would be moderate change to the view with the introduction of new built forms. • The development would form only part of an expansive view, however, due to the visibility of a large proportion of Buildings A and B, these buildings would become new focal points in the view. • However, due to the elevated viewpoint, the buildings would not extend above the tree line or alter the existing skyline profile.	• Buildings A and B would present as large-scale curvilinear forms which would contrast with existing small-scale rectilinear residential structures.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • Observers would be residents at home who would experience the view frequently and for long periods of time. • The proposed development would introduce new visually prominent built forms elements into the middle distance, however, these would form only part of the overall view and be below the tree line.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 27

Location:
Foreshore open space at southern end of Bardon Street, Brightwaters

Existing view from foreshore open space - Bardon Street, Brightwaters

Year 0 view from foreshore open space - Bardon Street, Brightwaters

VIEWPOINT 27

Visual Amenity	• View south-west towards the site and Trinity Point Marina from foreshore open space at the southern end of Bardon Street, Brightwaters. • The lake and *Casuarina* trees feature in the foreground. • The middle distance view is dominated by foreshore vegetation and the boats docked at the marina as well as houses on the western side of Bardens Bay.	• There are long-distance views to forested hills.
Visual Sensitivity Receptor type: recreation View duration: transient **Receptor sensitivity: moderate**	• The open space does not incorporate facilities and provides limited grassed open space for sitting and picnicking. • From this foreshore viewpoint, interest would be focussed on views for a short duration. • Foreshore vegetation and the Bluff Point headland provide a natural edge to the lake adjacent to the site.	• Visual receptors would experience change to a large part of the overall view.
Magnitude of Visual Effects Distance of viewpoint: medium **Magnitude of change: high**	• There would be substantial change to the view with the introduction of new built forms. • Although the development would be partially screened by existing vegetation, the buildings would present as a series of large-scale curvilinear forms visible above the foreshore vegetation which would alter the existing skyline profile.	• The development would form only part of an expansive view, however, due to the proximity of the site and visibility of the upper levels of the buildings, the development would become a new focal point in the view. • The new building forms would contrast with existing small-scale rectilinear residential structures. • There would be an increase in visual complexity.
Visual Impact **Visual Impact: high-moderate**	• The significance of the change would be high-moderate. • Observers would be engaged in recreational activities which focus attention/interest on views however the view would be transient. • The proposed development would impact the natural/vegetated edge to the lake and introduce new visually prominent built form elements into the middle distance view above the tree line.	• Although the buildings would form only part of the overall view, the development would result in substantial change to the skyline. • The buildings would be partially screened by existing vegetation. • Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 28

Location:
Morisset Psychiatric Hospital

Existing view from Morisset Psychiatric Hospital

Year 0 view from Morisset Psychiatric Hospital

VIEWPOINT 28

Visual Amenity	• View north-east from the Morisset Psychiatric Hospital lake foreshore. • Views of the site are restricted from this viewpoint by Bird Cage Point. • Foreshore vegetation is prominent in the middle distance. • There are long distance views of forested hills which form a backdrop to the view.	
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: moderate**	• The foreshore incorporates grassed open space and tables and seats for passive recreational activities such as picnicking which focus attention on views. • The view of the site from the foreshore would be of a long duration. • Visual receptors would experience change to only a small part of the overall view.	• The lake and foreshore vegetation would remain prominent visual elements.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: low**	• There would be minimal change to the view with the introduction of new built form elements. • The development would form only a small part of an expansive view and would be only partially visible from this viewpoint. • Upper levels of the buildings would be visible above the tree line but only a small part of the existing skyline profile would change.	• Existing vegetation would provide substantial screening of the development.
Visual Impact **Visual Impact: moderate-low**	• The significance of the change would be moderate-low. • Observers would be engaged in recreational activities which focus attention/interest on views and duration of the view would be long. • The proposed development would introduce new built form elements into the long distance view, however, the development would form only a small part of the overall view and would not impact the natural/vegetated foreshore of the lake.	• Visibility of the site would be limited by landform and existing vegetation.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.	

VIEWPOINT 29

Location:
Wyee Point Reserve

Existing view from Wyee Point Reserve

Year 0 view from Wyee Point Reserve

VIEWPOINT 29

Visual Amenity	• View north-east from Wyee Point Reserve foreshore across Lake Macquarie to Morisset Park and Bluff Point. • Foreshore vegetation, which partially screens the site, is prominent in the middle distance. • Houses within Morisset Park and associated grassed open spaces are also visible on the banks of the lake.	• Houses within Brightwaters, partially visible north-east of the site, are heavily screened by vegetation. • Forested lake side slopes and hills are visible in the distance beyond Brightwaters.
Visual Sensitivity Receptor type: recreation View duration: transient **Receptor sensitivity: low**	• The reserve foreshore does not incorporate facilities but provides an informal track which extends along the shoreline of Wyee Point. • The view of the site from the foreshore would be of a short duration. • Visual receptors would experience change to only a small part of the overall view.	• From this viewpoint both natural and built-form elements feature in the middle/long distance.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: low**	• There would be minimal change to the view with the introduction of new built form elements. • The development would form only a small part of an expansive view. • Upper levels of the buildings would be visible above the tree line but only a small part of the existing skyline profile would change.	• Existing vegetation would provide substantial screening of the development.
Visual Impact **Visual Impact: low**	• The significance of the change would be low. • Observers would be engaged in recreational activities which focus attention/interest on views, however, the duration of the view would be short. • The proposed development would introduce new built form elements into the long distance view, however, the development would form only a small part of the overall view.	
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.	

VIEWPOINT 30

Location:
Vales Point Park, Peverill Street, Mannering Park

Existing view from Vales Point Park

Year 0 view from Vales Point Park

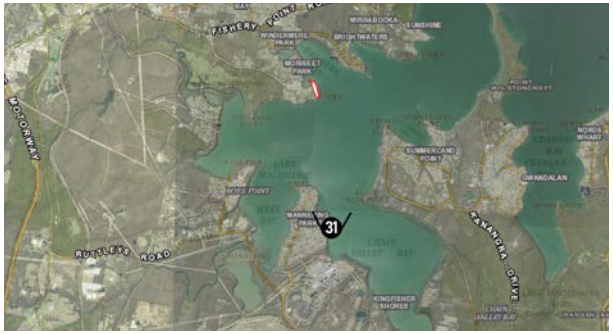
VIEWPOINT 30

Visual Amenity	• View north-east from Vales Point Park , Mannering Park across Lake Macquarie towards Trinity Point. • Foreshore vegetation features in the middle distance. • There are long distance views of forested hills which form a backdrop to the view. • The site is partially screened by existing vegetation.	• Eraring Power Station smokestacks are visible in the distance above the tree line.
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: moderate**	• In addition to facilities for active recreation, the park provides BBQ's and tables and seats for passive recreational activities such as picnicking which focus attention on views. • The view of the site from the park would be of a long duration. • Visual receptors would experience change to only a small part of the overall view.	• The lake and foreshore vegetation would remain prominent visual elements.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: low**	• There would be minimal change to the view with the introduction of new built form elements. • The development would form only a small part of an expansive view. • Upper levels of the buildings would be visible above the tree line but only a small part of the existing skyline profile would change.	• Existing vegetation would partially screen the development.
Visual Impact **Visual Impact: moderate-low**	• The significance of the change would be moderate-low. • Observers would be engaged in recreational activities which focus attention/interest on views and duration of the view would be long. • The proposed development would introduce new built form elements into the long distance view, however, the development would form only a small part of the overall view and would not impact the natural/vegetated foreshore of the lake.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.	

VIEWPOINT 31

Location:
Mannering Park Amateur Sailing Club

Existing view from Mannering Park Amateur Sailing Club



Year 0 view from Mannering Park Amateur Sailing Club

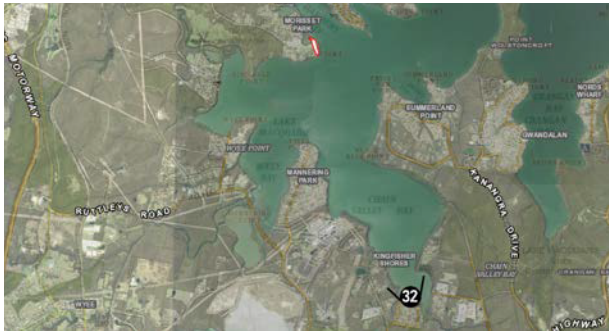
VIEWPOINT 31

Visual Amenity	• View north towards the site from the Mannering Park Amateur Sailing Club. • Foreshore vegetation features in the middle distance. • There are long distance views of forested hills which form a backdrop to the view. • The site is partially screened by existing vegetation.	
Visual Sensitivity Receptor type: recreation View duration: transient **Receptor sensitivity: negligible**	• In this location, the lake is used for active recreational activities that would not focus attention on views. • The view would be of a short duration, and due to the distance from the site visual receptors would experience negligible change to the overall view.	• The lake and foreshore vegetation would remain prominent visual elements.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: negligible**	• There would be negligible change to the view with the introduction of new built form elements. • The development would form only a minor part of an expansive view. • Upper levels of the buildings would be visible above the tree line but only a minor part of the existing skyline profile would change.	• Existing vegetation would provide substantial screening of the development.
Visual Impact **Visual Impact: negligible**	• The significance of the change would be negligible. • Observers would be engaged in recreational activities that do not focus attention on views and the duration of the view would be short. • The proposed development would introduce new built form elements into the long distance view, however, the development would form only a minor part of the overall view and would not impact the natural/vegetated foreshore of the lake.	
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.	

VIEWPOINT 32

Location:
Joshua Porter Reserve, Chain Valley Bay

Existing view from Joshua Porter Reserve



Year 0 view from Joshua Porter Reserve

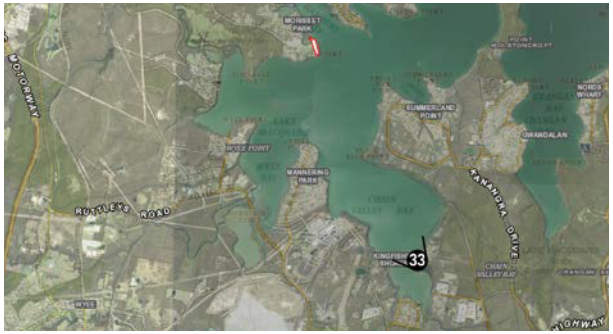
VIEWPOINT 32

Visual Amenity	• View north-west from Joshua Porter Reserve , Chain Valley Bay towards Trinity Point. • Recreational parkland and boats in the bay are prominent in the short distance view. • Light coloured boats moored at the Trinity Point Marina are visible in the distance against a backdrop of vegetation.	• Foreshore vegetation features in the middle distance. • There are long distance views of forested hills which form a backdrop to the view. • Eraring Power Station smokestacks are visible above the tree line beyond the site.
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: negligible**	• In addition to facilities for active recreation, the park provides BBQ's and tables and seats for passive recreational activities such as picnicking which focus attention on views. • The view of the site from the park would be of a long duration, however, due to the distance from the site visual receptors would experience negligible change to the overall view.	• The lake, boats and foreshore vegetation would remain prominent visual elements.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: negligible**	• There would be negligible change to the view with the introduction of the new built form elements due to the distance of the viewpoint from the site and backdrop of forested hills. • The development would form only a minor part of an expansive view. • Existing vegetation would provide substantial screening of the development.	
Visual Impact **Visual Impact: negligible**	• The significance of the change would be negligible. • Due to the distance from the site, observers would experience negligible change to the view. • The proposed development would form only a minor part of the overall view, the skyline profile would not be altered and the development would not impact the natural/vegetated foreshore of the lake.	
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.	

VIEWPOINT 33

Location:
Sunset Parade Reserve, Chain Valley Bay

Existing view from Sunset Parade Reserve



Year 0 view from Sunset Parade Reserve

VIEWPOINT 33

Visual Amenity

- View north-west from Sunset Parade Reserve, Chain Valley Bay across Lake Macquarie towards Trinity Point.
- Views of the site are restricted from this viewpoint by Black Ned's Point near Sandy Beach.
- Foreshore vegetation is prominent in the middle distance.
- There are long distance views of forested hills which form a backdrop to the view.

Visual Sensitivity

Receptor type: recreation

View duration: long

Receptor sensitivity: negligible

- Facilities in Sunset Parade Reserve focus visitor attention in a southerly direction towards Chain Valley Bay. However, part of the Reserve faces north from where there are views of the site.
- This part of the reserve incorporates grassed open space along the foreshore which provides areas for seating and picnicking.
- The view of the site would be of a long duration, however, due to the distance from the site, visual receptors would experience negligible change to the overall view.
- The lake, foreshore vegetation and distant forested hills would remain prominent visual elements.

Magnitude of Visual Effects

Distance of viewpoint: long

Magnitude of change: negligible

- There would be negligible change to the view with the introduction of the new built form elements due to the distance of the viewpoint from the site and backdrop of forested hills.
- The development would form only a minor part of an expansive view.
- Existing vegetation would provide substantial screening of the development.

Visual Impact

Visual Impact: negligible

- The significance of the change would be negligible.
- Due to the distance from the site, observers would experience negligible change to the view.
- The proposed development would form only a minor part of the overall view, the skyline profile would not be altered and the development would not impact the natural/vegetated foreshore of the lake.
- Visibility of the site would be limited by landform and existing vegetation.

Mitigation Strategy

- Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.

VIEWPOINT 34

Location:
Sandy Beach Reserve, Summerland Point

Existing view from Sandy Beach Reserve

Year 0 view from Sandy Beach Reserve

VIEWPOINT 34

Visual Amenity	• View north-west from Sandy Beach Reserve, Summerland Point across Lake Macquarie towards Trinity Point. • Light coloured boats moored at the Trinity Point Marina stand out in the distance against a backdrop of vegetation. • Foreshore vegetation features in the middle distance. • Houses within Brightwaters, partially visible north-east of the site, are heavily screened by vegetation.	• There are long distance views of forested hills which form a backdrop to the view. • Eraring Power Station smokestacks are visible in the distance above the tree line.
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: moderate**	• In addition to facilities for active recreation, the park provides BBQ's and tables and seats for passive recreational activities such as picnicking which focus attention on views. • The view of the site from the park would be of a long duration. • Visual receptors would experience change to only a small part of the overall view.	• From this viewpoint both natural and built-form elements feature in the middle/long distance.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: low**	• There would be minimal change to the view with the introduction of the new built form elements due to the distance of the viewpoint from the site and backdrop of forested hills. • The development would form only a small part of an expansive view. • Existing vegetation would provide substantial screening of the development.	
Visual Impact **Visual Impact: moderate-low**	• The significance of the change would be moderate-low. • Observers would be engaged in recreational activities which focus attention/interest on views and duration of the view would be long. • The proposed development would introduce new built form elements into the long distance view, however, the development would form only a small part of the overall view and the skyline profile would not be altered.	
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form.	

VIEWPOINT 35

Location:
Summerland Point

Existing view from Summerland Point

Year 0 view from Summerland Point

VIEWPOINT 35

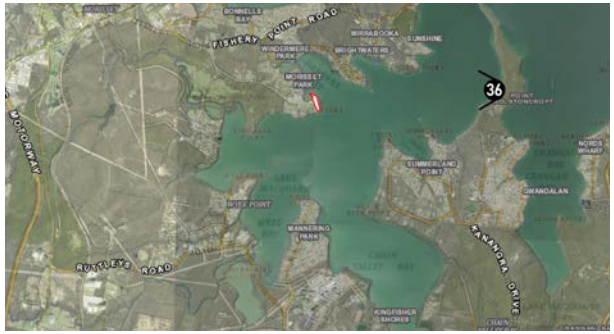
Visual Amenity	• View north-west from Summerland Point waterfront. • Light coloured boats moored at the Trinity Point Marina stand out in the distance against a backdrop of vegetation. • Foreshore vegetation features in the middle distance. • Houses within Brightwaters, partially visible north-east of the site, are heavily screened by vegetation.	• There are long distance views of forested hills which form a backdrop to the view. • Eraring Power Station smokestacks are visible in the distance above the tree line.
Visual Sensitivity Receptor type: residential View duration: long **Receptor sensitivity: moderate**	• From residential properties adjoining the viewpoint at Summerland Point, views of the site would be long and experienced frequently. • There are panoramic views across Lake Macquarie from the dwellings in this area and views contribute to the landscape setting enjoyed by residents. • Visual receptors would experience change to only a small part of the overall view.	• From this viewpoint both natural and built-form elements feature in the middle/long distance.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: low**	• There would be minor change to the view with the introduction of the new built form elements. • The development would form only a small part of an expansive view. • Upper levels of the buildings would be visible above foreshore vegetation but viewed against a backdrop of forested hills, there would be minimal change to the existing skyline profile.	• Existing vegetation would provide substantial screening of the development.
Visual Impact **Visual Impact: moderate-low**	• The significance of the change would be moderate-low. • Observers would be residents at home who would experience the view frequently and for a long duration. • The proposed development would introduce new built form elements into the long distance view, however, the development would form only a small part of the overall view.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

VIEWPOINT 36

Location:
Point Wolstoncroft Sport and Recreation Centre

Existing view from Point Wolstoncroft Sport and Recreation Centre

Year 0 view from Point Wolstoncroft Sport and Recreation Centre



VIEWPOINT 36

Visual Amenity	• View west from Point Wolstoncroft Sport and Recreation Centre boat ramp and adjoining foreshore parkland. • Light coloured boats moored at the Trinity Point Marina are visible in the distance against a backdrop of vegetation. • Foreshore vegetation features in the middle distance and partially screens housing within Sunshine and Brightwaters.	• There are long distance views of forested hills which form a backdrop to the view.
Visual Sensitivity Receptor type: recreation View duration: long **Receptor sensitivity: low**	• In addition to a range of active recreation activities, Point Wolstoncroft Sport and Recreation Centre provides BBQ's and tables and seats for passive recreational activities such as picnicking which focus attention on views. • The view of the site would be of a long duration, however, due to the distance from the site, visual receptors would experience change to only a small part of the overall view.	• The lake, foreshore vegetation and distant forested hills would remain prominent visual elements.
Magnitude of Visual Effects Distance of viewpoint: long **Magnitude of change: low**	• There would be minimal change to the view with the introduction of the new built form elements. • The development would form only a small part of an expansive view. • Upper levels of the buildings would be visible above foreshore vegetation but viewed against a backdrop of forested hills, there would be minimal change to the existing skyline profile.	• Existing vegetation would provide partial screening of the development.
Visual Impact **Visual Impact: low**	• The significance of the change would be low. • Due to the distance from the site, observers would experience minimal change to the view. • The proposed development would introduce new built form elements into the long distance view, however, the development would form only a small part of the overall view and the skyline profile would not be altered.	• Buildings facade elements such as parapets, balustrades and solid walls in neutral colours would contrast with the surrounding natural landscape.
Mitigation Strategy	• Incorporation of sculptural, rolling roofs and facades, covered in greenery to reflect the natural surrounding hills and to soften the built form. • Incorporation of planting to assist in screening the proposed built elements and enhance visual amenity.	

5.0 CONCLUSION

Central to the visual catchment of the proposed development are the open waters of Lake Macquarie and the edges of the lake characterised by small bays and peninsula landforms including Trinity Point, Brightwaters, Bird Cage Point, Wyee Point, Vales Point, Summerland Point and Point Wolstoncroft. Extensive areas of vegetation along the foreshore of the lake provide a landscape screen and buffer between the water and adjacent landuses. Combined, the open water and foreshore vegetation provide areas of high scenic value within the landscape. Distant forested, undulating ridgelines and ranges to the north and west of the site contain views in the broader context and define the eastern and northern viewshed of the site locality.

The area falling within the visual catchment of the subject site incorporates the following primary landuses:

- National Parks, nature reserves and environmental conservation areas.
- Public recreation areas including the Council owned foreshore reserve, approximately 20m wide, which adjoins the northern, eastern, and southern boundaries of the site.
- Low density residential areas consisting primarily of detached dwellings in landscaped settings.

The Vales Point and Eraring power stations are also located within the visual catchment.

The subject site is predominantly grassed open space that gently slopes in a north-easterly direction, from the western boundary towards the lake. There are scattered trees located adjacent to the southern boundary of the site and a small cluster of trees located centrally. The Trinity Point Marina, incorporating 94 berths, is located to the north-east of the site. Facilities associated with the marina include a temporary restaurant, sales office, marina office and carpark.

LANDSCAPE CHARACTER IMPACT

- Forested hills, treed ridgelines and the vegetated lake foreshore combine to create a setting in which the natural environment dominates the skyline and significantly contributes to the distinctiveness of the landscape and its overall quality.
- However, housing around the lake and facilities such as the marina and Vales Point Power Station have significantly altered the natural environment and created a landscape character that is a combination of natural and built forms.
- The openness of the site allows existing vegetation to define the lake edge and creates a permeable interface between land and water which would be impacted by the proposed development.
- The addition of large-scale built forms near the edge of the lake would have a direct impact on the landscape character as open space would be lost and the skyline profile would be altered.
- Vegetation within the adjoining foreshore reserve, however, would provide substantial screening of the development and maintain a green edge to the lake.

SHORT TO MEDIUM DISTANCE VIEWS FROM LAKE MACQUARIE

The lake underpins the identity of the area and is highly valued as a recreation and lifestyle resource. The nature and condition of the lake foreshore is fundamental to its scenic quality and the landscape setting enjoyed by people engaged in activities on the lake including boating and cruising which focus attention on views.

From the lake, views of the site would be temporary and one of a sequence of views which vary from the natural environment to modified landscapes for residential and recreational uses. The marina, in particular, presents as substantially changed foreshore area and boats moored there contrast markedly in colour with surrounding vegetation making the marina a focal element from many areas within the visual catchment.

Despite the transient nature of the views from the lake, a large proportion of the buildings within the proposed development would be visible above the existing tree line thereby altering the skyline profile. The buildings would present as a series of large-scale curvilinear forms, and due to their proximity, would create a high level of visual change in the landscape.

The new built forms would contrast with the small-scale rectilinear forms of existing residential dwellings; however, the buildings have been designed as ‘soft hill’ shapes to complement the distant undulating ridgelines and ranges. These organic building forms combined with green roofs and façade greening would provide a visual connection to the surrounding natural environment and assist in integrating the buildings into the landscape.

Vegetation within the foreshore reserve adjoining the site would generally provide substantial screening of the development. Where there is a reduced level of vegetation cover at the northern end of the site, a greater proportion of Buildings A and B would be visible. The orientation of these buildings would further compound their prominence in the landscape and, when viewed in combination with the marina, create landmark elements. This would support the design vision of delivering a unique, iconic built form to create a world class regional tourist destination.

At the southern end of the site, Building F would also be a prominent visual element due to its orientation, proximity to Bluff Point and level of vegetation cover which provides only partial screening. Additional mitigation measures to increase the level of visual absorption into the landscape would include substantial planting at the southern end of the site and a high level of greening of the southern façade of the building.

SHORT TO MEDIUM DISTANCE DISTANCE VIEWS FROM TRINITY POINT RESIDENTIAL AREA

There would be substantial visual change to the landscape with the introduction of new built forms as a large proportion of the proposed development would be visible from many locations in the residential area. The streetscape and skyline profile would be altered, visual complexity would increase and there would be loss of views to the lake, foreshore vegetation and grassed open space from dwellings and the public realm. As a consequence, the development would have a direct impact on visual amenity.

However, from the public realm, views of the development would be sequential and short, reducing receptor sensitivity to change to a moderate level. Viewing would also be from an area modified, and undergoing further modification, for residential development with existing and proposed housing restricting many views of the site.

From residences a medium distance from the site, views would also be partially blocked by existing and proposed housing. However, in many locations the buildings would remain visually prominent elements. The proposed organic building forms, and green roofs and facades would assist in integrating the buildings into the landscape. In addition, gaps between the buildings would provide visual corridors connecting the residential area to the foreshore reserve and Lake Macquarie.

CONCLUSION

The greatest impact to visual amenity and scenic quality in the residential area would be from Trinity Point Drive and the adjoining townhouses immediately to the west of the site. Residents would experience views of the site frequently and for long periods of time, and given their proximity to the site, would experience a substantial level of change to visual amenity.

The curved forms and greening of the buildings would contribute to the absorption of the visual effect. Streetscape amenity would be addressed through inclusion of a landscaped frontage as well as provision of a permeable interface along Trinity Point Drive, both visually and physically, through incorporation of visual corridors between the buildings and pedestrian through site linkages.

MEDIUM DISTANCE VIEWS FROM AREAS NORTH AND NORTH-EAST OF THE SITE

There are panoramic views across Bardens Bay from foreshore reserves and dwellings north and north-east of the site, with views directed towards the lake and the subject site. From this area, views contribute to the scenic quality enjoyed by the public and residents making them particularly sensitive to change.

Directly north of the site, the extent of development visible would be less than elsewhere due to the position and orientation of the buildings which would limit views primarily to Buildings A and B. A large proportion of the built forms seen from this area would also be green roofs which would limit the visual prominence of the buildings.

Further east in Bardens Bay, the proposed buildings within the development would be prominent above the tree line and visible as a series of large-scale curvilinear forms creating a high level of visual change. In this regard, the buildings would have a direct impact on scenic quality; however, the green roofs and façades would assist in integrating the buildings into the landscape.

Existing vegetation would provide partial screening of the buildings; however, as previously noted when viewed from the lake, Buildings A and B would be highly prominent due to their orientation and reduced level of vegetation cover. This visual outcome, and the landmark nature of the buildings, would reinforce the design vision of creating a destination development showcasing an iconic built form.

From dwellings where there are elevated views of the site, the proportion of the proposed buildings visible above the tree line and distant horizon line is substantially reduced and the ‘green’ buildings would be partially absorbed into the landscape.

Looking south from Barden’s Bay, the Vales Point Power Station is highly visible in the distance. The large-scale facility, located at the edge of Lake Macquarie, contrasts in scale and colour with surrounding natural and built forms and extends above the tree line. The building has altered the underlying landscape character of the south-west part of the lake, in which the subject site is located, and reinforces the perception of it being a modified natural landscape.

LONG DISTANCE VIEWS FROM AREAS SOUTH OF THE SITE

The site is visible from the lake foreshore, and adjoining open spaces and residential areas, extending from the Morisset Psychiatric Hospital in the west, to Point Wolstoncroft in the east. However, when viewed from these areas, the development would form only a small part of the overall view. In addition, there would be a high level of visual absorption into the landscape and consequently minimal change to visual amenity.