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WEEMALA RESIDENTIAL DEVELOPMENT
C2 REZONING
LOT 1006 DP1270101
128 MUNIBUNG ROAD, BOOLAROO, NSW

VISUAL IMPACT ASSESMENT

Report Ref: 22012_VIA_230315

Prepared for:



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Document Status

REV	Description	Initial	Date
-	Draft issue for Review	RT	15/03/2023
A	Draft issue for Review	RT	05/04/2023
B	Draft issue for Review	AG	11/04/2023
C	Draft issue for Review	JJ	25/09/2023

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Printed: 5 October 2023
File Reference: J:\2022\22012\Planning\VIA
Applicant: HDB Town Planning and Design
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1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

This Visual Impact Assessment (VIA) relates to and supports planning proposals relating to the proposed Weemala Residential Development, located:

Lot 1006 DP 1270101, 128 MUNIBUNG ROAD, BOOLAROO, NSW.

The VIA supports a Statement of Environmental Effects (SEE) that in turn supports the Draft Planning Proposal for rezoning from the current C2 Environmental Conservation Zone of the Lot to the R2 Low Density Residential Zone. An application to amend the zone with respect to part of Lot 1006 DP 1270101 was lodged with Council on 18 October 2021.

As new legislation regarding Planning Proposals has overtaken the previous application, it is considered that the most appropriate and complete path forward would be to update the report to reflect the new legislation having regard to Council's preliminary advice.

It should be noted that the subject site is part of the remediated area within Lot 1006 currently zoned R2 and is surrounded by an approved residential development on three sides. The current C2 zoning does not reflect its current state, location, and adjoining land uses.

The VIA also supports the modification on behalf of Greencapital Weemala Pty Ltd in regard to DA/1522/2020 and DA/1525/2020 for the development at 128 Munibung Road, Boolaroo. To support the proposed amended lot layout. From the area of proposed rezoning and north modification, a perimeter retaining wall is proposed.

1.2 EXECUTIVE SUMMARY

The purpose of the rezoning of part of Lot 1006 DP 1270101 is to provide consistency of this area with the remainder of Lot 1006 by:

- Rezoning C2 zoned part of the subject site to R2
- Amending the existing building height from 5.5m to 8.5m.
- Amending the minimum lot size from 40ha to 450m².
- Outline the key supporting studies previously submitted or requested by Council.

The proposal aims to modify the Lake Macquarie Local Environmental Plan 2014 (LMLEP), by amending the zoning of a 1.6-hectare section of the remediated landform - C2 Environmental Conservation zone to R2 Low-Density Residential.

The visual impact study carried out at 128 Munibung Road and on the subject site through a comprehensive field investigation observed that the potential visual effects of the change in zoning and amended layout would be minor to moderate level of impact.

1.3 OBJECTIVES

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities.
- To graphically portray the proposal in contextual settings from selected viewpoints.
- To determine the likely impacts development will have on the visual/landscape quality of the area.
- To identify locations where visual access is possible.
- To assess whether the proposed development on the site would have a negative visual impact on the visual quality of the locality.
- To satisfy the guidelines for Landscape and Visual Impact Assessment identified within the Lake Macquarie City Council Scenic Management Guidelines 2013, this document aims to achieve the following with respect to the Weemala Development Proposal:
 - Describe the existing landscape and visual Context
 - Identify the visibility and related visual sensitivity of the landscape and any viewpoints
 - Describe likely visual changes
 - Assess the likely landscape and visual impacts
 - Report Illustration (to clarify the visual changes)
 - Summary and conclusion
(as indicated in Lake Macquarie City Council Scenic Management Guidelines 2013 PART D)

2.0 METHODOLOGY OF ASSESSMENT

2.1 GUIDELINES

This VIA is based on the guidelines and broad approaches recommended in the following documents and organisations:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013)
- The Landscape Institute Advice Note 01 (2011) Photography and Photo-montage in Landscape and Visual assessment.
- Lake Macquarie City Council Scenic Management Guidelines 2013

In accordance with GLVIA, the assessment methodology should reflect the specific requirements of the Proposed Development, the landscape context and likely significant effects. The methodology used for this assessment reflects the Proposed rezoning and subsequent development, and further its likely interaction with the existing landscape and visual conditions;

- Rezoning the section of Lot 1006 from C2 to R2 and facilitating the addition of approximately 22 dwellings into the existing landscape/townscape and visual context.

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. The following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgment and quantifiable factors wherever possible and is based on clearly defined terms (refer to section 9 Glossary). As stated in paragraph 1.20 of the GLVIA:

"The guidance concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not follow a detailed 'recipe' that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances."

This VIA written by HDB Town Planning & Design is considered to use the appropriate methodology for this proposed development.

2.2 VISUAL ASSESSMENT PRINCIPLES

VISUAL QUALITY

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

As visual quality relates to aesthetics, its assessment is largely subjective. There is evidence to suggest that certain landscapes are continually preferred over others with preferences related to the presence or absence of certain elements. The rating of the visual quality of this study has been based on the following generally accepted conclusions arising from scientific research (DOP, 1988).

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

VISUAL SENSITIVITY

Another aspect affecting visual assessments is visual sensitivity. This is the estimate of the significance that a change will have on a landscape and on those viewing it. For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high. Its assessment is based on a number of variables such as the number of people affected, viewer access, viewer location including distance from the source, viewer position (i.e., inferior, neutral, superior), the surrounding land use, and degree of change.

Generally, the following principles apply:

- Visual sensitivity decreases and the viewer distance increases.
- Visual sensitivity decreases as the viewing time decreases.
- Visual sensitivity can also be related to viewer activity (e.g., a person viewing an affected site while engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car traveling to a desired destination).

Assessment of the sensitivity of visual receptors may be modified through consideration of any particular value or importance attributed by people to available views. For example, some road users may be more sensitive due to a high level of surrounding scenic context, or residents of a particular property may be less sensitive due to a degraded visual setting. Typically, the sensitivity of visual receptors is categorised as very high, high, medium, low or very low. Definitions of these indicative categories as appropriate to this assessment are set out in the table below, the visual receptors identified are judged in accordance with the indicative categories in the Table 2 to determine the magnitude of change:

CATEGORY	DEFINITION
Very High	Typically a view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view in planning policy designation [LEP, DCP, etc]. Views from the main living space of residential properties, state public rights of way e.g. bush trails and state designated landscape features with public access. Visitors to heritage assets of state importance.
High	View of clear value but may not be formally recognised e.g. framed view of high scenic value from an individual private dwelling or garden. It may also be inferred that the view is likely to have value e.g. to local residents. Local public rights of way and access land. Road and rail routes promoted in tourist guides for their scenic value.
Medium	Non-promoted view in any published sources and may be typical of the views experienced from a given receptor. People engaged in an outdoor sports where an appreciation of the landscape has little or no importance or possible road users on main routes (Motorway/Freeway/Highway) and passengers on trains.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
Very Low	A view affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.

Table 1: Visual Receptor Sensitivity

CATEGORY	DEFINITION
Very High	A substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view. Direct views at close range with changes over a wide horizontal and vertical extent
High	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and/or vertical extent.
Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Very Low	Proposed development is minimally noticeable, and the view whilst slightly altered is similar to the baseline situation. Long range views with a negligible part of the view affected

Table 2: Visual Receptor Magnitude of Change

If there is no magnitude of change and the baseline view is unaffected by the development a category of 'no change' will be used.

VISUAL EFFECT

Visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed. This is particularly important should any proposed development extend above the skyline unless, once again, there are particular circumstances that may influence viewer perception and/or visual impact.

Low visual effect occurs when a proposal blends in with its existing viewed landscape due to a high level of integration of one or several of the following: form, shape, pattern, line, texture, or colour. It can also result from the use of effective screening often using a combination of landform and landscaping.

Moderate visual effect results where a proposal noticeably contrasts with its viewed landscape, however, there has been some degree of integration (e.g., good siting principles employed, retention of significant existing vegetation, provision of screen landscaping, careful colour selection and/or appropriately scaled development).

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

VISUAL IMPACT

The following Table 3 illustrates how visual effect and visual sensitivity levels combine to produce varying degrees of visual impact.

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

For each receptor type, the sensitivity of the location is combined with the predicted magnitude of change to determine the level of effect on any particular receptor.

The shaded area considers where the visual effect could be considered moderate or high which indicates a significant impact. However, there may be additional factors to take into account and some visual effects may be subjective due to individual perception and potential external influences. This report exercises flexibility where necessary in assessing the significance of effects and assumes the most probable case scenario unless stated otherwise. The significance of visual impacts is assessed for the proposed development in isolation.

		Magnitude of Change				
		Very High	High	Medium	Low	Very Low
Sensitivity Receptor	Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
	Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
	Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

Table 3: Visual Impact Estimator

2.3 PHOTO-MONTAGES

Photos and studies were taken at indicated locations around the subject site as requested by the council. Camera photography in combination with online mapping tools and the Adobe Creative suite has been used to create simulated views of the proposed development. They provide a useful tool for analysing the potential impact from the receptor locations. The viewpoints and photo-montages produced are included within this report for a fair and accurate representation of the visual assessment.

The horizontal field of view (FOV) within the photo-montages exceeds the parameters of normal human vision. Human eye FOV is understood to be approximately 160°, the actual amount of detail in focus decreases towards the outer extent of the FOV. The 'Cone of Visual Attention' of the human eye is approximately 55° however, in reality the eyes, head and body can all move and, under normal conditions, the human brain would 'see' a broad area of landscape within a panoramic view. A single photographic image from a 50mm lens has a horizontal viewing angle of 39.6°. Whilst a photo-montage can provide an image that illustrates a representation of a development in relation to its proposed location and scale relative to the surrounding landscape, it is acknowledged that large scale objects in the landscape can appear smaller in photo-montages than in reality. This is partly due to the fact that a flat image does not allow the viewer to perceive any information relating to depth or distance. An extract taken from the Photography and Photo-montage in LVIA, Landscape Institute Advice Note 01/11 states that:

'it is also important to recognise that two-dimensional photographic images and photo-montages alone cannot capture or reflect the complexity underlying the visual experience and should therefore be considered an approximate of the three-dimensional visual experiences that an observer would receive in the field'.

2.4 MODELLING OF THE DEVELOPMENT

Using Trimble SketchUp and Adobe Photoshop, HDB created overlays and photomontages. A 3D model was created using Autodesk Civil 3D to include massing elements of the built forms. This was then imported into Google Earth Pro to generate images. Proposed elements within the CGI's have not been created to a photo-real standard. The photomontages are purely a tool to supplement this visual assessment and are intended to demonstrate a predicted likely visual appearance.

2.5 SITE VISIT

Multiple site visits have taken place, the most recent on 19 September 2023 by HDB Planning during which they carried out a site inspection to verify the results of the desktop study and to evaluate the existing visual character of the area. Analysis from inside the site boundary and at vantage points from the surrounding landscape was undertaken to approximate the Zone of Visibility. Photographs taken at eye-level within the site only allow a partial judgment on which residential properties, commercial properties, public open spaces and public rights of way (classed as visual receptors) in the immediate vicinity, may see the development from ground level to the top of the building line. There are limitations due to existing development, topography and surrounding vegetation, therefore, it is not possible to gain a complete understanding of the visual envelope.

The analysis allows a judgment to be made on which receptors in the wider context will be able to see the subject parts of the development, if not all of the development. Not all residential/commercial properties or public open spaces that potentially would experience a view of the development are shown on the Viewpoint Locations diagram (Figure 4 & Figure 5), as the area is undergoing significant change. However, the locations that have been shown will provide an indication of receptors or potential receptors within the surrounding context that the development that may be most visible. In some cases it is reasonable to assume for example, that a number of properties close to a selected receptor would experience a very similar type of view. I.e. adjacent properties with similar aspect or those one or two streets away.

2.6 SELECTED VIEWPOINTS

The symbols and numbering in Figure 4 & Figure 5, indicate the viewpoints that have been selected for a Visual Impact Assessment (VIA). All viewpoints have been generated from publicly accessible areas. A sample of receptors that are closest in proximity to the proposed development and those with vantage points at higher elevations have been selected. This follows guidance as set out by the *Lake Macquarie Scenic Guidelines 2013*. It would be impractical to provide a VIA for every single possible visual receiver of the development, therefore a sample has been selected. For visual receptors where individual viewpoint assessment is not possible (i.e. from inside a private dwelling), a representative view of that location has been assessed in terms of likely significance of visual impact. From viewpoint locations, a development overlay or a photomontage image has been generated to represent as closely as possible, views of the proposed development following construction. Refer to the visual impact assessment in Section 6 of this report and corresponding figures.

2.7 PHOTOGRAPHIC RECORDING & VISUALISATION

From desktop study and site visits, locations were identified that would potentially be subject to visual impacts from the proposal. Photographs were taken during on-site visits and applications such as Google Streetview and Near Maps were used from the selected viewpoints looking toward the development site. In addition, a massing model of the site was created using Autodesk Civil 3D. This information was later used to create the overlays and photo-montages, using different combinations. Eye-level photo-montages are intended to be printed at A3 and to be held at a comfortable distance by the viewer, this is generally accepted by current guidelines to be anywhere from 300mm to 500mm away from the eyes and held in a flat projection.

2.8 ASSESSMENT OF VISUAL IMPACT

The subject site is highly disturbed due to the prior remediation activities associated with the former Pasminco remediation program. This involved the removal of the topsoil down to the rock layer, which significantly affects its future viability to support regrowth consistent with the adjoining Munibung Reserve. The site will be adjoined on the west, south and north by residential development associated with the Weemala Project, which has been designed to enable the future development of the current C2 land for residential purposes. Some commercial development including a Costco warehouse has been located west of the subject site. Industry and commercial facilities are located to the north of the site and significant housing development has already taken place to the south of the site. Older housing development is located to the east. Some of the building work limits the view corridors toward the subject site. Therefore, this report is predominately focused on demonstrating that the subject site is not highly visible from potential residential receptors and is only predominately visible to less sensitive receptors (motorists and occasional pedestrians). These receptors are those that would experience views immediately adjacent to the subject site. of the development, it is assumed that they will generally share a similar type of view and visual impact. As the majority of your site is currently in a phase of construction or remedial works, it has been unfeasible to take photographs from multiple locations within the immediate vicinity of the subject site.

Other potential visual receptors have also been considered and assessed. In total **13 physical viewpoint** locations have been selected for assessment, visited and photographed.

Refer to Section 5 for a detailed visual impact assessment from the receptors.

3.0 THE SITE AND ENVIRONS

3.1 LOCATION

Address: Part Lot 1006 DP 1270101, 128 Munibung Road, Boolaroo NSW
 Local Government: Lake Macquarie City Council
 Locality: Boolaroo
 Area of site: 1.6 ha (approximately)
 Zone: C2 – Environmental Conservation and R2 – Low-Density Residential



Figure 1: Site Location

3.2 SITE DESCRIPTION

PROPOSED DEVELOPMENT SITE DESCRIPTION	Part Lot 1006 DP 1270101 128 Munibung Road, Boolaroo NSW
APPLICANT DETAILS	Greencapital Weemala Unit Trust C/- HDB Town Planning & Design PO Box 40, MAITLAND NSW 2320
CONTACT DETAILS	Aprajita Gupta HDB Town Planning & Design, PO Box 40, MAITLAND NSW 2320 E: Aprajita@hdb.com.au T: 02 4933 6682
OWNERSHIP DETAILS	The property is owned by: GREENCAPITAL WEEMALA PTY LTD

3.3 CONTEXT



Figure 2: Proposed Layout

Figure 2 above depicts the envisioned development of Lot 1006, subject to the approval of amendment to DA/1522/2020 and DA/1525/2020, and rezoning of C2 - Environmental Conservation zoned land into R2 - Low Density Residential. The rezoning will facilitate the addition of approximately 22 dwellings into the existing/approved township of Lot 1006.

This site has been fully remediated by the removal of all topsoil which is in accordance with the approved remediation plan. While it adjoins Munibung Hill Reserve, it has been subdivided off the lot containing the Reserve and now sits as part of the residential area. The significant disturbance to this lot significantly reduces its potential for environmental use. There are significant signs of erosion over the site due to the steep slope.

The area proposed for rezoning sits as part of a grid road layout with roads planned for the southern, eastern, and western sides. These roads in turn link to Fotheringham Road, which in turn connects to Main Road. The surrounding development has been constructed in accordance with Council standards. The retaining wall modifications exist along the Perimeter Road, a requirement due to the slope at the site. The site is adjoined by residential (under construction) on its southern, northern and western sides. It adjoins Munibung Hill Reserve to the east. Further to the west is the Costco development together with IKEA land to be used for high density employment generation uses. The site is also in close proximity to the industrial commercial precinct to the north and the rail station to the west.

By using the summary of land use above, it is apparent that potentially the most sensitive visual receivers of the development are likely to be located to the west within the proposed residential suburbs.

4.0 BASELINE DESCRIPTION

4.1 PLANNING CONTEXT

The development of Lot 1006 is in alignment with the objectives of the following regional and sub-regional strategies:

LOWER HUNTER REGIONAL STRATEGY – 2006- 31 (LHRS)

HUNTER REGIONAL PLAN 2036

GREATER NEWCASTLE METROPOLITAN PLAN 2036

SHAPING THE FUTURE – LAKE MACQUARIE CITY LOCAL STRATEGIC PLANNING STATEMENT (LSPS)

LET'S THRIVE – LAKE MACQUARIE CITY HOUSING STRATEGY (LMCHS) 2020

IMAGINE LAKE MAC STRATEGY (ILMS)

LAKE MACQUARIE DEVELOPMENT CONTROL PLAN 2014 – PASMINGO AREA PLAN PART 12

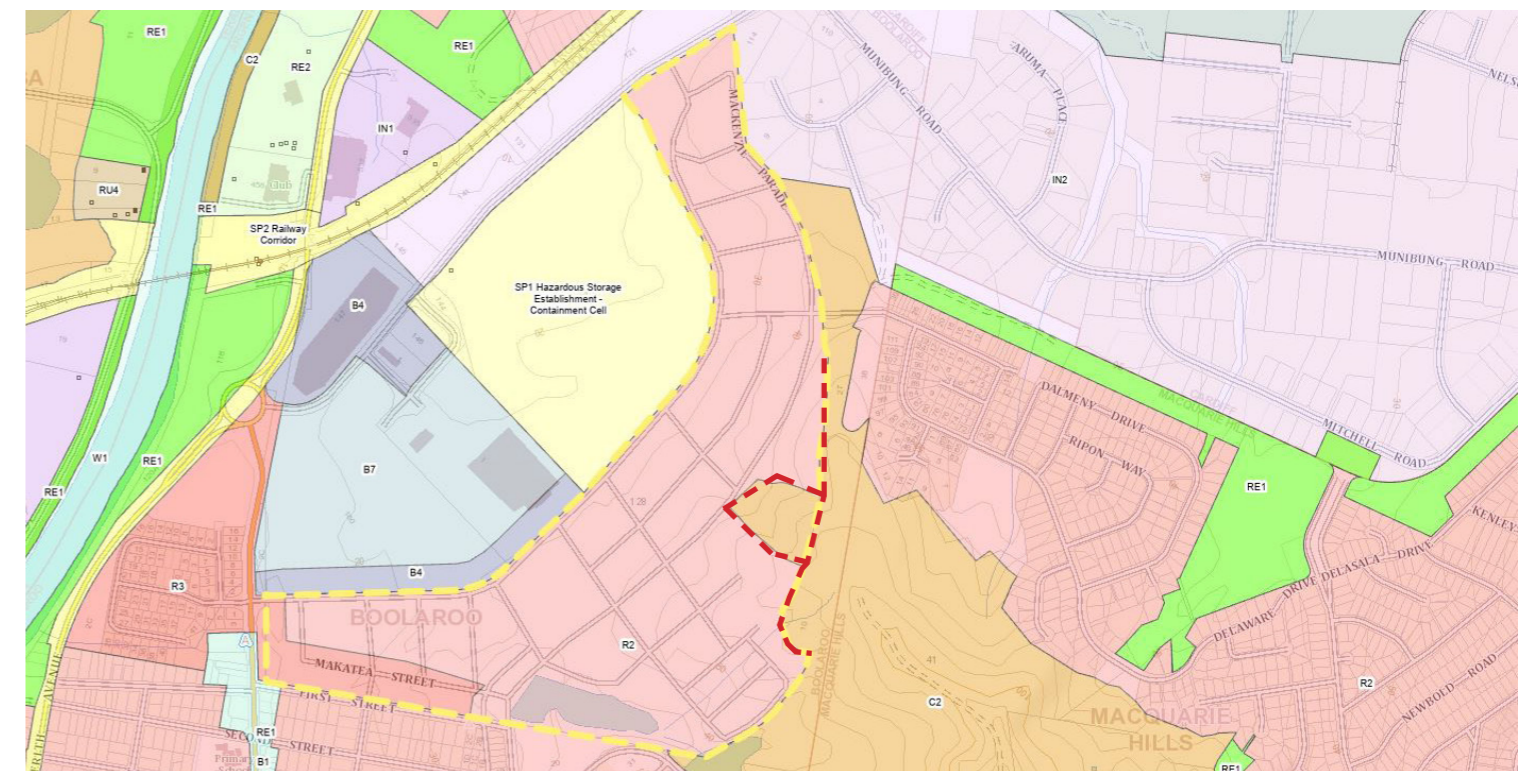


Figure 3: Land Use Plan

The 1.6-hectare section of the remediated Pasmingo land that makes up the subject site is currently designated as C2 Environmental Conservation zone indicated in Figure 3 above.

4.2 LANDSCAPE CHARACTER

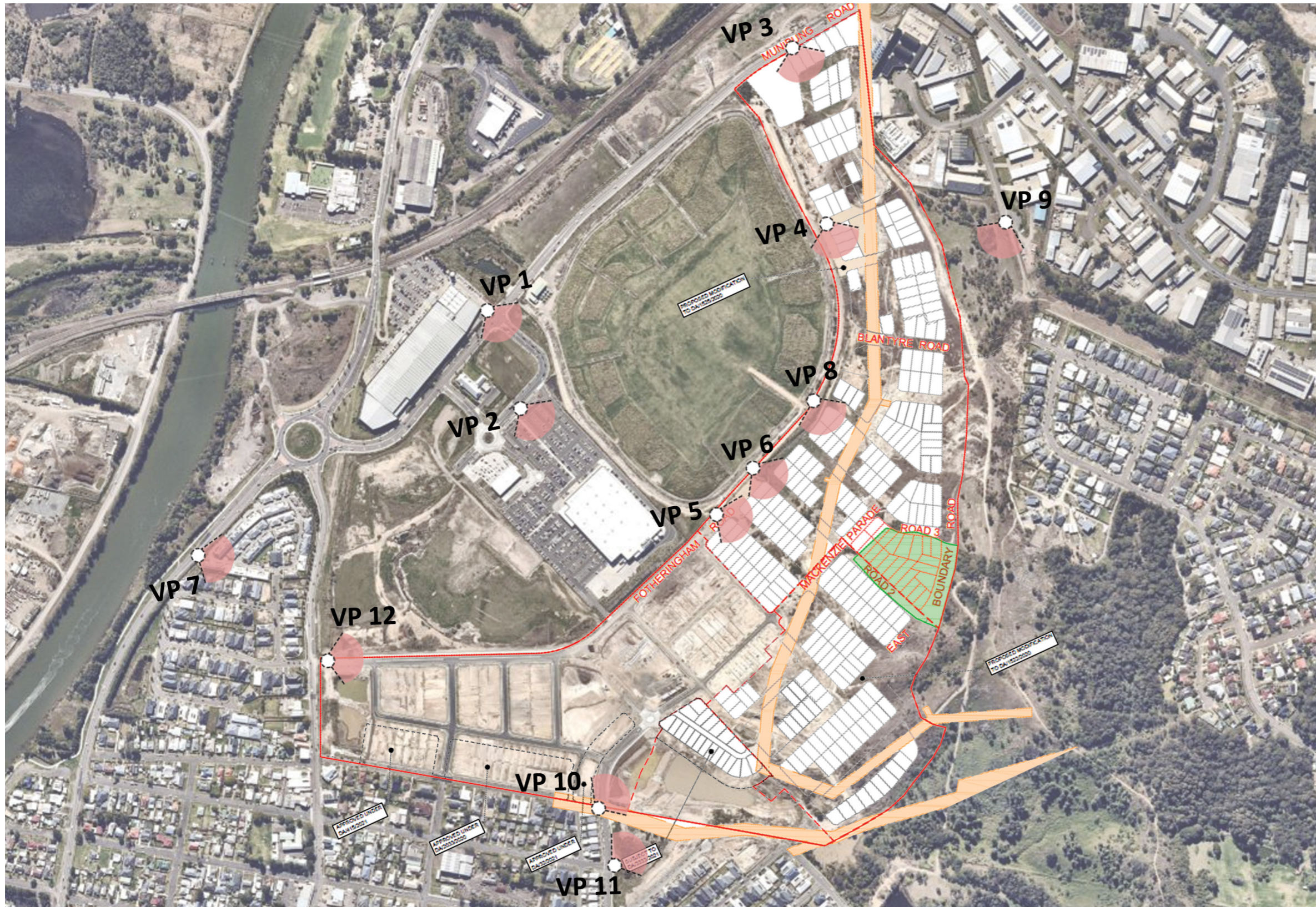
As can be seen by using aerial digital mapping, the subject site is located in Boolaroo, close to the existing and proposed employment generation area and the emerging strategic center of Glendale-Cardiff, proposed Lake Macquarie Transport Interchange, and recently approved business/retail premises Costco. The subject site and location of the retaining wall (as shown in Figure 3 above) are surrounded by R2: Low-Density Residential Zone on three sides, the remaining side is a C2 Environmental Conservation zone.

As mentioned earlier, the site has been fully remediated, and therefore, is now devoid of any flora and fauna significance.

5.0 VISUAL IMPACT ASSESSMENT

5.1 VIEWPOINT LOCATIONS

The symbols and numbering in Figure 4, indicate the viewpoints that have been selected for a Visual Impact Assessment (VIA). All viewpoints have been generated from publicly accessible areas and have been directed by the Lake Macquarie City Council Scenic Management Guidelines 2013.



VP#	Address	Approx distance to subject Site (m)
VP 1	Adjacent to Munibung Road	740
VP 2	Adjacent to Cressy Road	630
VP 3	Adjacent to Munibung Road	820
VP 4	Adjacent to proposed Escher Street	510
VP 5	Adjacent to proposed Fotheringham Road	280
VP 6	Adjacent to proposed Fotheringham Road	225
VP 7	Adjacent to B53	1220
VP 8	Adjacent to proposed Fotheringham Road	240
VP 9	Adjacent to Edge Street	550
VP 10	Adjacent to First Street	610
VP 11	Adjacent to First and Second Street	670
VP 12	Adjacent to Main Road	1005
VP 13	Adjacent to round-about intersection at Minmi Road and North-lakes Drive (Viewpoint 13 location is shown on Page 20)	4150

Table 4: Distance to subject site from the selected view points
Source: HDB Town Planning and Design

Figure 4: Viewpoint Locations
Source: HDB Town Planning and Design

5.2 VIEWPOINT 1

VIEWING LOCATION

GPS 32:56:35.38:S, 151:37:35.78:E

ELEVATION 23.000 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 740m

DESCRIPTION The viewpoint was taken along the Western boundary of the site approaching the centre of the proposed development. It is adjacent to the containment cell as demonstrated in Figure 4.

It is intended to represent visual receptors such as motorists and to a lesser extent pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

As visual receptors are mostly motorists at this location and traveling towards warehouse and industrial locations, they are unlikely to place any significant value on the baseline view.

From this location, the proposed R2: Low Density Residential Zone would be partially screened from the adjoining residential development and the containment cell. The western extent of the subject site may not be visible from the adjoining properties. It is considered the visual sensitivity of the view point is moderate, as well as the visual effect of the proposal.

Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
-----	--

MAGNITUDE OF CHANGE

The proposed R2: Low Density Residential Zone will form a new and recognisable element within the view which will be recognised by the receptor. There will be a noticeable change in the horizontal and vertical extent of the view, however this would not be out of character with rest of the proposed development. Proposed landscaping and vegetation would provide some screening of the development.

Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
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SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Existing Source: HDB Town Planning and Design, April 2023



Photo-montage Source: HDB Town Planning and Design, September 2023

VIEWING LOCATION

GPS 32:56:40.93:S, 151:37:37.32:E
 ELEVATION 23.000 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 630m

DESCRIPTION The photograph is taken from Cressy Road towards the western boundary of the site facing Costco and the proposed residential development.
 It is intended to represent visual receptors such as motorists and to a lesser extent pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

As visual receptors are mostly motorists at this location and traveling towards warehouse and industrial locations, they are unlikely to place any significant value on the baseline view.

From this location, the proposed R2: Low Density Residential Zone would be screened predominantly by containment cell and existing vegetation. Due to the residential development to the western boundary of the C2 land, the potential visibility of the site from this point is considered as low.

Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
-----	--

MAGNITUDE OF CHANGE

The proposed R2: Low Density Residential Zone will form a new and recognisable element within the view which will be recognised by the receptor. There will be a noticeable change in the horizontal and vertical extent of the view, however, this would not be out of character with the rest of the proposed development. Proposed landscaping and vegetation would provide some screening of the development.

Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
--------	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

		Magnitude of Change					
		Very High	High	Medium	Low	Very Low	
Sensitivity Receptor	Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor	
	High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor	
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	
	Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	
	Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None	



Existing Source: HDB Town Planning and Design, April 2023



Photo-montage Source: HDB Town Planning and Design, September 2023

5.4 VIEWPOINT 3

VIEWING LOCATION

GPS 32:56:20.97:S, 151:37:56:20:E

ELEVATION 23.000 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 820m

DESCRIPTION The photograph is taken from the northern boundary of the site in front of the adjoining residential development located on the other side of Munibung Road.

It is intended to represent visual receptors such as motorists and to a lesser extent pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

As visual receptors are mostly motorists at this location and traveling towards warehouse and industrial locations, they are unlikely to place any significant value on the baseline view.

From this location, the proposed R2: Low Density Residential Zone would be screened completely from the adjoining development. The subject site may not be visible from the adjoining property.

Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
-----	--

MAGNITUDE OF CHANGE

The proposed R2: Low Density Residential Zone will form a new and recognisable element only within the available view to the receptor. The development would be mostly screened by the rest of the proposed development. Proposed landscaping and vegetation would provide some screening of the development.

Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
-----	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Source: Google Streetview c2023



Massing Model Source: HDB Town Planning and Design, April 2023

5.5 VIEWPOINT 4

VIEWING LOCATION

GPS 32:56:30.69:S, 151:37:57.11:E

ELEVATION 28.65 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 510m

DESCRIPTION The photograph is taken from the northern section of the site facing the proposed adjoining residential development and the C2 land.

It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

Residential visual receptors are usually more critical regarding their view, however, the proposed properties located along the Road are situated within a large proposed residential precinct. Their views will be heavily affected by the residential use of land in close proximity to them.

From this location, the proposed R2: Low Density Residential Zone would be screened predominantly by the adjoining development, the potential visibility of the site from this point is considered as low.

Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
-----	--

MAGNITUDE OF CHANGE

The proposed R2: Low Density Residential Zone will form a new and recognisable element within the view which will surround the receptor. There is a possibility that a small number of any two story properties along the proposed road would see the very top of the roof lines in the proposed new zone, however, this would form a barely noticeable component of the view and would in essence be very similar to the existing view currently experienced.

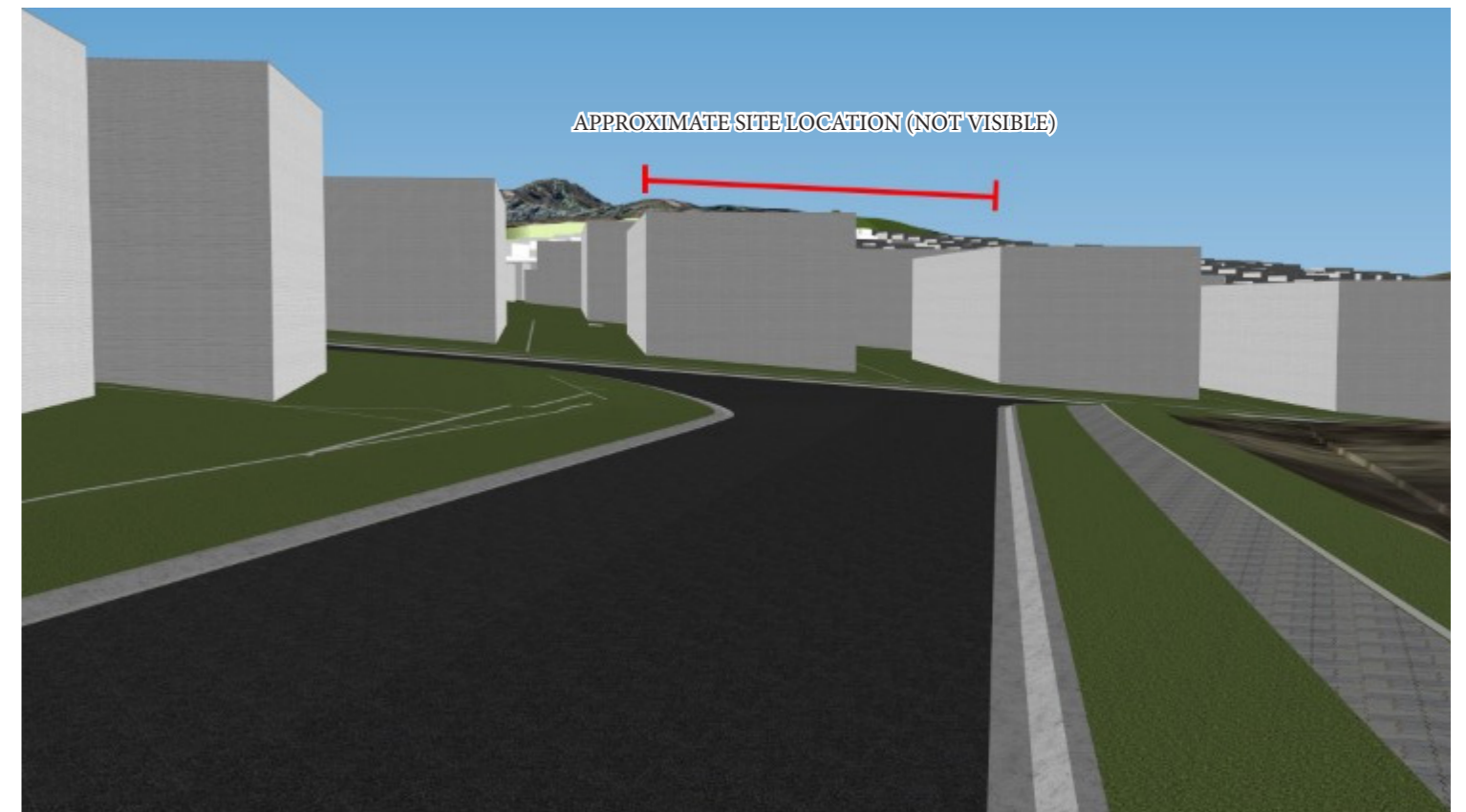
Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
-----	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Source: Google Streetview c2020



Massing Model Source: HDB Town Planning and Design, April 2023

5.6 VIEWPOINT 5

VIEWING LOCATION

GPS 32:56:46.39:S, 151:37:50.07:E

ELEVATION 28.65 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 280m

DESCRIPTION The photograph is taken from the proposed location of Fotheringham Road in the proposed northern development.

It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

From this location, the proposed R2: Low Density Residential Zone would be screened by the adjoining approved development. It is considered that the visual sensitivity of the view point is relatively high due to the close proximity of the subject site to the view point. Residential visual receptors are usually more critical regarding their view and the proposed properties are located within a large proposed residential precinct. Their views will be impacted by the residential land use surrounding them.

Medium	Non-promoted view in any published sources and may be typical of the views experienced from a given receptor. People engaged in an outdoor sports where an appreciation of the landscape has little or no importance or possible road users on main routes (Motorway/Freeway/Highway) and passengers on trains.
--------	---

MAGNITUDE OF CHANGE

The proposed R2: Low Density Residential Zone will form a new and recognisable element within the view which will surround the receptor. There is a possibility that a small number of properties along the proposed road would see the very top of the roof lines in the proposed new zone, however, this would form a barely noticeable component of the view and would in essence be very similar to the existing view currently experienced.

Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
-----	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change					
	Very High	High	Medium	Low	Very Low	
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor	
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor	
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None	



Source: HDB Planning, September 2023

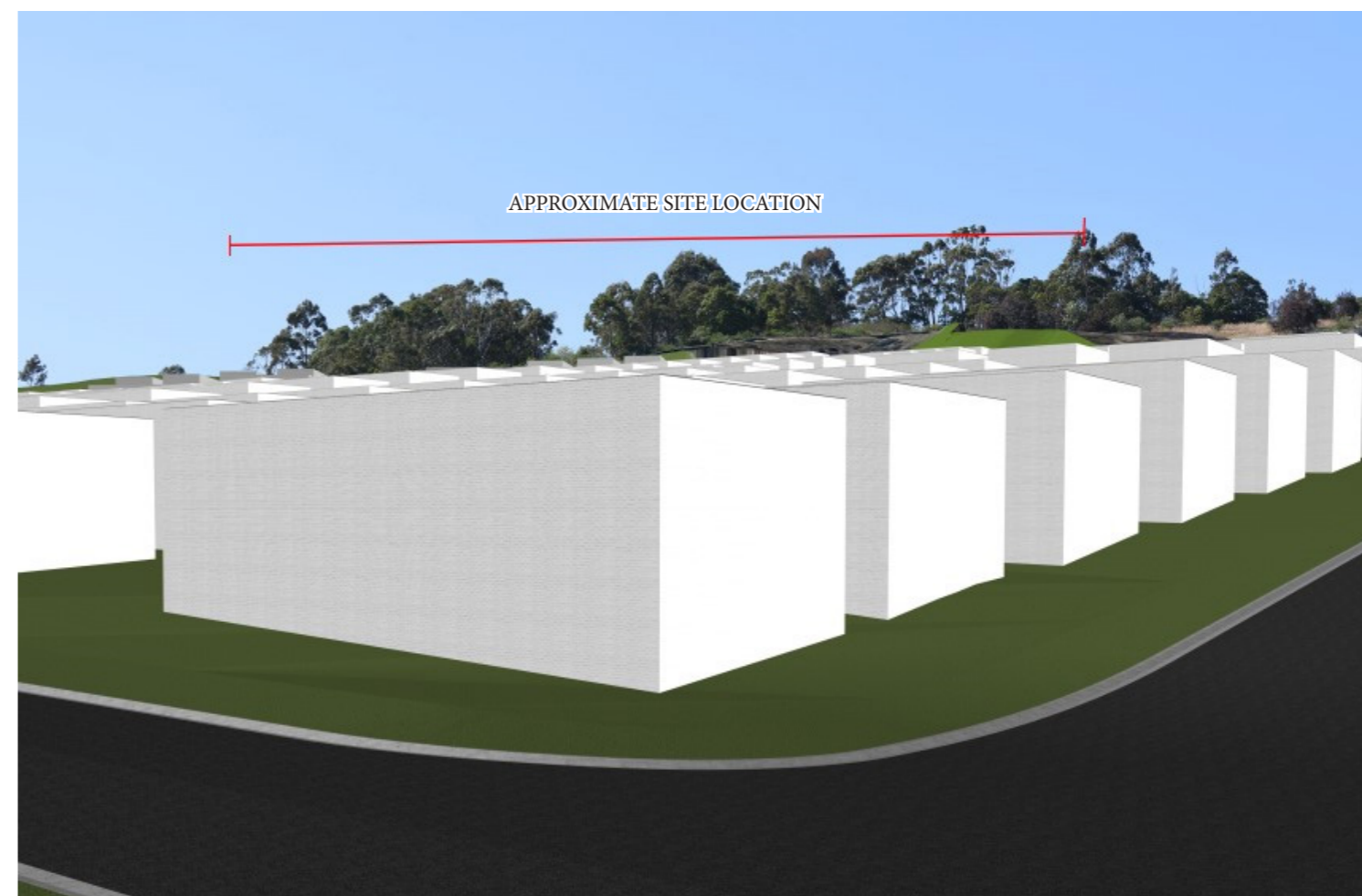


Photo-montage massing model. Source: HDB Town Planning and Design, September 2023

5.7 VIEWPOINT 6

VIEWING LOCATION

GPS 32:56:44.16:S, 151:37:52.75:E

ELEVATION 28.65 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 225m

DESCRIPTION The photograph is taken from the north-western section of the site facing the proposed adjoining residential development and the C2 land.

It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

From this location, the proposed R2: Low Density Residential Zone would be screened by the adjoining approved development. It is considered that the visual sensitivity of the view point is relatively high due to the close proximity of the subject site to the view point. Residential visual receptors are usually more critical regarding their view and the proposed properties are located within a large proposed residential precinct. Their views will be impacted by the residential land use surrounding them.

Medium	Non-promoted view in any published sources and may be typical of the views experienced from a given receptor. People engaged in an outdoor sports where an appreciation of the landscape has little or no importance or possible road users on main routes (Motorway/Freeway/Highway) and passengers on trains.
--------	---

MAGNITUDE OF CHANGE

From this location, the proposed R2: Low Density Residential Zone will form a new and recognisable element within the view which will surround the receptor. It would be screened by the adjoining approved development and the proposed landscaping and would part of the existing view currently experienced by the viewers.

Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
--------	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MODERATE**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Existing Site Source: HDB Planning, September 2023



Photo-montage Source: HDB Town Planning and Design, September 2023

5.8 VIEWPOINT 7

VIEWING LOCATION

GPS	32:56:48.68:S, 151:37:16.16:E
ELEVATION	28.00 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 1220 m

DESCRIPTION The photograph is taken from T C Frith Avenue behind an adjacent residential development. It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

As visual receptors are mostly motorists at this location and traveling towards warehouse and industrial locations, they are unlikely to place any significant value on the distant view.

From this location, the proposed R2: Low Density Residential Zone would be partially screened from the adjoining residential development and many parts of the subject site may not be visible from the adjoining properties.

Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
-----	--

MAGNITUDE OF CHANGE

The proposed R2: Low Density Residential Zone will form a new and recognisable element only within the available view to the receptor. There may be some change in the horizontal and vertical extent of the view, however this would be mostly screened by the rest of the proposed development. Proposed landscaping and vegetation would provide some screening of the development.

Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
-----	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Source: HDB Planning, September 2023



Photo-montage Source: HDB Town Planning and Design, September 2023

5.9 VIEWPOINT 8

VIEWING LOCATION

GPS 32:56:40.51:S, 151:37:56.20:E

ELEVATION 28.65 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 240m

DESCRIPTION The photograph is taken from Fotheringham Road and facing the proposed adjoining residential development and the C2 land.

It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

Residential visual receptors are usually more critical regarding their view, however, the proposed properties located along the road are situated within large proposed residential precinct. Their views will be heavily affected by the residential use of land in close proximity to them.

Due to the residential development to the western boundary of the C2 land, the potential visibility of the site from this point is considered as low.

Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
-----	--

MAGNITUDE OF CHANGE

From this location, the proposed R2: Low Density Residential Zone would be screened completely by the adjoining development and proposed dwellings. Overall, the proposed rezoning land viewed from this vantage point would be barely perceptible and would result in minor deterioration of the existing view.

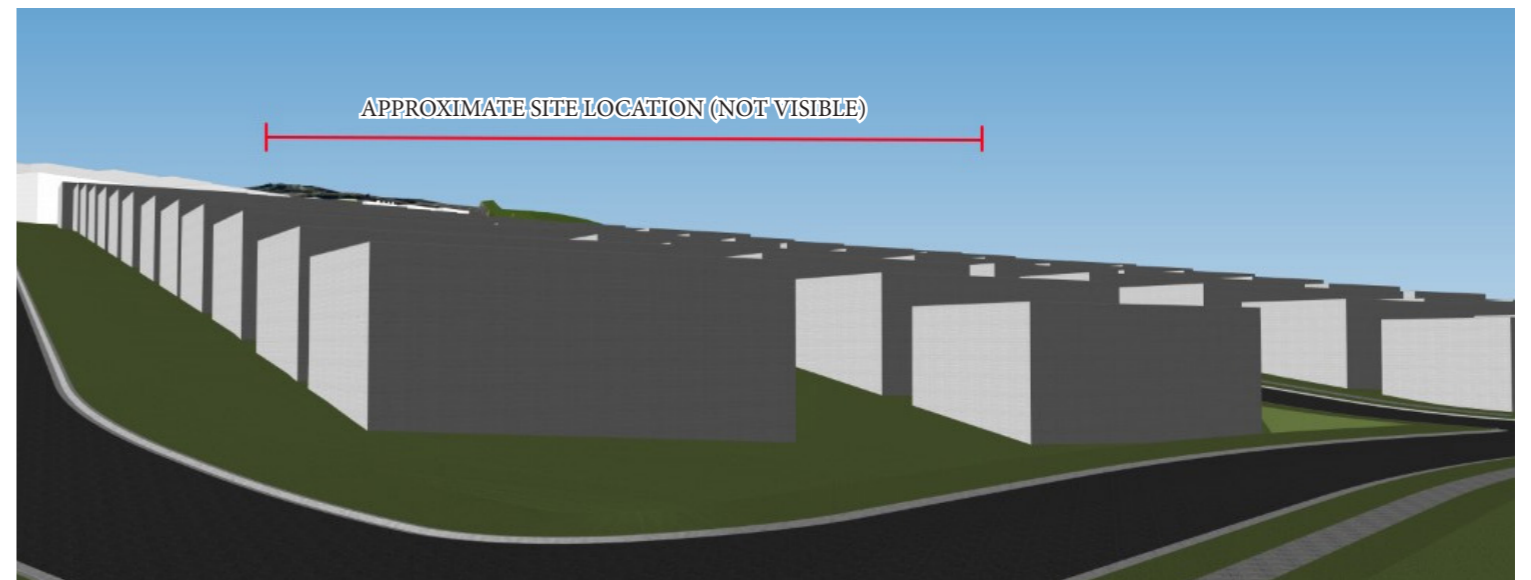
Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
-----	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Existing Site Source: HDB Planning, September 2023



Massing Model Source: HDB Town Planning and Design, September 2023

5.10 VIEWPOINT 9

VIEWING LOCATION

GPS 32:56:31.05:S, 151:38:08.98:E

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 550 m

DESCRIPTION The photograph is taken from Edge Street. It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

From this location, the proposed R2: Low Density Residential Zone would be completely screened from viewing location due to the rise of the land and vegetation.

Very Low	A view affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.
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MAGNITUDE OF CHANGE

From this location, the proposed R2: Low Density Residential Zone would be completely screened from viewing location due to the rise of the land and vegetation.

Very Low	Proposed development is minimally noticeable, and the view whilst slightly altered is similar to the baseline situation. Long range views with a negligible part of the view affected
----------	---



Source: HDB Planning, September 2023

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **NONE**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

5.11 VIEWPOINT 10

VIEWING LOCATION

GPS 32:57:02.26:S, 151:42.92:E

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 610 m

DESCRIPTION The photograph is taken from First Street, and facing the proposed adjoining residential development and the C2 land.

It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

Residential visual receptors are usually more critical regarding their view, however, the proposed properties are situated within large proposed residential precinct. Their views will be heavily affected by the residential use of land in close proximity to them.

From this location, the proposed R2: Low Density Residential Zone would be screened predominantly by the adjoining development.

Low	A view affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.
-----	---

MAGNITUDE OF CHANGE

From this location, the proposed R2: Low Density Residential Zone would be screened completely by the adjoining development and proposed dwellings. Overall, the proposed rezoning land viewed from this vantage point would be barely perceptible and would result in minor change of the existing view.

Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
-----	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

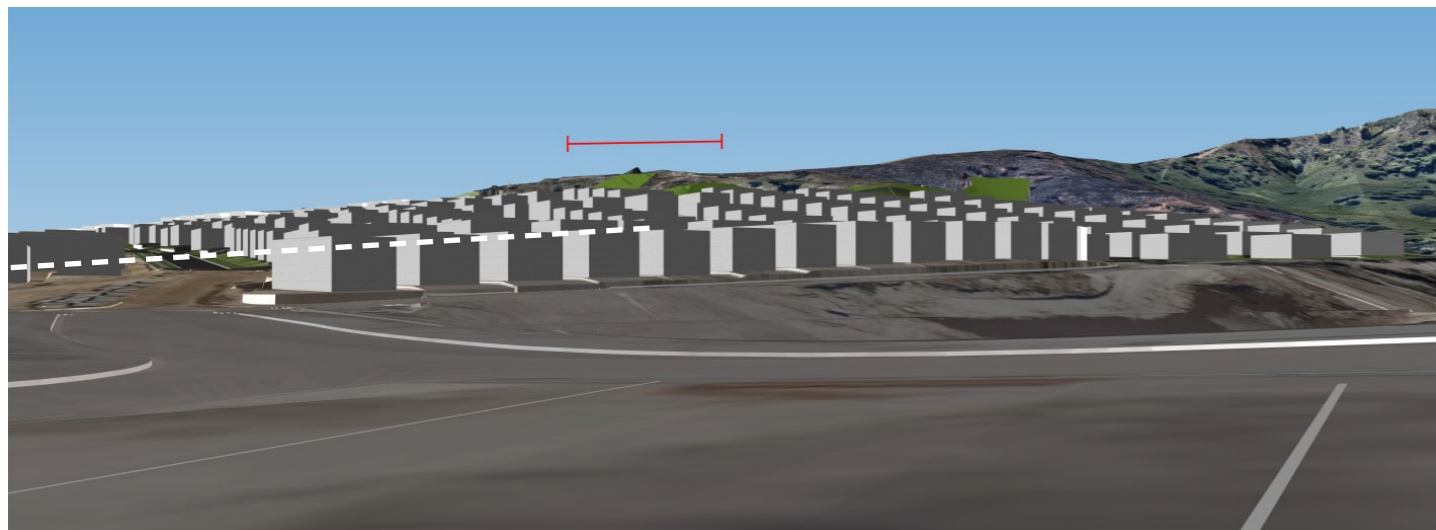
Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Existing Site Source: HDB Planning



Photo-montage Source: HDB Town Planning and Design



Massing Model Source: HDB Town Planning and Design

5.12 VIEWPOINT 11

VIEWING LOCATION

GPS 32:57:05.86:S, 151:37:43.45:E

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 670m

DESCRIPTION

The photograph is taken from Milburn Circuit, and facing the proposed adjoining residential development and the C2 land. It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

From this location, the proposed R2: Low Density Residential Zone would be screened predominantly by the adjoining development.

Low	A view affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.
-----	---

MAGNITUDE OF CHANGE

The proposed R2: Low Density Residential Zone will form a new and recognisable element within the view which will surround the receptor. However, it will be blocked the existing proposed residential developments of the surrounding.

Low	The proposed development will be a minor part of the view, partially visible or at a sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
-----	---



Existing Site Source: HDB Planning, September 2023

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

5.13 VIEWPOINT 12

VIEWING LOCATION

GPS 32:56:54.54:S, 151:37:24.47:E

ELEVATION 28.00 RL

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 1005m

DESCRIPTION The photograph is taken from Main Road facing the proposed adjoining residential development and the C2 land.

It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

As visual receptors are mostly motorists at this location and traveling towards warehouse and industrial locations, they are unlikely to place any significant value on the baseline view.

Due to the residential development to the western boundary of the C2 land, the potential visibility of the site from this point is considered as low.

Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
-----	--

MAGNITUDE OF CHANGE

From this location, the proposed R2: Low Density Residential Zone would be screened completely by the adjoining development and proposed dwellings. However, the long views of scattered trees on the elevated horizon bring interest to the otherwise barren lands. Overall, the proposed rezoning land viewed from this vantage point would be barely perceptible and would result in minor deterioration of the existing view.

Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
--------	---

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MINOR**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None



Existing Site Source: HDB Planning, September 2023



Massing Model Source: HDB Town Planning and Design, April 2023

5.14 VIEWPOINT 13

VIEWING LOCATION

GPS 32:54:40.07:S, 151:3722.17:E

VISUAL DESCRIPTION

APPROX. VIEWING DISTANCE 4150m

DESCRIPTION The photograph is taken on Minmi Road adjacent to the roundabout that intersects Minmi Road and Northlakes Drive at Edgeworth. It is intended to represent visual receptors such as motorists and pedestrians traveling in multiple directions.

VISUAL SENSITIVITY

From this location, the proposed R2: Low Density Residential Zone would be completely screened from viewing location due to the rise of the land and vegetation.

Very Low	A view affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.
----------	---

MAGNITUDE OF CHANGE

From this location, the proposed R2: Low Density Residential Zone would be completely screened from viewing location due to the rise of the land and vegetation.

Very Low	Proposed development is minimally noticeable, and the view whilst slightly altered is similar to the baseline situation. Long range views with a negligible part of the view affected
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VIEWPOINT 13 LOCATION

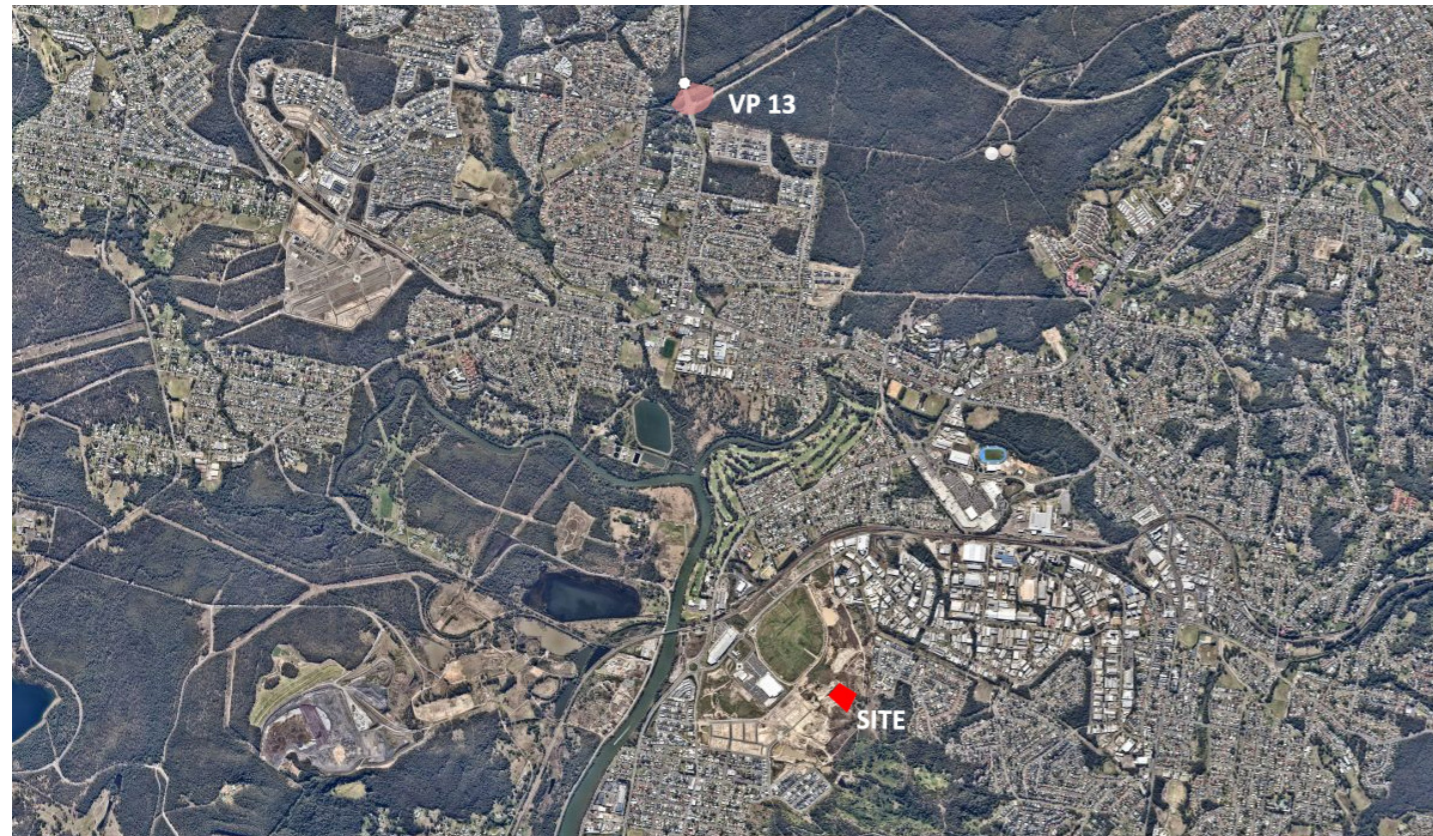


Figure 5 : Viewpoint 13 Location

Source: HDB Town Planning and Design, September 2023



Existing Site Source: HDB Town Planning and Design, September 2023

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **NONE**

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

6.0 OVERALL POTENTIAL VISUAL IMPACT

The Table 5 below maps the results of the visual impact assessment in relation to the viewpoints considered and the results proposed through each table of the significance of visual impact. This assessment is understood and assessed in relation to both the existing scenic quality of an area and the design merits of the proposal itself.

Sensitivity Receptor	Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

Table 5: Overall Potential Visual Impact
Source: HDB Town Planning and Design

SIGNIFICANCE OF VISUAL IMPACT: The significance of visual impact at this location is judged to be **MODERATE / MINOR**

The objective of the Visual Impact Assessment is not to determine whether the proposal is visible or not, but to determine how the proposal will impact existing visual amenity and the existing landscape character of the surrounding area. If there is potential for a negative impact on these factors, it must then be investigated if and how this impact can be mitigated to the extent that the impact is reduced to an acceptable level. The existing landscape character of the subject site is predominantly barren with scattered shrubs. However, given that the land towards the North, South and West are approved residential dwellings, the site is barely visible from surrounding roads.

Although the area of the proposed re-zoning is large, locations from which the proposal would be visible are minimal. Views from surrounding residences are likely to be limited. Due to the viewing distance from publicly accessible roads- Munibung Road and Main Road, the subject site is likely to be hidden due to the upcoming surrounding residential developments.

Canopy trees have been proposed to the north, south and west of the lot boundary as part of the proposed developments which reduce the visual impact of the subject site.

Therefore, from this assessment, it is considered the proposed rezoning from C2: Environmental Conservation Zones to R2: Low Density Residential Zone, and modification to DA/1522/2020 and DA1525/2020 could be undertaken with negligible impact on the surrounding landscape and will have an overall moderate/ minor visual impact on the surrounding landscape.

7.0 CONCLUSIONS AND SUMMARY

This Visual Impact Assessment (VIA) is to support development proposals relating to the Weemala Residential Development.

The report was written to provide the following, as part of a response to development submissions in relation to Weemala projects:

- An assessment and description of both the existing and proposed views of the representative viewpoints utilising qualitative and quantitative criteria and;
- A recording of an overall visual impact rating for each viewpoint based on best practice guidelines.

The above is supported by on-site analysis, desktop studies, site photography, development overlays and photomontages of the proposal.

Potential visual impacts have been assessed for the selected number of viewpoints in close proximity to the site, these have been selected in reference to the Lake Macquarie Scenic Management Guidelines 2013, specifically Part D.

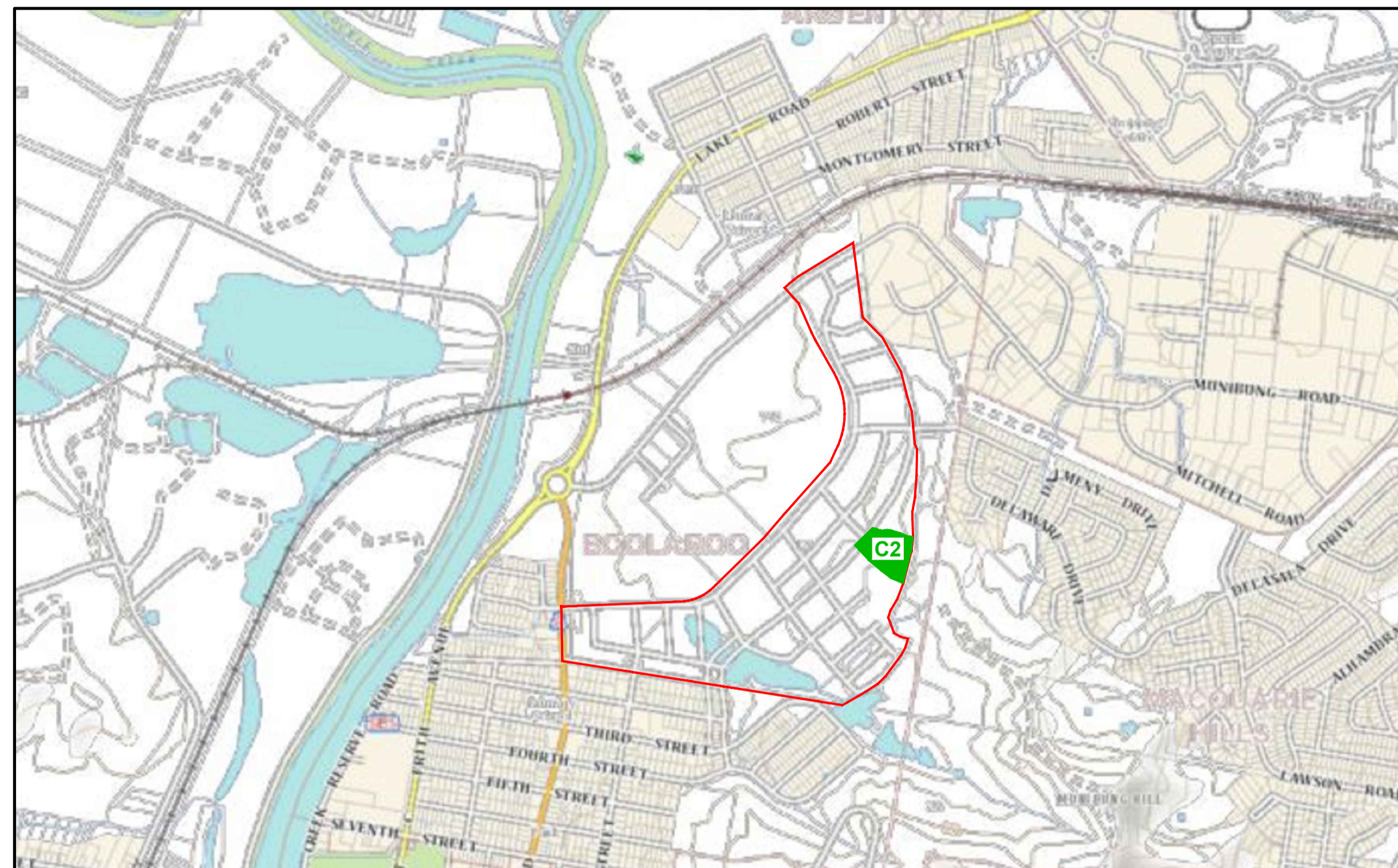
Overall the proposed development is screened from view due to neighbouring structures or the topography of the land or/ and the development is part of the broader view of residential development proposed and built in the locale. For the small number of these locations that do experience more significant views of the development, only minimal visual impacts would be received due to the historic treatment of the proposed development zone and neighbouring development activities. These include recent residential developments on a higher location than the proposed Weemala development.

As described in the methodology section of this report (section 2.0) it would be unfeasible to provide a visual impact assessment for every individual residential property or publically accessible location that may experience a view of the proposed development. However, from the analysis conducted within this report, it is clear that the areas surrounding the development would experience a moderate/ minor impact on their surrounding landscape.

8.0 GLOSSARY OF TERMS

GLVIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
VIA	Visual Impact Assessment
DIPE	Department of Planning Industry & Environment
LEP	Local Environment Plan
DCP	Development Control Plan
Baseline	The existing current condition / character of the landscape or view
Landscape Receptor	The landscape of the development site
Landscape Sensitivity	How sensitive a particular landscape is to change and its ability to accept the development proposals.
Visual Receptor	A group or user experiencing views of the development from a particular location
Visual Sensitivity	The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.
Viewing Distance	The distance from the point of projection to the image plane to reproduce correct linear perspective.
Magnitude of Change	The magnitude of the change to a landscape receptor or visual receptor
Significance of Impact	How significant an impact is for a landscape or visual receptor

PROPOSED REZONING OF PART OF LOT 1006 DP 1270101 128 MUNIBUNG ROAD BOOLAROO

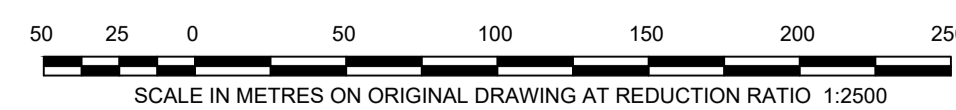


LOCALITY PLAN

DRAWING SCHEDULE

NUMBER	TITLE	SCALE
1	COVER SHEET	N.T.S
2	OVERALL PLAN	1:2500
3	DETAIL PLAN	1:500
4	VICAT STREET	AS NOTED
5	FOOT PATH & CRIB WALL - VICAT TO BISHOP	AS NOTED
6	BISHOP STREET	AS NOTED
7	BISHOP STREET	AS NOTED
8	GRILLO STREET	AS NOTED
9	MACKENZIE PARADE	AS NOTED
10	DWIGHT STREET	AS NOTED

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
F	15/06/23	LOT LAYOUT	R.F.	R.F.
E	13/04/23	VICAT ST	R.F.	R.F.
D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
B	24/05/22	LONGSECTIONS	S.S.	R.F.
A	23/05/22	DA ISSUE	S.S.	R.F.



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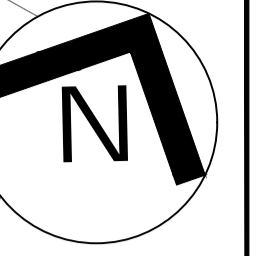
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SCALE:	N.T.S
DESIGNED:	T.O.
SURVEY:	-
DATUM:	AHD
CONTOUR:	-


PROJECT:
**PROPOSED REZONING OF
PART OF LOT 1006
DP 1270101
128 MUNIBUNG ROAD
BOOLAROO**

TITLE: OVERALL PLAN		
HDB Job No:	22012	Sheet:
DRAWING NO:	22012(RZ)	1
CLIENT:	GREEN CAPITAL	
		H

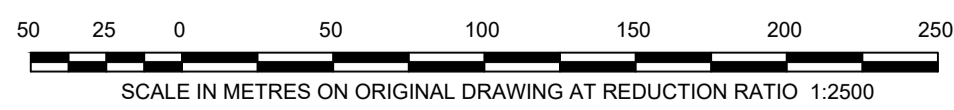


NOTE:
 1. AREAS & DIMENSIONS SUBJECT TO:-
 • DEVELOPMENT CONSENT
 • FINAL SURVEY

LEGEND

 C2 ZONE

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
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D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
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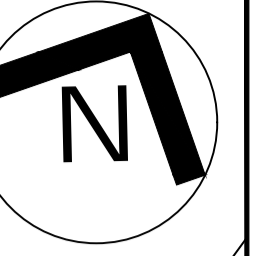
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 SURVEY: -
 DATUM: AHD
 CONTOUR: -

PROJECT:
PROPOSED REZONING OF PART OF LOT 1006 DP 1270101 128 MUNIBUNG ROAD BOOLAROO

TITLE:
OVERALL PLAN

HDB Job No:	22012	Sheet:	2 H
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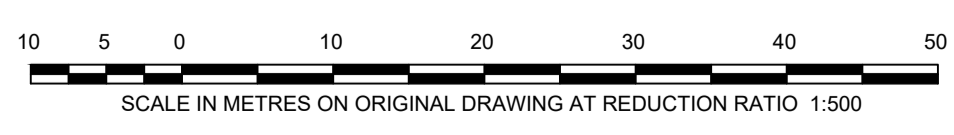


NOTE:

- 1. AREAS & DIMENSIONS SUBJECT TO:-
 - DEVELOPMENT CONSENT
 - FINAL SURVEY

LEGEND	
	C2 ZONE

REV.	DATE	DESCRIPTION	INITIAL	APP.
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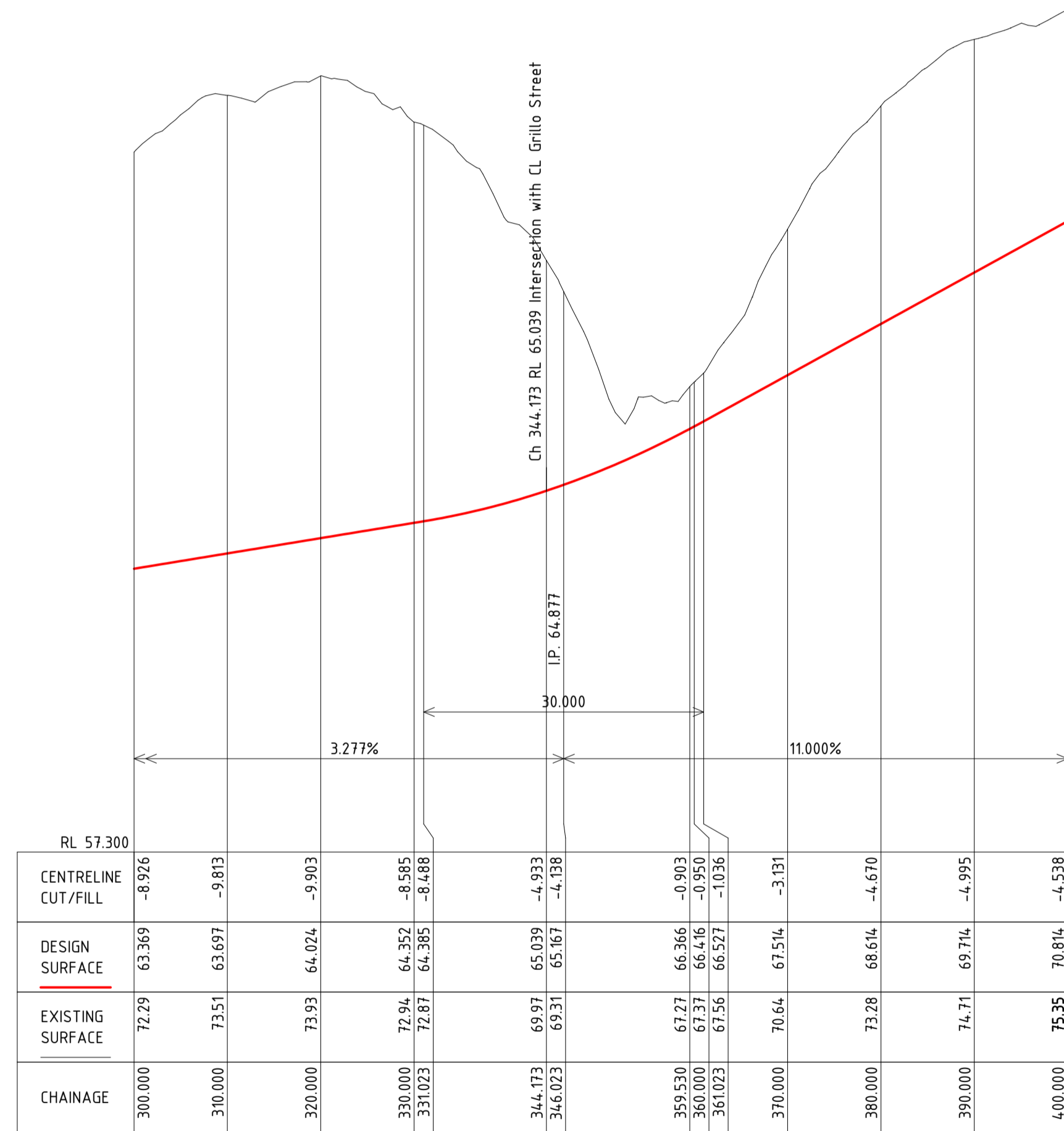
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SURVEY:	-
DATUM:	AHD
CONTOUR:	DESIGN 0.2m

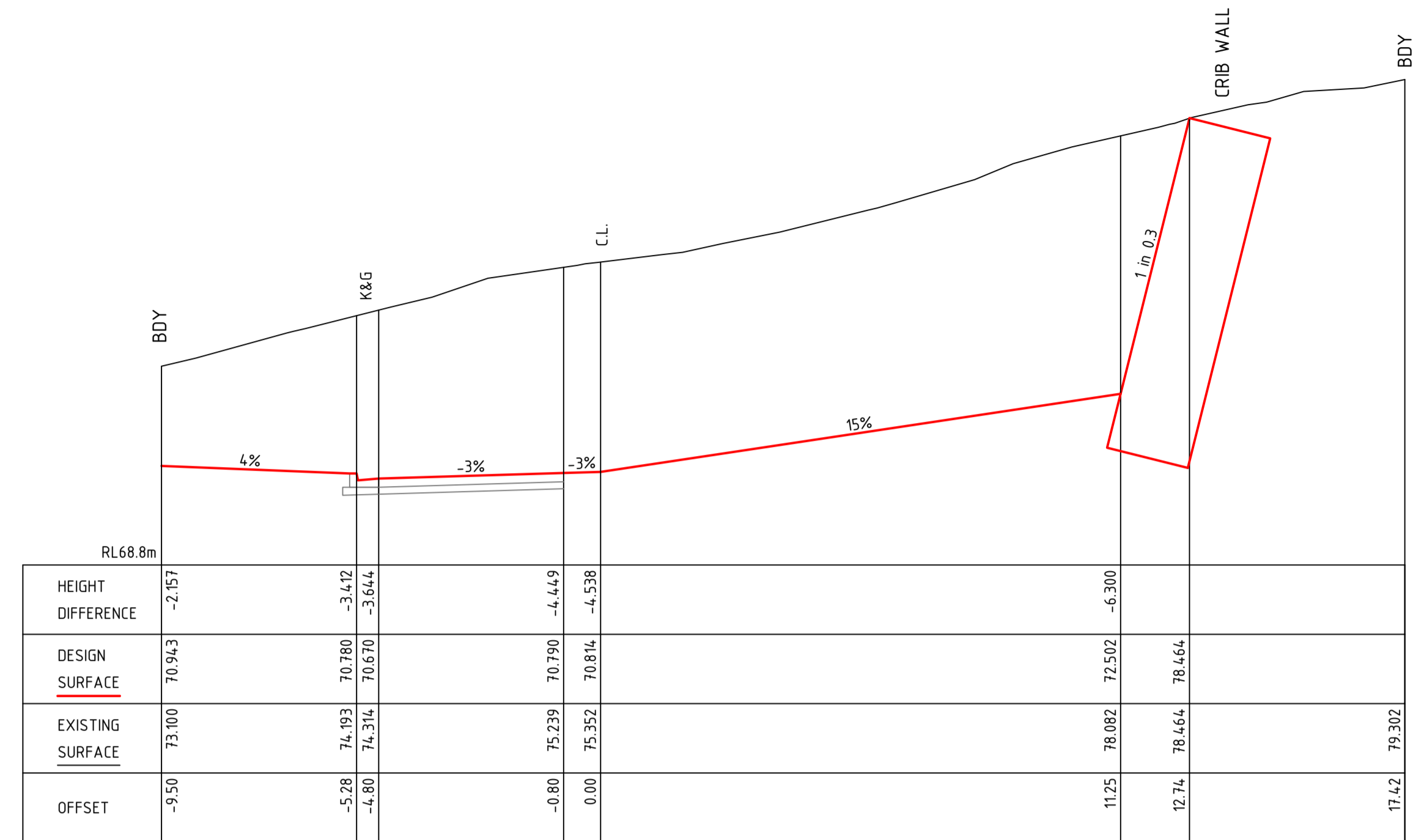
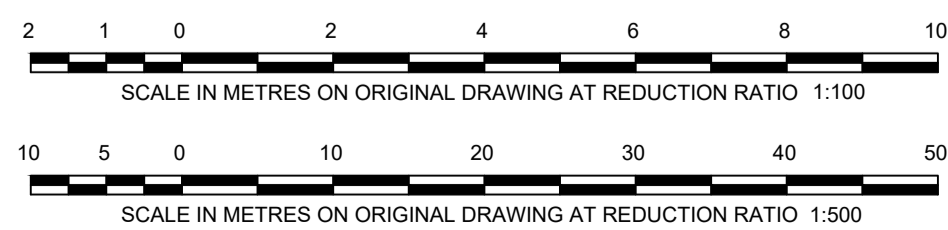
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**PROPOSED REZONING OF
PART OF LOT 1006
DP 1270101
128 MUNIBUNG ROAD
BOOLAROO**

TITLE:	
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HDB Job No:	22012
DRAWING NO:	22012(RZ)
CLIENT:	GREEN CAPITAL
Sheet:	3
REV:	H



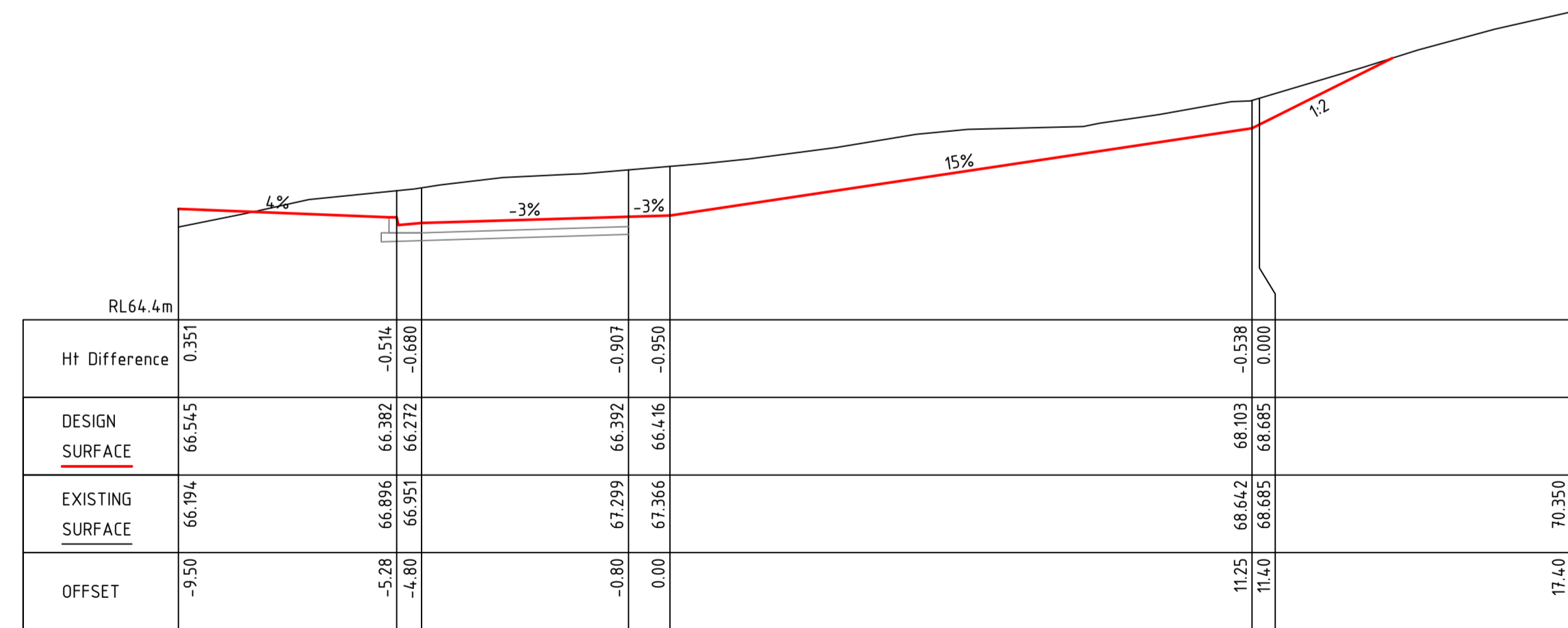
LONGITUDINAL SECTION
CL Vicat Street Ch 300.000 to Ch 400.000

HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 400.00 m
CL Vicat Street

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 360.00 m
CL Vicat Street

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
F	15/06/23	LOT LAYOUT	R.F.	R.F.
E	13/04/23	VICAT ST	R.F.	R.F.
D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
B	24/05/22	LONGSECTIONS	S.S.	R.F.
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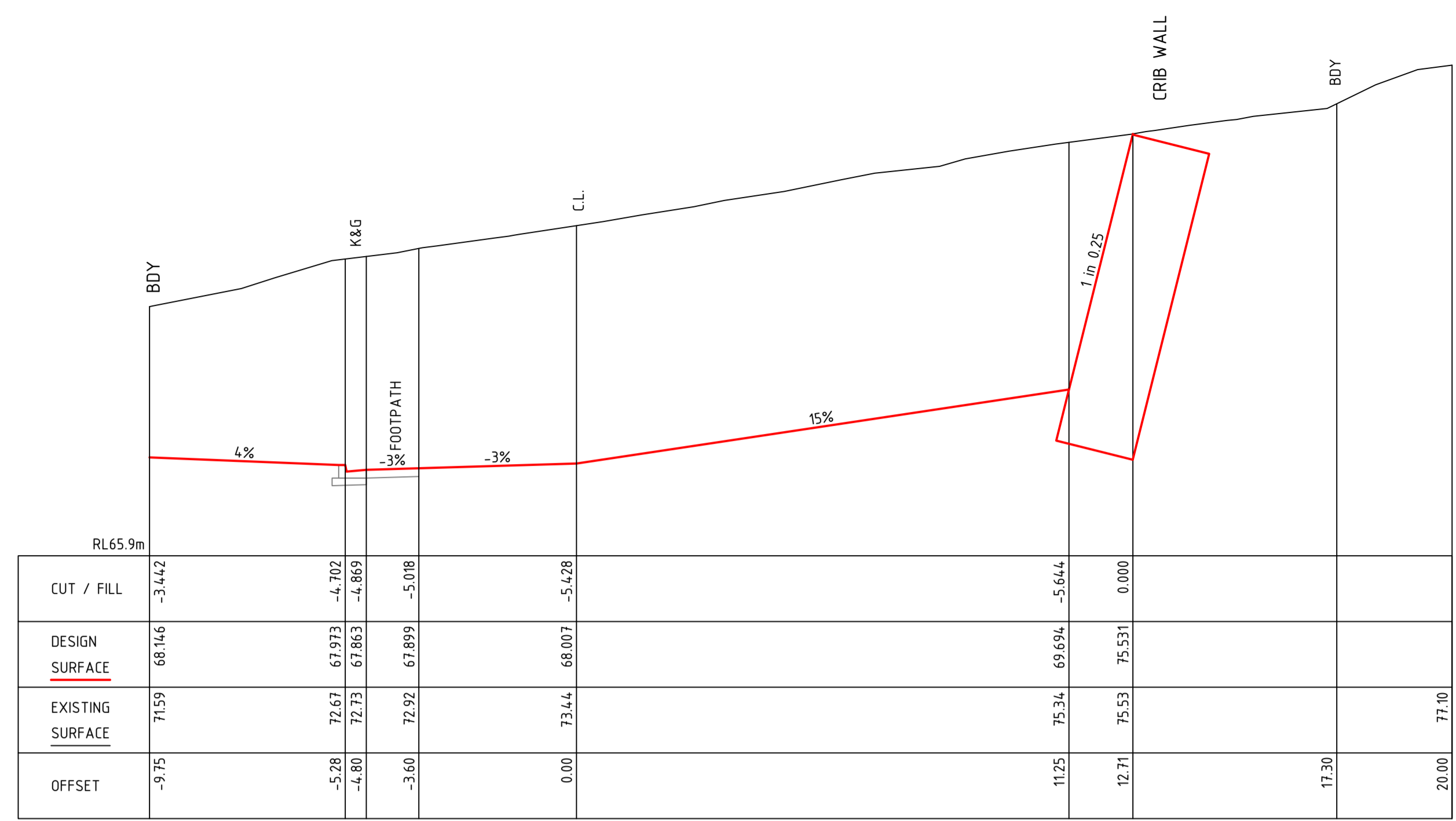
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DATUM:	AHD
CONTOUR:	-

PROJECT:
**PROPOSED REZONING OF
PART OF LOT 1006
DP 1270101
128 MUNIBUNG ROAD
BOOLAROO**

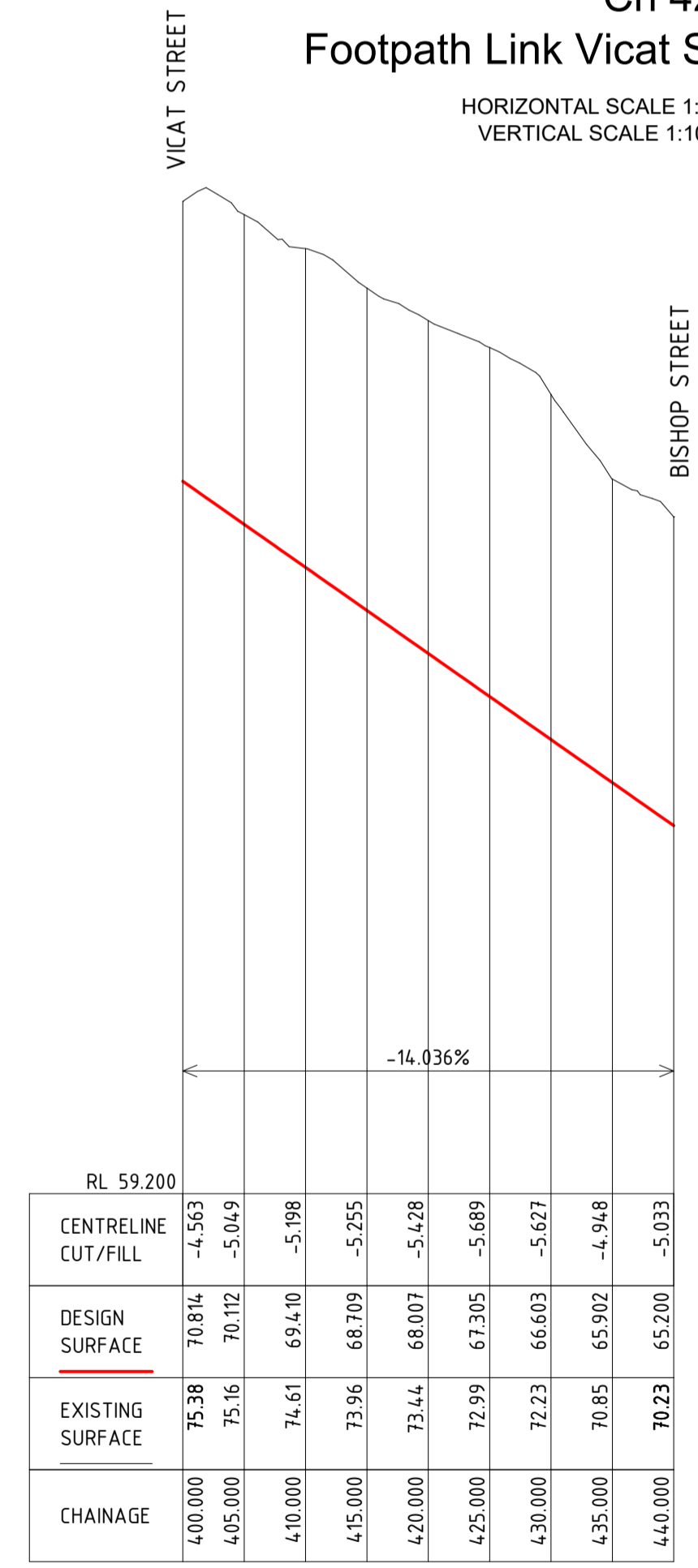
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DRAWING NO:	22012(RZ)	REV:
CLIENT:	GREEN CAPITAL	4 H

BDY @ OFFSET 29.4



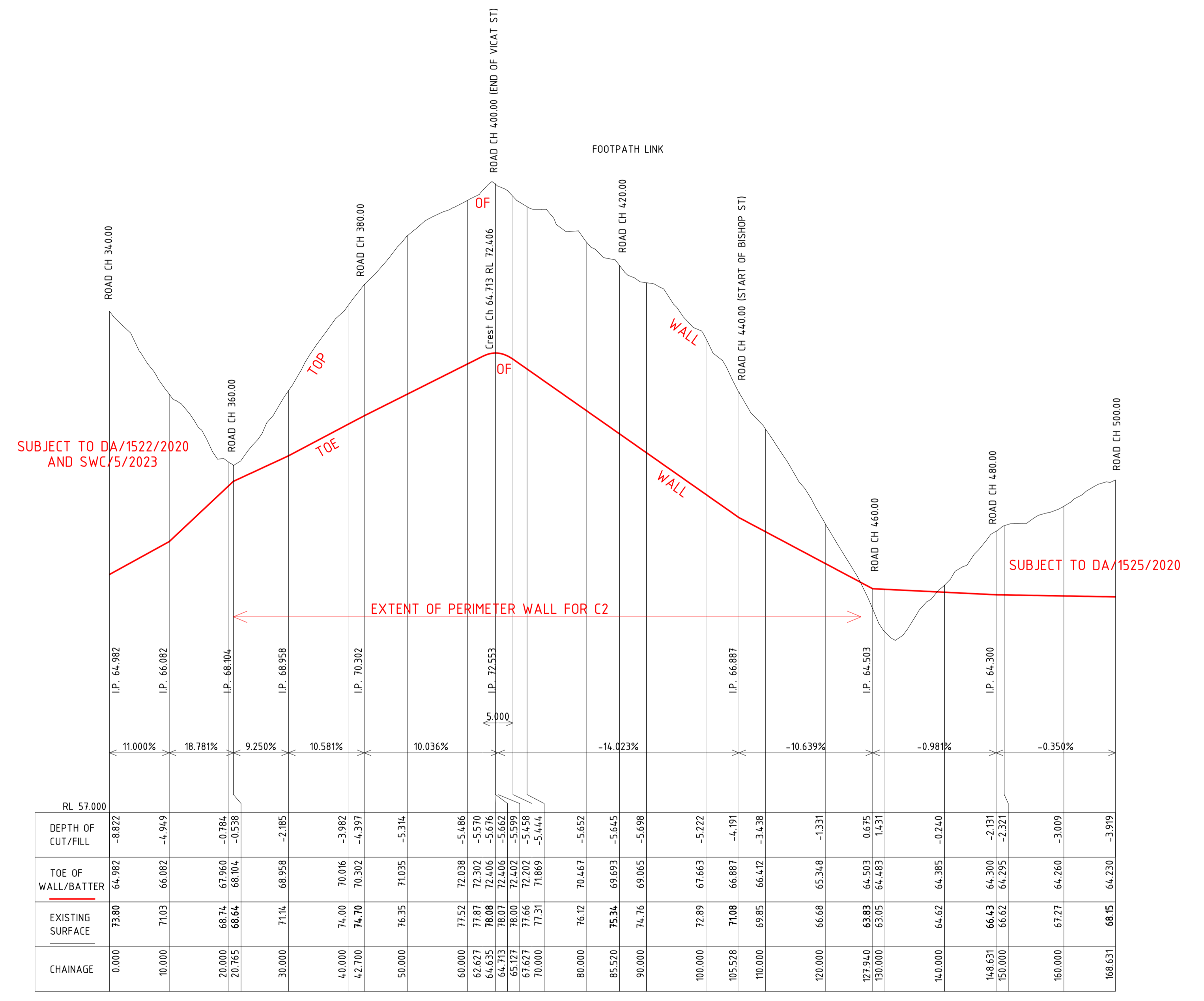
Ch 420.00 m
Footpath Link Vicat Street to Bishop Street

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



CL Footpath link Vicat Street to Bishop Street Ch 400.00 to Ch 440.00

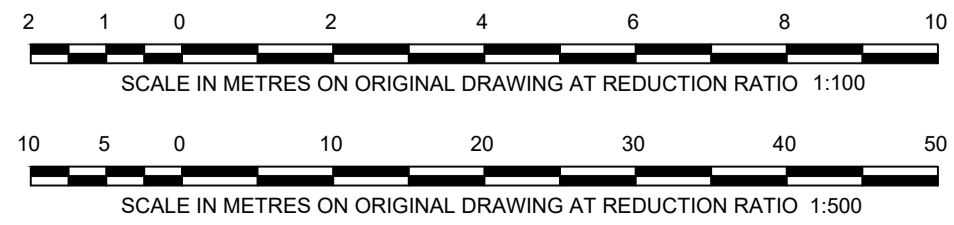
HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Retaining Wall- Vicat Street to Bishop Street Ch 360 to Ch 460

HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
F	15/06/23	LOT LAYOUT	R.F.	R.F.
E	13/04/23	VICAT ST	R.F.	R.F.
D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
B	24/05/22	LONGSECTIONS	S.S.	R.F.
A	23/05/22	DA ISSUE	S.S.	R.F.



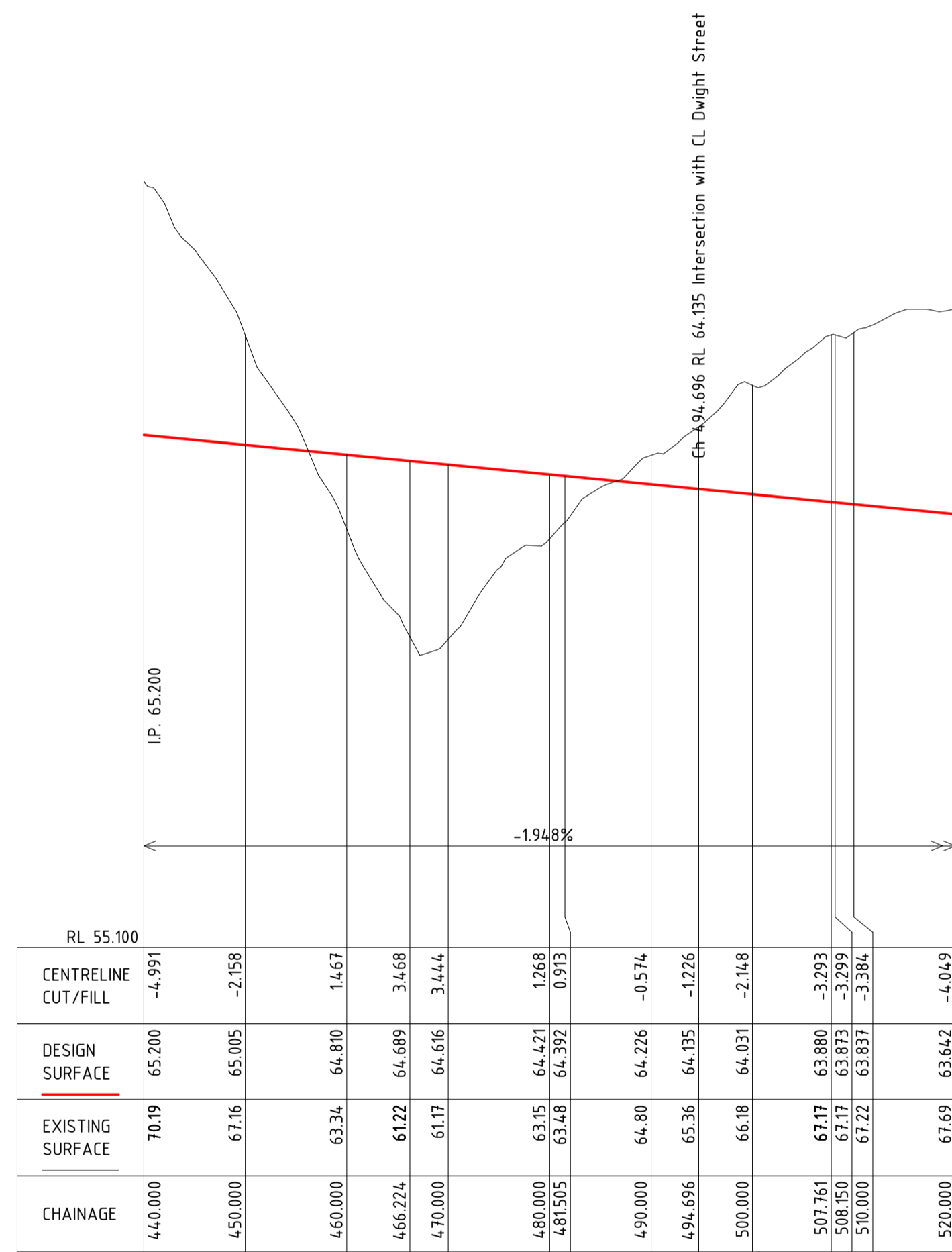
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SCALE: AS NOTED
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DATUM: AHD
CONTOUR: -

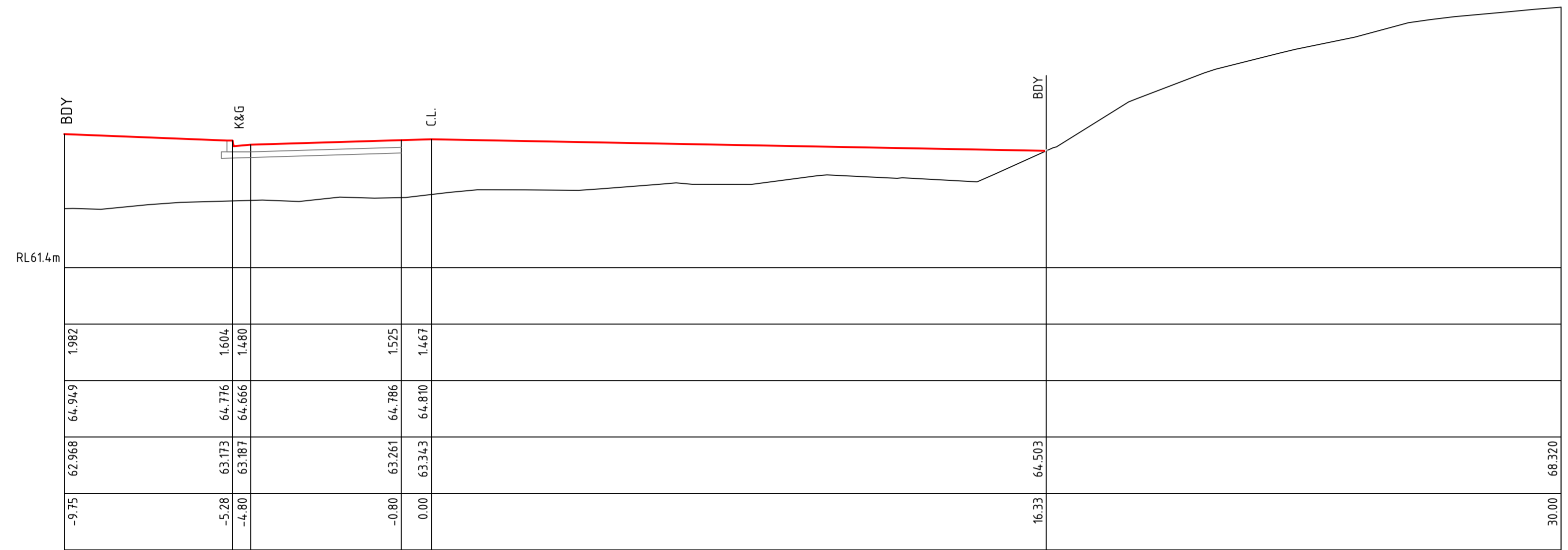
PROJECT:
PROPOSED REZONING OF
PART OF LOT 1006
DP 1270101
128 MUNIBUNG ROAD
BOOLAROO

TITLE:
FOOTPATH & CRIB WALL
VICAT TO BISHOP
HDB Job No: 22012
DRAWING NO: 22012(RZ)
CLIENT: GREEN CAPITAL
Sheet: 5
REV: H



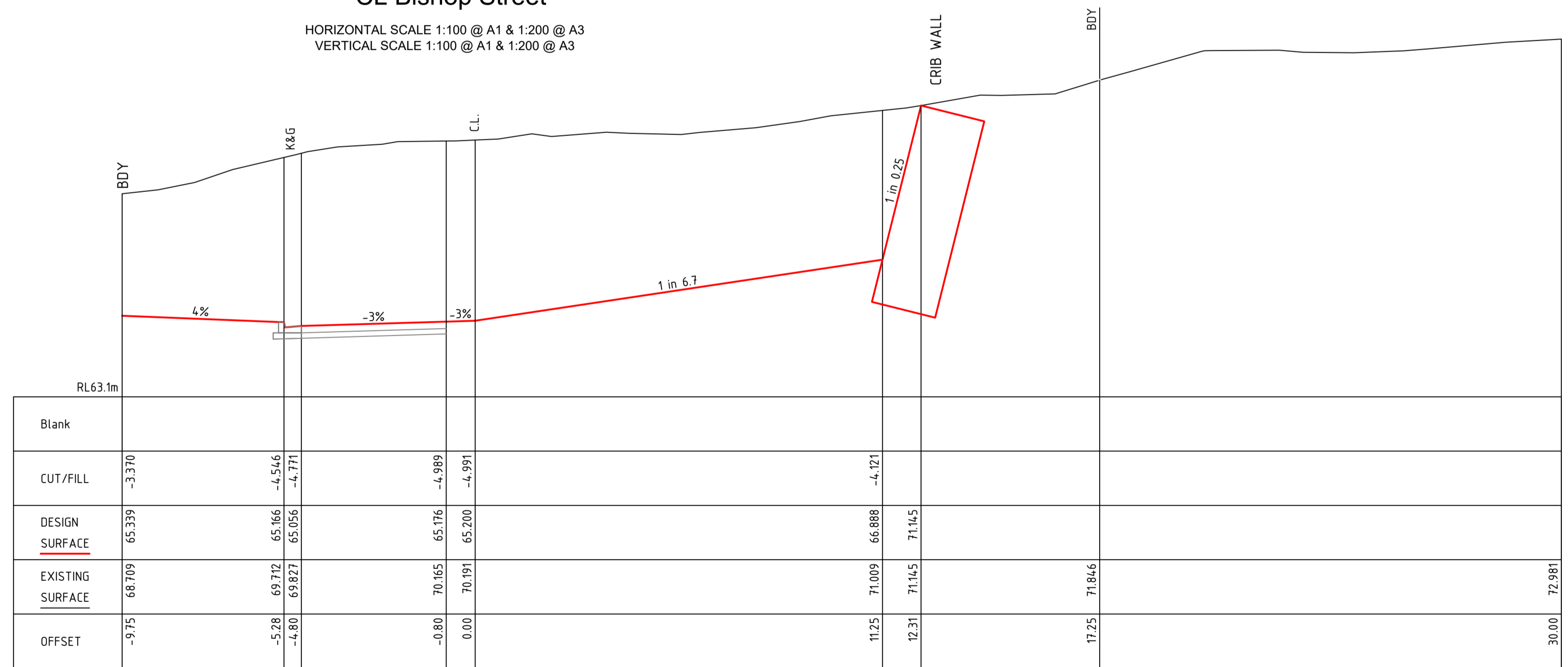
CL Bishop Street Ch 440.000 to Ch 520.000

HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 460.00 m
 CL Bishop Street

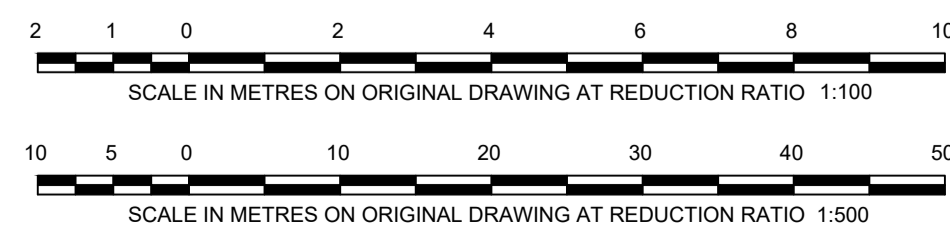
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 440.00 m
 CL Bishop Street

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
F	15/06/23	LOT LAYOUT	R.F.	R.F.
E	13/04/23	VICAT ST	R.F.	R.F.
D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
B	24/05/22	LONGSECTIONS	S.S.	R.F.
A	23/05/22	DA ISSUE	S.S.	R.F.



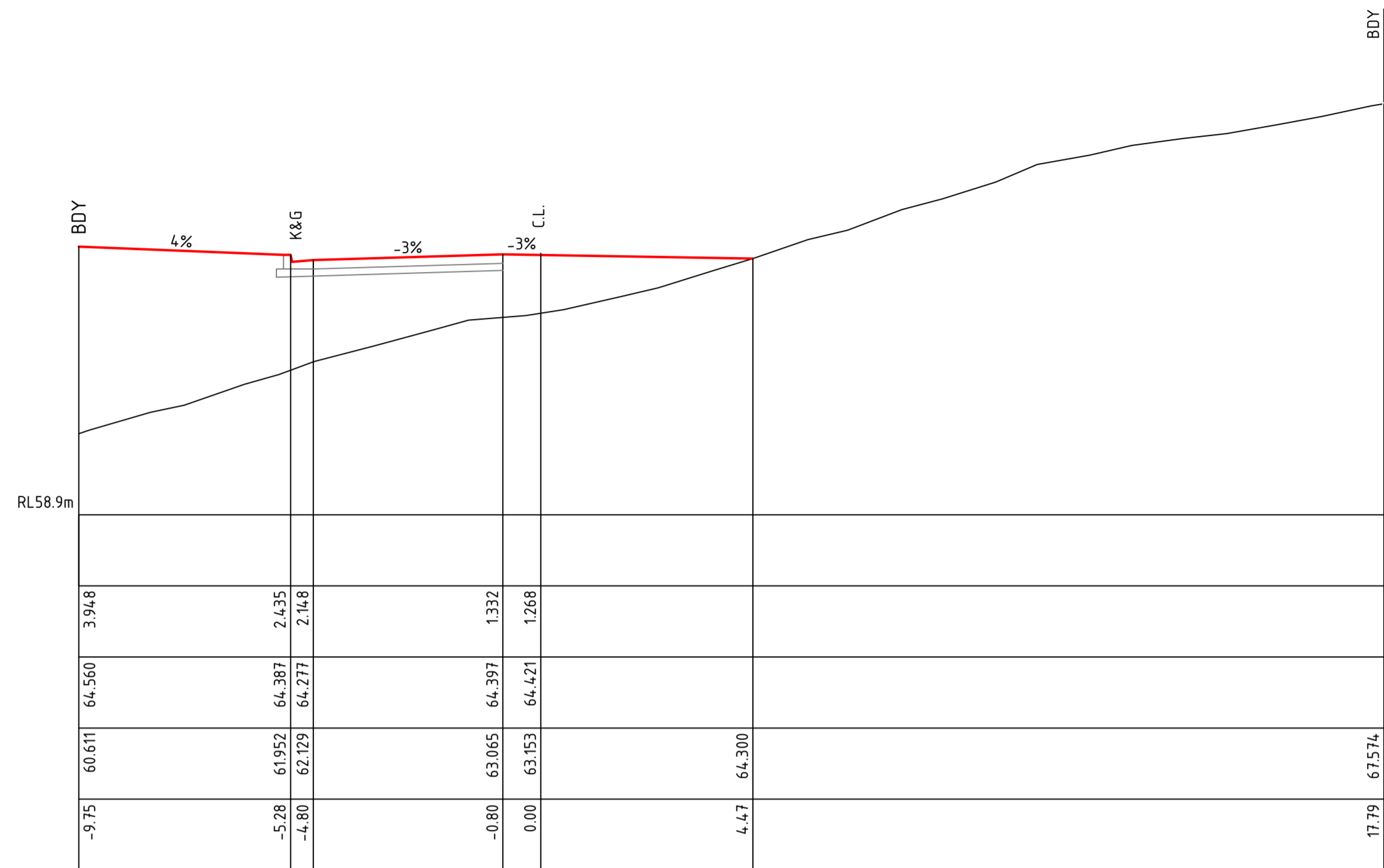
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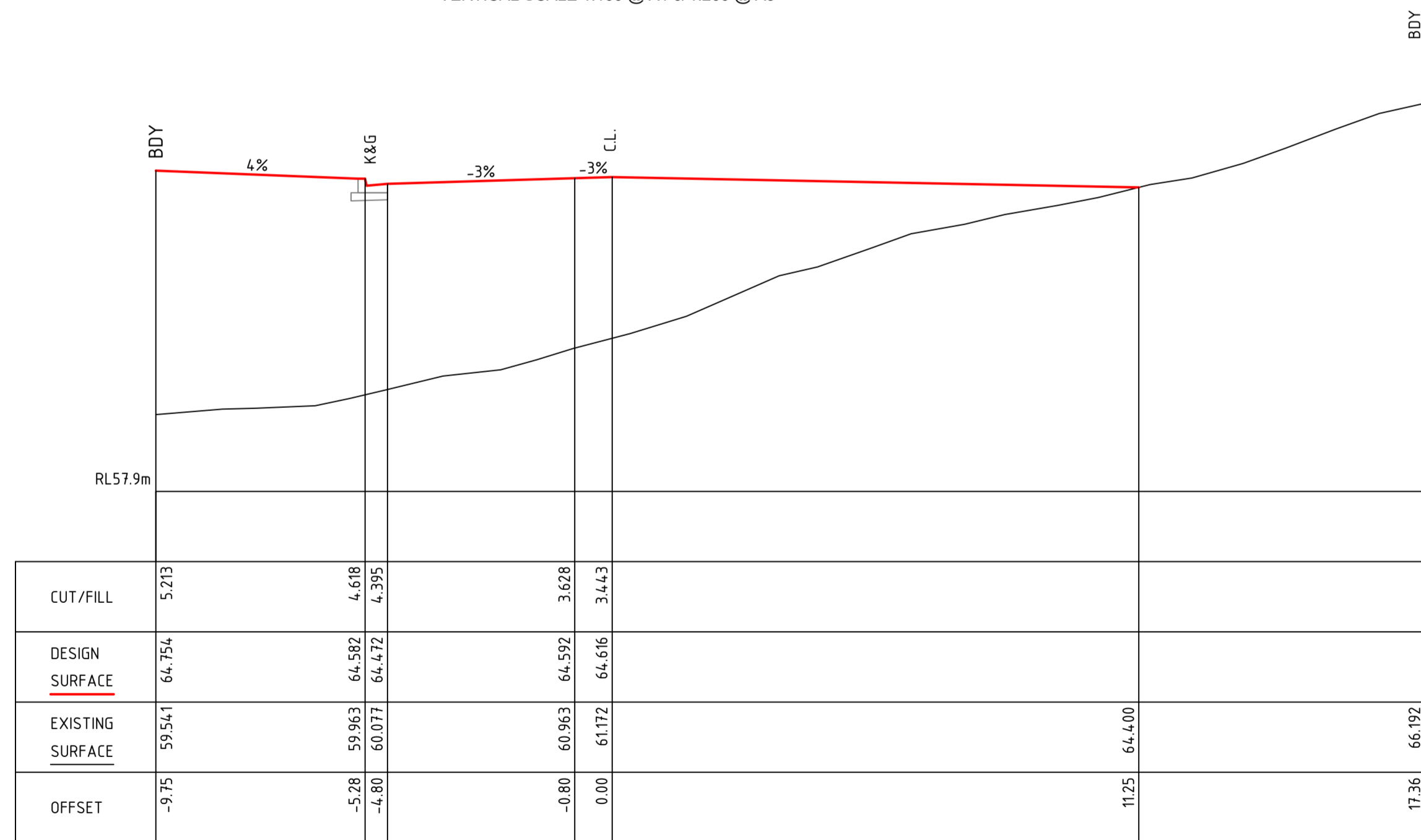
PRELIMINARY ISSUED FOR DISCUSSION	
SCALE:	AS NOTED
DESIGNED:	T.O.
SURVEY:	-
DATUM:	AHD
CONTOUR:	-

PROJECT:
**PROPOSED REZONING OF
 PART OF LOT 1006
 DP 1270101
 128 MUNIBUNG ROAD
 BOOLAROO**

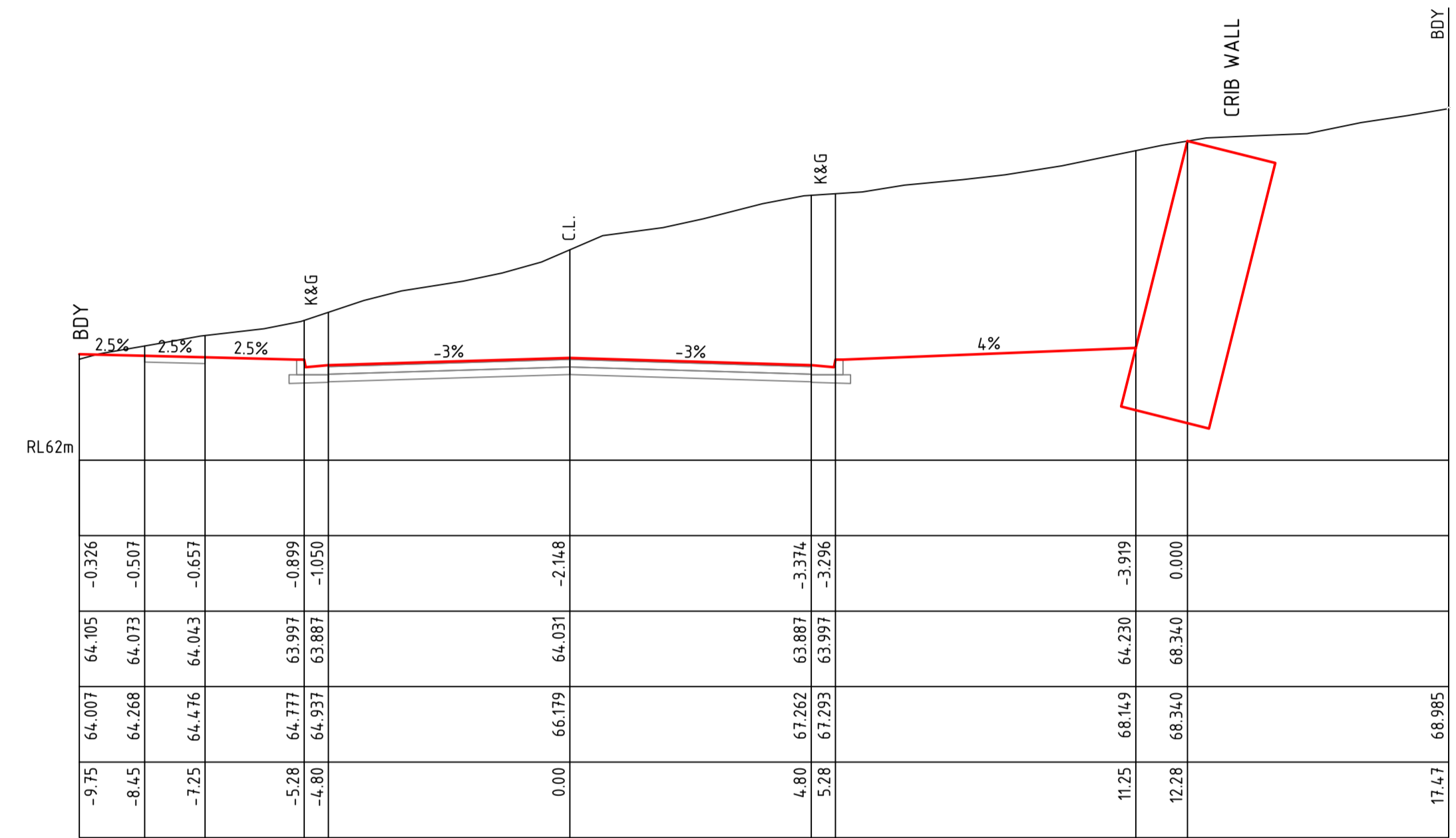
TITLE: BISHOP STREET		
HDB Job No:	22012	Sheet:
DRAWING NO:	22012(RZ)	REV:
CLIENT:	GREEN CAPITAL	6 H



**Ch 480.00 m
CL Bishop Street**
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

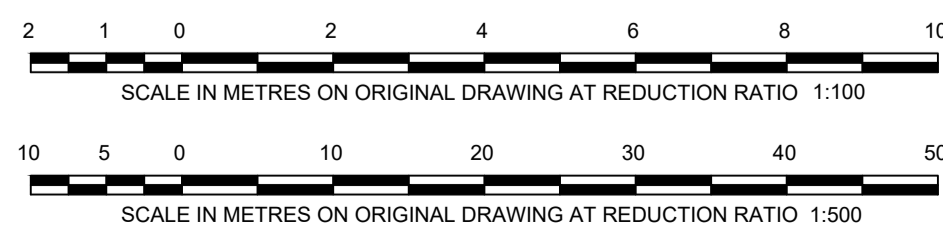


**Ch 470.00 m
CL Bishop Street**
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



**Ch 500.00 m
CL Bishop Street**
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
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A	23/05/22	DA ISSUE	S.S.	R.F.



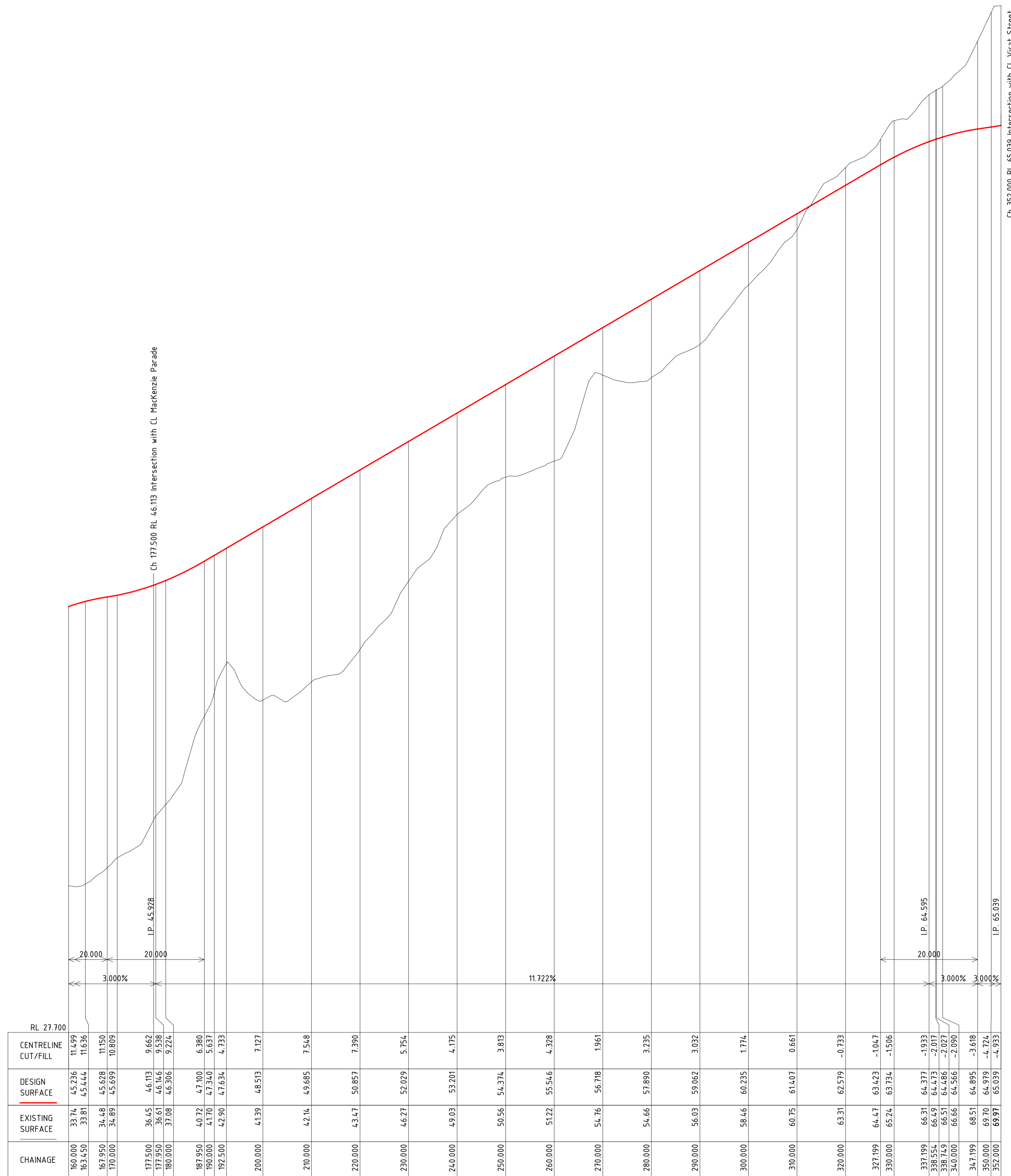
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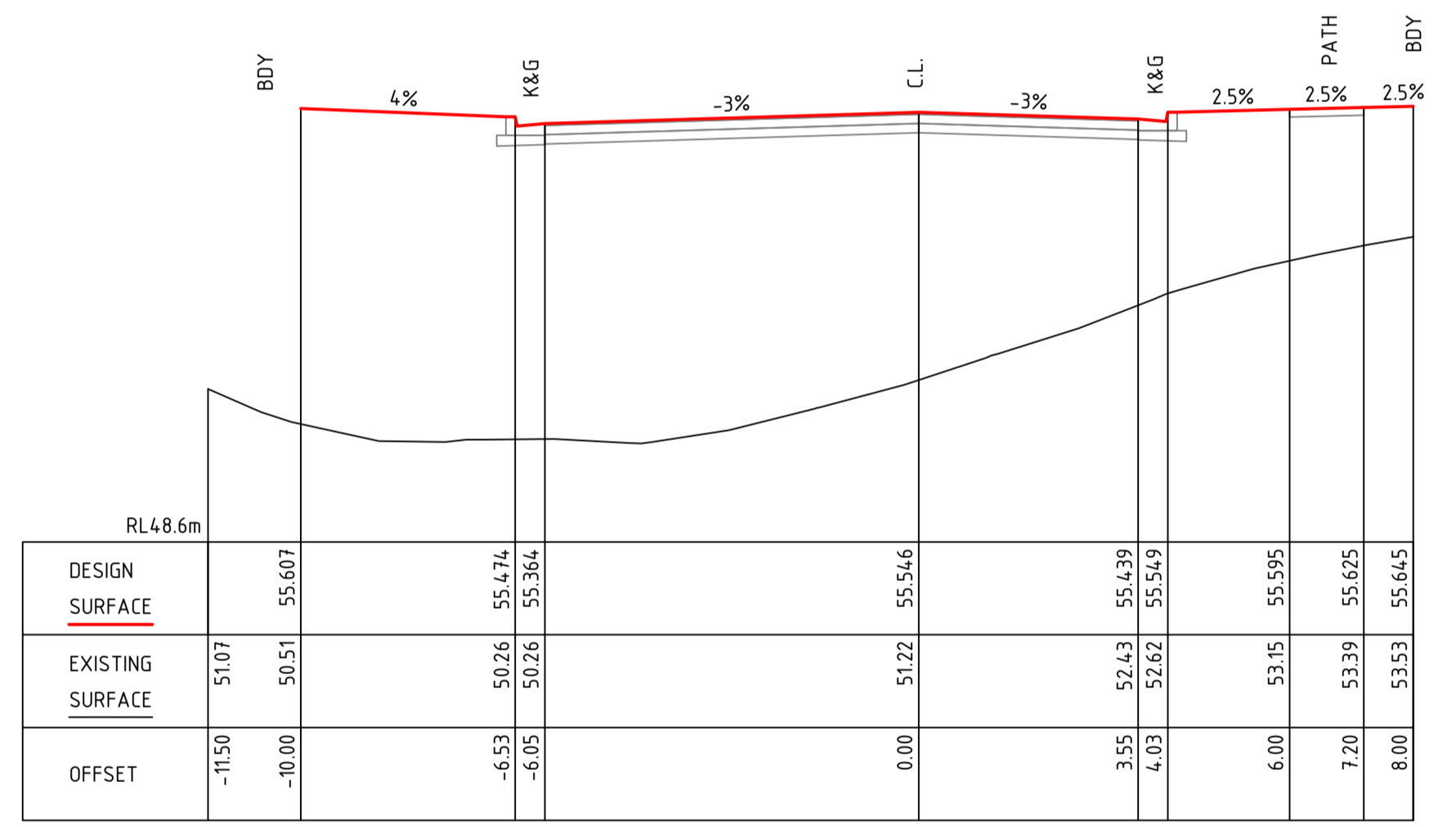
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SCALE:	AS NOTED
DESIGNED:	T.O.
SURVEY:	-
DATUM:	AHD
CONTOUR:	-

PROJECT:
**PROPOSED REZONING OF
PART OF LOT 1006
DP 1270101
128 MUNIBUNG ROAD
BOOLAROO**

TITLE: BISHOP STREET		
HDB Job No:	22012	Sheet:
DRAWING NO:	22012(RZ)	REV:
CLIENT:	GREEN CAPITAL	7 H

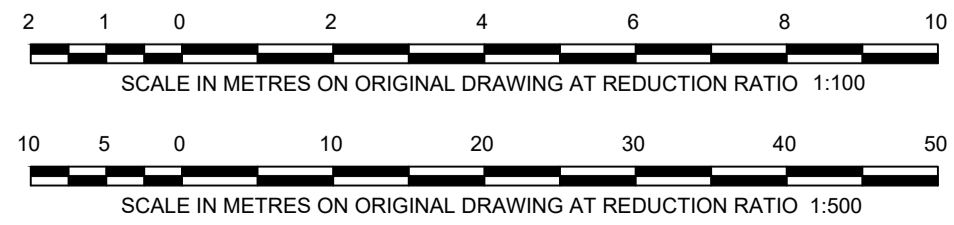


CL Grillo Street Ch 160.000 to Ch 352.000
 HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 260.00 m
 CL Grillo Street
 HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
F	15/06/23	LOT LAYOUT	R.F.	R.F.
E	13/04/23	VICAT ST	R.F.	R.F.
D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
B	24/05/22	LONGSECTIONS	S.S.	R.F.
A	23/05/22	DA ISSUE	S.S.	R.F.



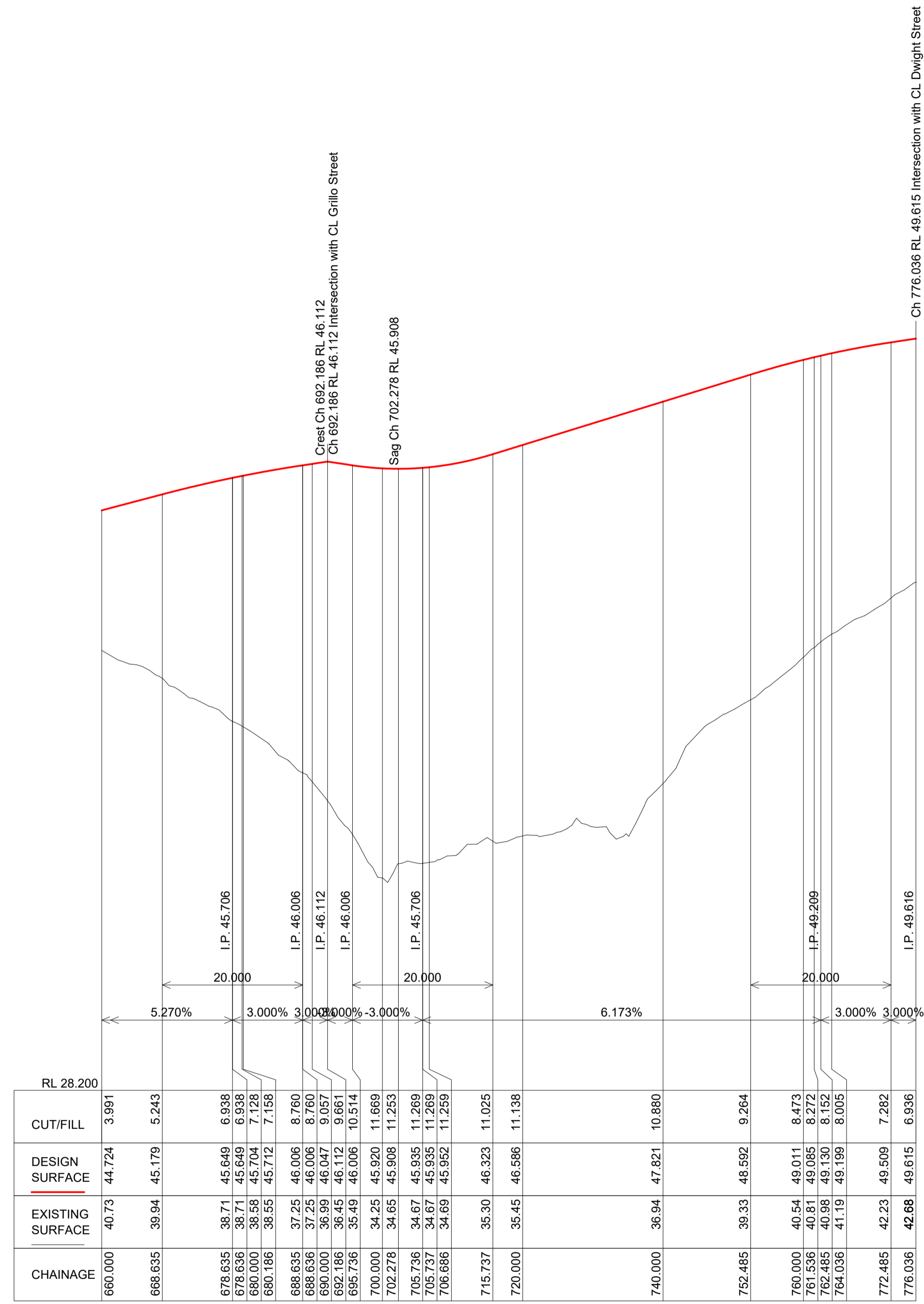
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PRELIMINARY ISSUED FOR DISCUSSION	
SCALE:	AS NOTED
DESIGNED:	T.O.
SURVEY:	-
DATUM:	AHD
CONTOUR:	-

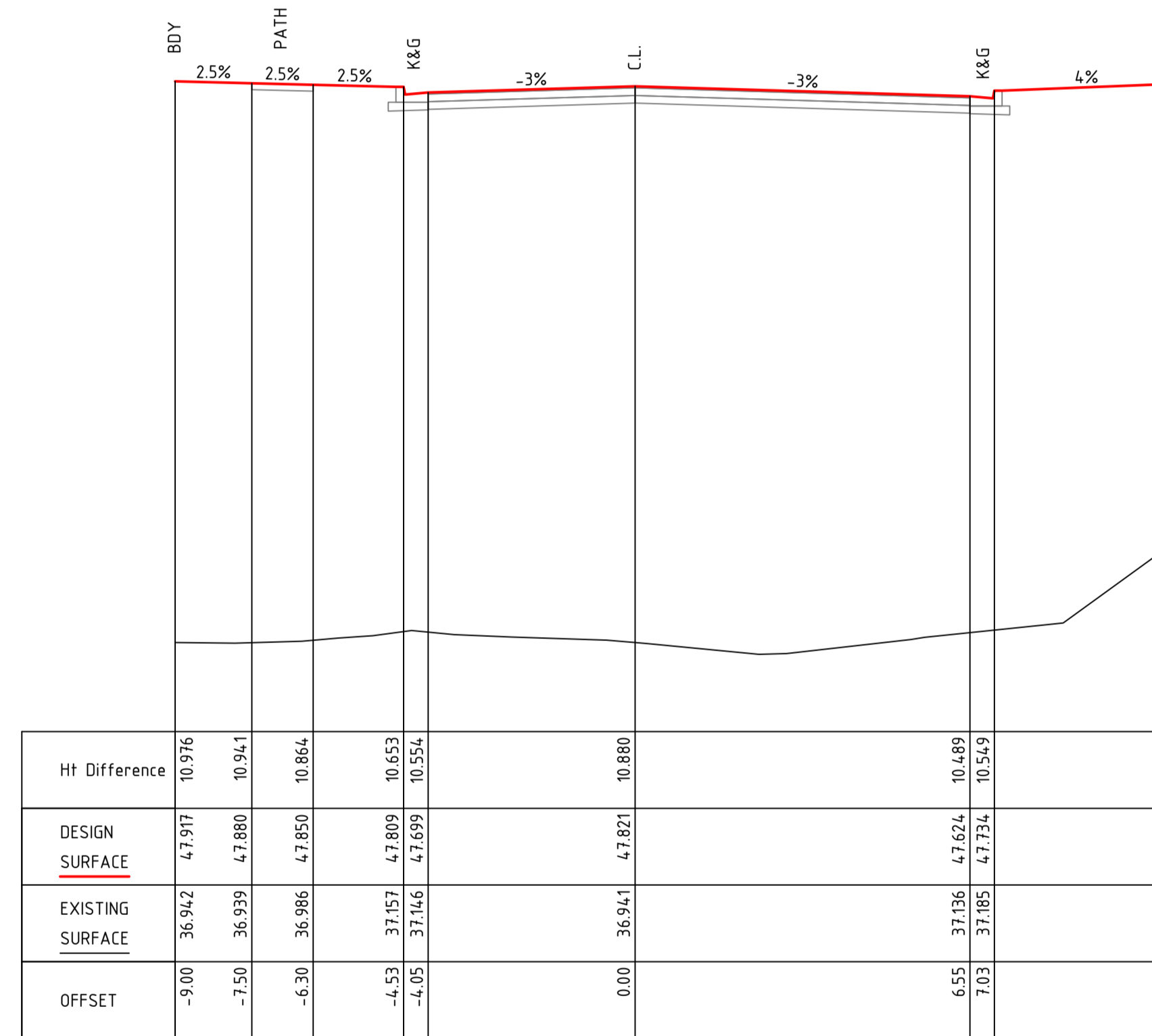
PROJECT:
**PROPOSED REZONING OF
 PART OF LOT 1006
 DP 1270101
 128 MUNIBUNG ROAD
 BOOLAROO**

TITLE: GRILLO STREET		
HDB Job No:	22012	Sheet:
DRAWING NO:	22012(RZ)	REV:
CLIENT:	GREEN CAPITAL	8 H



CL Mackenzie Parade Ch 660.000 to Ch 776.036

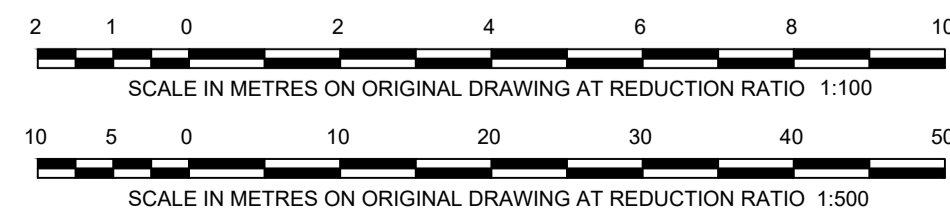
HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 740.00 m
 CL Mackenzie Parade

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
F	15/06/23	LOT LAYOUT	R.F.	R.F.
E	13/04/23	VICAT ST	R.F.	R.F.
D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
B	24/05/22	LONGSECTIONS	S.S.	R.F.
A	23/05/22	DA ISSUE	S.S.	R.F.



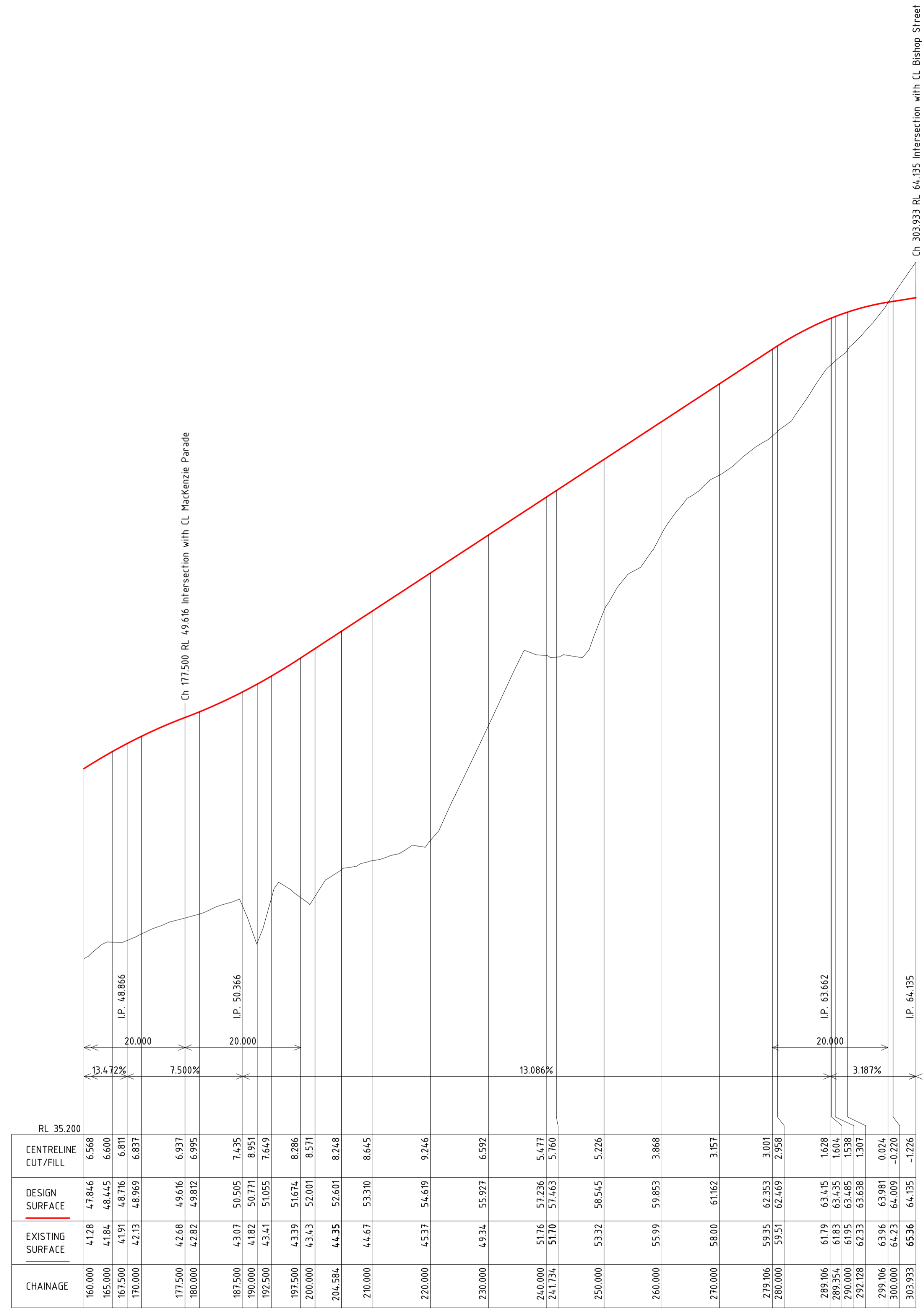
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 TownPlanning & Design
 1st Floor, 44 Church Street, PO Box 40, MAITLAND NSW 2320
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SCALE:	AS NOTED
DESIGNED:	T.O.
SURVEY:	-
DATUM:	AHD
CONTOUR:	-

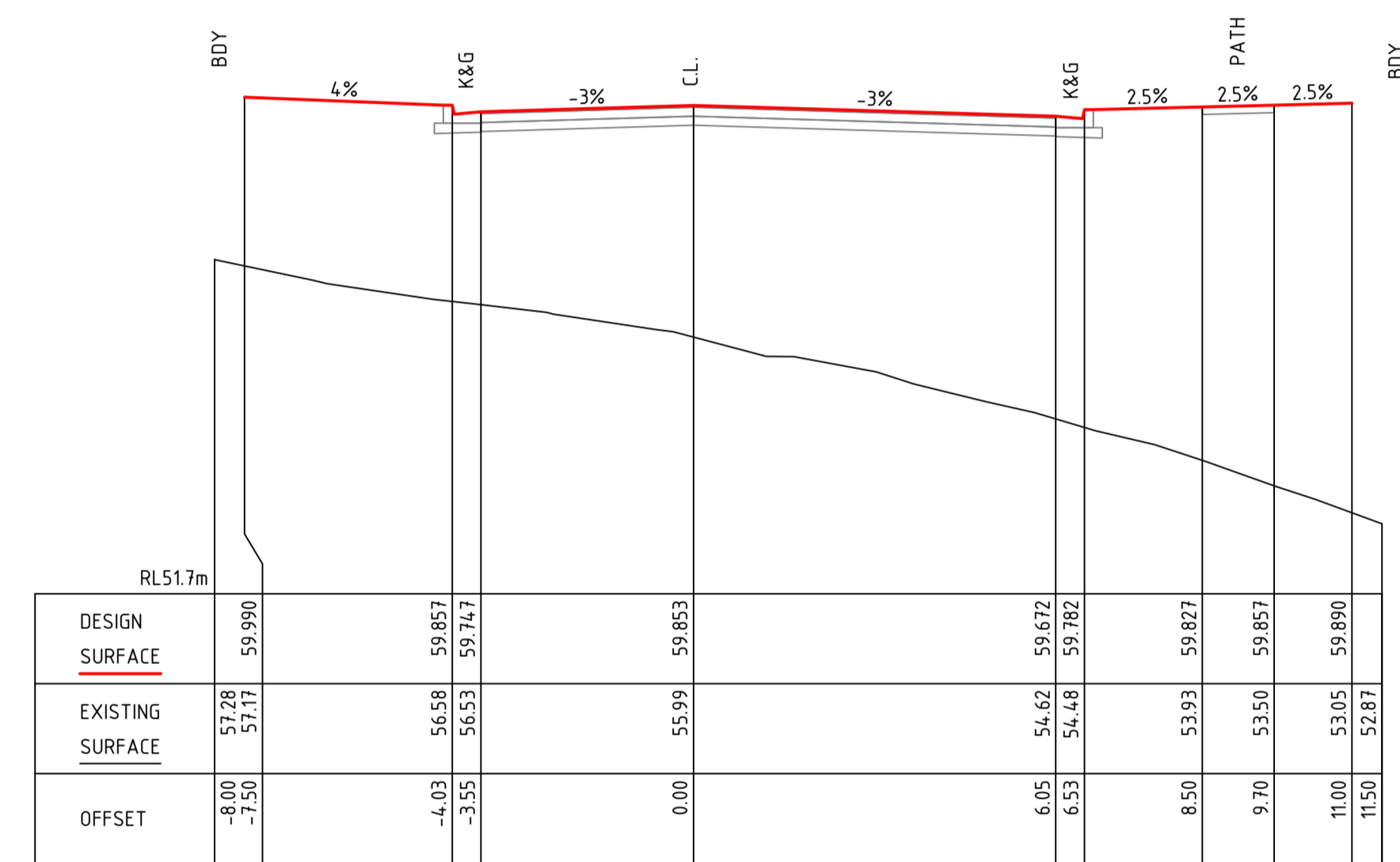
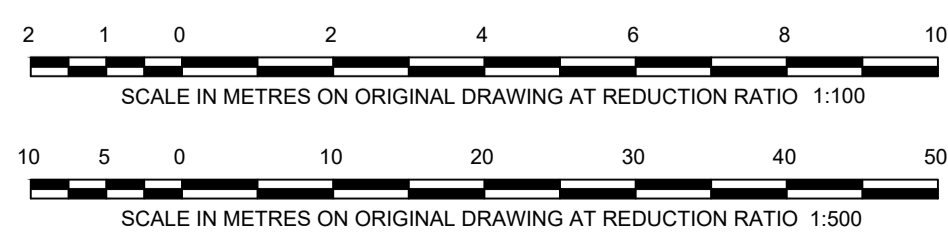
PROJECT:
PROPOSED REZONING OF PART OF LOT 1006 DP 1270101 128 MUNIBUNG ROAD BOOLAROO

TITLE: MACKENZIE PARADE		
HDB Job No:	22012	Sheet:
DRAWING NO:	22012(RZ)	9 H
CLIENT:	GREEN CAPITAL	



CL Dwight Street Ch 160.000 to Ch 303.933

HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 260.00 m
 CL Dwight Street

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	INITIAL	APP.
H	04/10/23	PERIMETER WALL	R.F.	R.F.
G	15/08/23	ROAD DETAILS	R.F.	R.F.
F	15/06/23	LOT LAYOUT	R.F.	R.F.
E	13/04/23	VICAT ST	R.F.	R.F.
D	03/02/23	LOT AREAS	R.F.	R.F.
C	06/06/22	CROSS SECTIONS	S.S.	R.F.
B	24/05/22	LONGSECTIONS	S.S.	R.F.
A	23/05/22	DA ISSUE	S.S.	R.F.



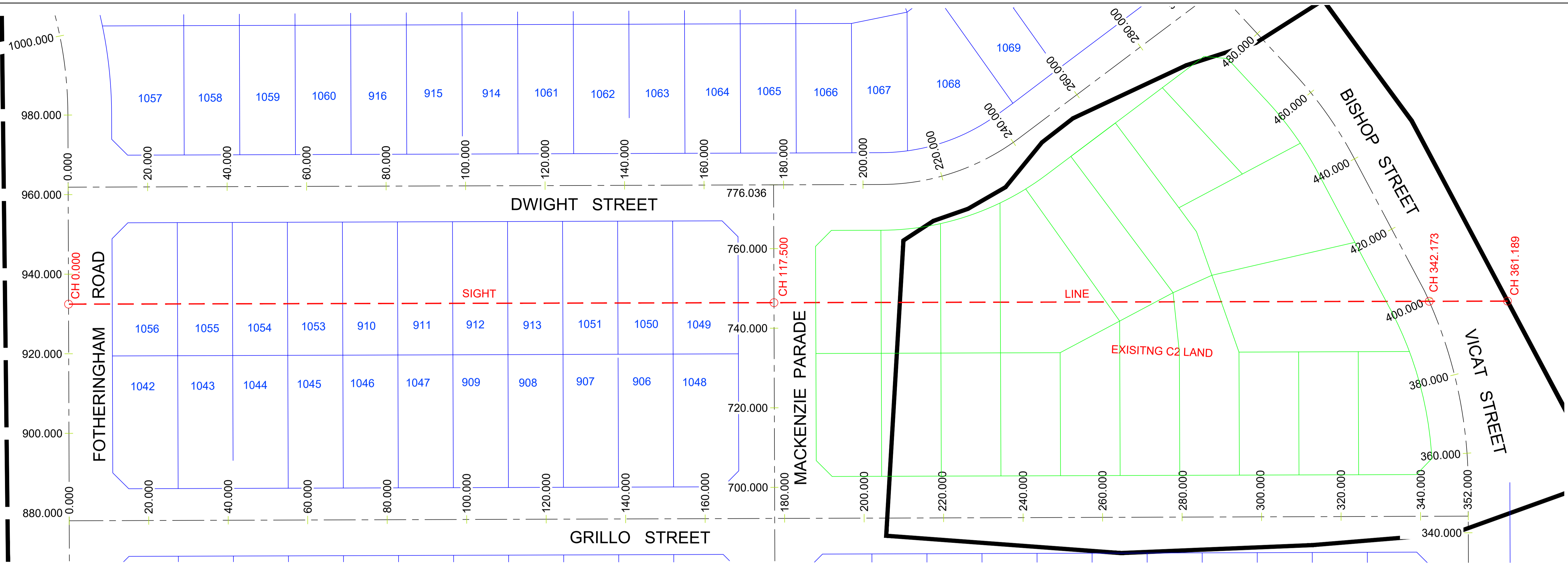
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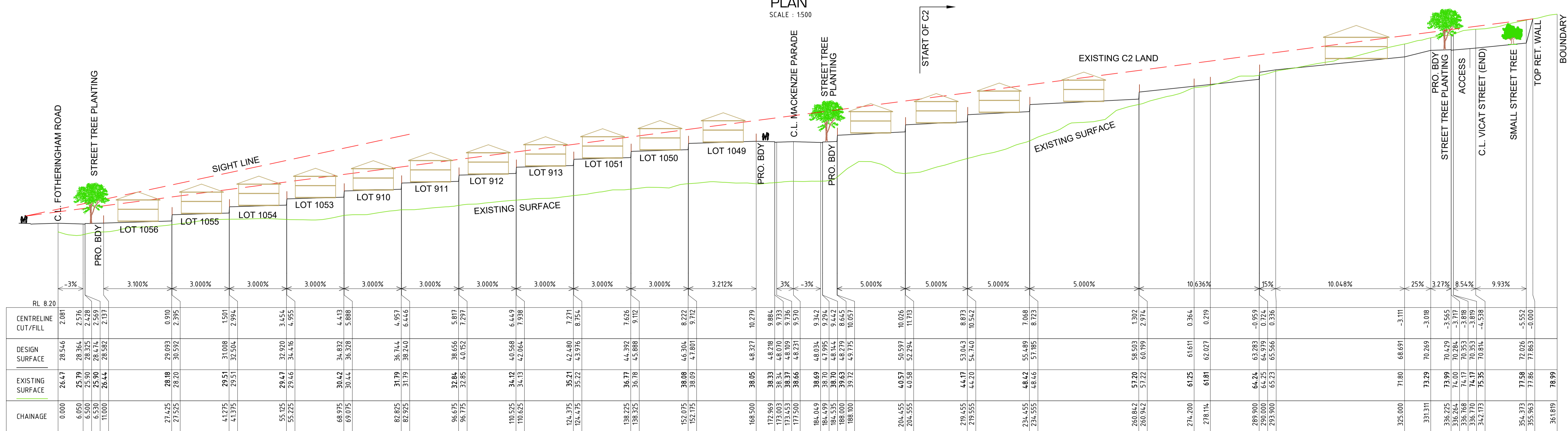
PRELIMINARY ISSUED FOR DISCUSSION	
SCALE:	AS NOTED
DESIGNED:	T.O.
SURVEY:	-
DATUM:	AHD
CONTOUR:	-

PROJECT:
**PROPOSED REZONING OF
 PART OF LOT 1006
 DP 1270101
 128 MUNIBUNG ROAD
 BOOLAROO**

TITLE: DWIGHT STREET		
HDB Job No:	22012	Sheet:
DRAWING NO:	22012(RZ)	REV:
CLIENT:	GREEN CAPITAL	10 H



PLAN SCALE: 1:500



SIGHT LINE PROFILE
SCALES: HORIZONTAL 1:500 VERTICAL 1:500

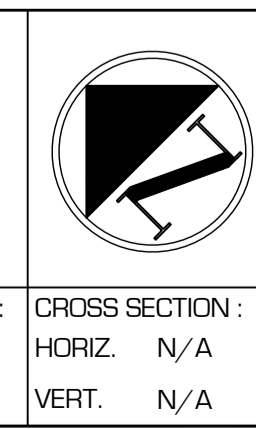
REV	DATE	DESCRIPTION	INITIAL	APPR
A	05.10.23	REVISED LEVELS		R.F.
A	01.02.23	SIGHT LINE - FOTHERINGHAM TO C2		R.F.

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SURVEY BY: PPS
DATUM: AHD
REDUCED LEVEL:
ORIGIN OF LEVELS:
CONTOUR INTERVAL:
DESIGNED: - DRAWN: R.F.
CHECKED: - APPROVED: -

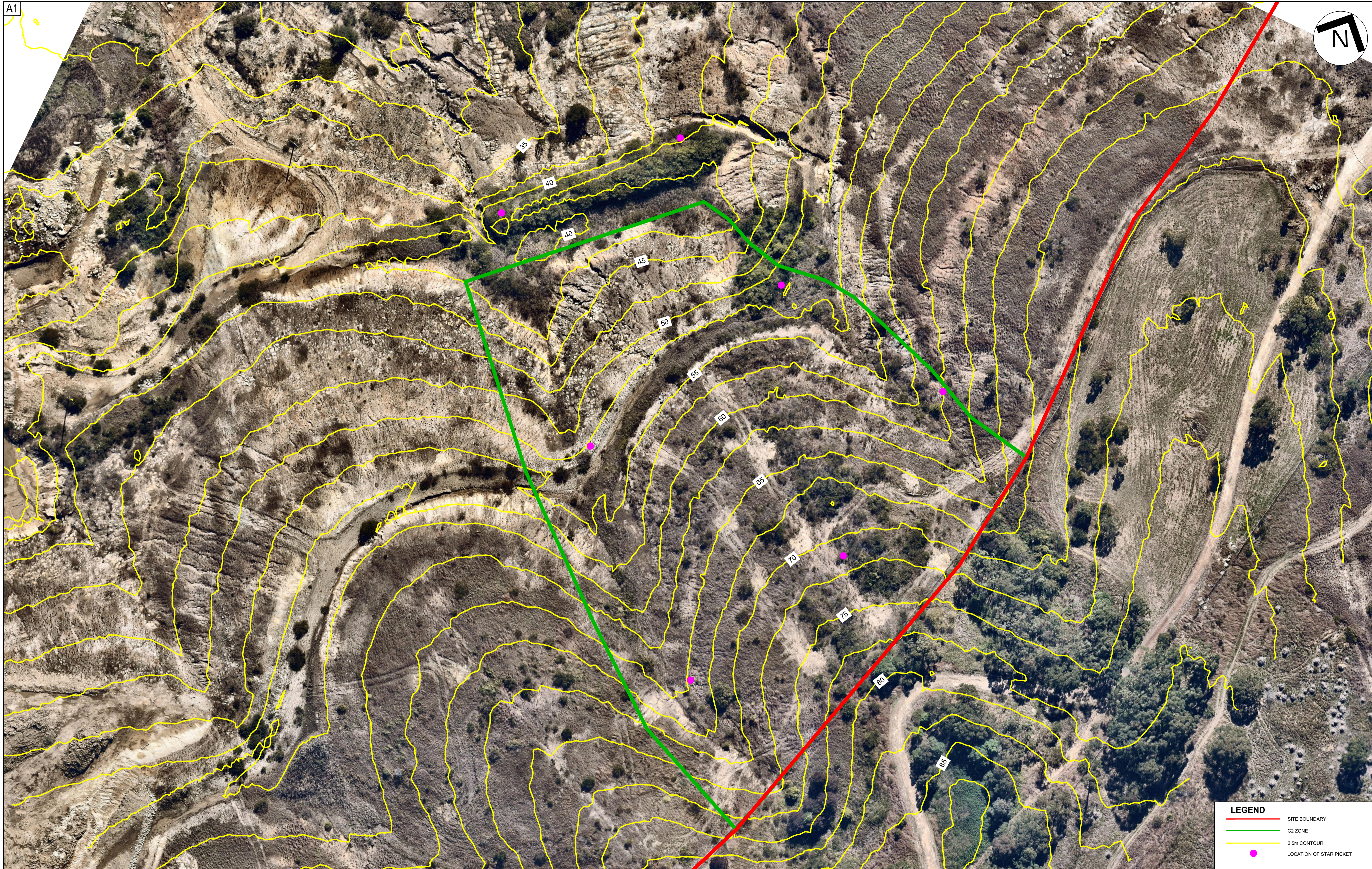
CLIENT
GREEN CAPITAL GROUP
PLAN:
1:500 (A1) / 1:1000 (A3)



PROJECT
PROPOSED REZONING OF C2 LAND WEEMALA DEVELOPMENT AT BOOLAROO
DRAWING TITLE
SIGHT LINE FOTHERINGHAM TO C2 LAND
SHEET 1 OF 1 SHEETS

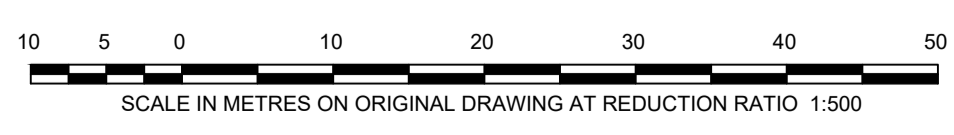
HDB Job No 22012	REVISION B
DWG No 22012(SL)	
FOR DA	
10 5 0 10 20 30 1:500 (A1) / 1:1000 (A3)	

A1



LEGEND	
	SITE BOUNDARY
	C2 ZONE
	2.5m CONTOUR
	LOCATION OF STAR PICKET

REV.	DATE	DESCRIPTION	INITIAL	APP.
B	26/09/23	BACKGROUND IMAGE & CONTOURS	R.F.	R.F.
A	20/09/23	VISUAL IMPACT PLAN	S.S.	R.F.



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SCALE:	1:500
DESIGNED:	R.F.
SURVEY:	-
DATUM:	AHD
CONTOUR:	2.5m

PROJECT:
**SITE OF VISUAL IMPACT
PROP C2 REZONING OF PART
OF LOT 1006 DP 1270101
128 MUNIBUNG ROAD
BOOLAROO**

TITLE:		PLAN VIEW	
HDB Job No:	22012	Sheet:	1
DRAWING NO:	22012(VI)	REV:	B
CLIENT:	GREEN CAPITAL		