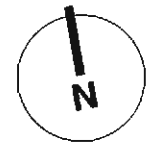


viewpoint location

Kendel Village Environmental Living

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site details:
Burton Road
Mt Hutton
client:
Helen & Ken Delforce
date:
20.12.10
job number:
8572.5
scale:
NTS @ A3
revision:
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05 LMCC scenic guideines

- Lake Macquarie City Council Scenic Quality Guidelines (LMC2, 2004)

Lake Macquarie City Council scenic quality guidelines [SQG]

origins and objectives

This report and the earlier Lake Macquarie Recreation and Open Space Plan: Scenic Quality Plan (Clouston, 1997) from which the scenic quality guidelines were derived, gives an overview of the scenic environment for the entire local government area of Lake Macquarie and defines a methodology to assist with the preparation of visual impact assessments, such as this one.

The objectives of the Clouston study were stated as:

- To define the characteristics and range of visual landscape resources of the City.
- To ascertain the relative values of this resource to the City.
- To ascertain the visibility or accessibility of the landscape.

To provide a basis for formulation of a landscape structure policy and the planning and management of the visual resources of the City in conjunction with other criteria for open space and recreation planning. The scenic quality guidelines describe the methodology for preparing a VIS as follows:

LMCC SQG assessment

methodology

Step 1:	Identify the Landscape Setting Unit for the Site.
Step 2:	Refer to the Landscape Setting Unit Resource Sheets
Step 3:	Refer to Scenic Quality Objectives applicable to the Landscape Setting Unit
Step 4:	Identify the Scenic Management Zone for the site
Step 5:	Refer to the Scenic Management Zone Objectives and Strategies
Step 6:	Prepare the Visual Impact Statement (including a description of the site; a description of the proposal; an assessment of the proposal against the objectives and strategies of the guidelines; suggestions for amelioration if negative impacts are assessed and graphic evidence to illustrate the proposal).

results

Landscape Setting Unit	<ul style="list-style-type: none"> Winding Creek [M - moderate].
Landscape Setting Resource Sheet	<ul style="list-style-type: none"> Winding Creek: Scenic Quality Rating: Moderate
Scenic Quality Objectives	<p><i>'To ensure that new development does not diminish the scenic quality of Lake Macquarie landscapes' by:</i></p> <ul style="list-style-type: none"> Maintaining the dominance of the natural landscapes on ridgelines, Lake Foreshore and coastline over urban development. Retaining vegetation and landscape features that contribute to the landscape character in major viewsheds. Ensuring new development does not become prominent or dominate the landscape of its setting.
Viewer Accessibility Level	<ul style="list-style-type: none"> 3 - Low [Rating from 1-3]
Scenic Management Zone	<ul style="list-style-type: none"> The Scenic Management Zone for the site the LSU is C (Moderate). Refer to appendices for detail table.
Scenic Management Objectives	<p>Prepare the Visual Impact Statement (including a description of the site; a description of the proposal; an assessment of the proposal against the objectives and strategies of the guidelines; suggestions for amelioration if negative impacts are assessed and graphic evidence to illustrate the proposal).</p>

06 impact assessment

The Scenic Quality Guidelines require an assessment of the visual impact with respect to the objectives and strategies within those guidelines and suggested amelioration of negative visual impacts.

The Scenic Quality Rating from LMCC documents is 'high'.

The Mount Hutton Area Plan describes the area as residential, "supported by a large shopping precinct with two smaller local centres and a range of stand alone uses, including nurseries and aged care facilities". It states "the area offers opportunities for a variety of housing types and lifestyle choices. Maintaining and enhancing these opportunities to ensure a continued mix of housing is essential to the success of the suburb's liveability".

The locality of the site forms part of an extended group of small rural residential lots. The site is located at the lower levels of a valley and is bounded by vegetated hillsides to the west and south, which are described as "the most dominant physical and scenic features of the suburb". Higher density residential development occurs southward of the junction between Burton Road

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and Glad Gunston Drive, however the approach to this area from Warners Bay Road has a distinctly semi-rural feel.

Although the proposed development shall be single storey, it is a higher density than currently found in the area [discounting the adjoining residential area to the south]. In order to maintain *"the highly desirable amenity of Mount Hutton...while increasing the population base and economic viability of the area"* the scenic management objectives provide guidelines for the appropriate management of development, the principal objective is to almost totally screen the development with extensive landscape throughout the site and site boundaries to prevent views of the majority of the proposed built form from any of the identified viewing locations.

As previously noted, the viewer access level is low, meaning that most views are encountered from minor roads and less visited places. In this instance it relates to Burton Road and the adjoining rural lot residential to the north along Casson Ave. Topography and existing vegetation also limits the degree of viewer access, as further discussed in the Viewpoint Data Sheets (layout 17 - 31). It is suggested that less emphasis be given to close proximity viewing locations to enable a realistic assessment of the general impact of the proposal rather than isolated low viewer accessibility viewpoints. This has been acknowledged in Councils guidelines.

Small rural lots are located to the immediate south of the site, however much higher density development occurs further southward, with minimal building setback, landscaping or street tree planting. New development must be considered as outlined in the Scenic Quality Guidelines in terms of ameliorating 'negative visual impacts' and to appreciate the elements that contribute to negative visual impact.

Negative elements include:

- tall structures inconsistent with the character of the area.
- high visibility colours [white, bright colours].
- interruption or loss of ridgeline canopy vegetation.
- loss of natural vegetation on site.
- loss of natural foreshore vegetation and form.
- excessive clearing of natural vegetation.
- extensive mass of built form.

It can be seen from Viewpoint 11 that many of the 'approved' existing dwellings have a greater visual impact than the proposed development when viewed from Burton Road. Excessive clearing and bright colours with minimal building setback have a greater visual impact than structures that use subdued external colours. Whilst the proposed development will increase the building density within a rural residential context, it should not be evaluated in isolation to the above mentioned development.

The Burton Road interface and the site in general contains several medium and mature native trees. These trees have a significant positive benefit in maintaining scenic quality. Initial inspections also identify several dead and smaller trees that have poor form and amenity value. Each trees potential retention value has been considered in the development of the site plan (refer Tree Assessment Plan 05 and Tree Retention Plan 06). The views into the eastern sections of the site from Burton Road are limited by the existing dwellings and vegetation. The proposed design layout proposes to retain this visual 'blocking' of the internal site area using building location, wide mass planting areas and curvilinear road alignments to prevent aligned views in.

07 conclusions

The subject site is currently occupied by two single storey residences and a series of sheds, stables and horse training paddocks. The proposal is to replace the structures with an over 55s retirement village, consisting of 51 units in building clusters, with associated community centre, men's shed, childrens play and BBQ area. The proposed scheme is premissible under current legislation, but shall increase the built form density in the existing rural-residential context, therefore the design principles must address the sensitivity to ensure that it *"does not become prominent or dominate the landscape of its setting"*.

The proposed development does not impact on the ridgeline vegetation, break the skyline, or impact on any major viewsheds.

The site covers an area of approximately 4.9 hectares, with several mature native canopy trees contributing to the general rural amenity of the area. The proposed development aims to minimise the number of trees lost and supplement existing vegetation, especially in the riparian zone and at the Burton Road interface.

The assessment has found that whilst the proposal introduces a higher density development to an existing rural-residential environment, the proposed development will generally have a low-medium impact on the scenic quality of the surrounding areas depending on viewer location. This is a result of considering the limited and generally distant viewer access coupled with proposed landscape treatments, building style and materials selection. If the landscape measures are undertaken, the proposed development may be effectively screened with retention of scenic quality by reinforcing and reconnecting fragments of bushland, especially within the riparian zone in the eastern quadrant of the site and establishment of the wide landscaped buffer along the northern boundary.

The visual impact encountered by residences to the south and east will likely be variable. The viewpoint analysis sheets illustrate the variation in impact due to the degree of screening currently afforded by existing vegetation

Trees noted for retention on the Tree Retention / Removal Plan (layout 06) must be protected during construction works and compensatory planting of endemic tree species be adopted to ensure that the rural character be retained and enhanced. Supplementary planting shall be incorporated into the riparian zone must comply with the recommendations of *Planning For Bushfire Protection*.

The most frequent viewer access relates to traffic using Burton Road. Due to the orientation of the site and the two building forms shall be visible from Burton Road. The building setback permits the retention of most of the advanced Casuarinas along the north west boundary of the site along Burton Road in addition to several mature canopy trees. The existing casuarinas, as can be seen in the photographs, provide a significant visual screen and extension of vegetation along this section of the site.

Supplementary planting of endemic trees shall provide a significant landscaped buffer and enhance the native landscape character of the area. These trees shall mature with clear understorey trunks to permit some views into the site (for casual surveillance) whilst providing upper canopy contribution.

The assessment identified that visual access is relatively high from a limited number of rural residential lots located at higher elevations to the north of the site (Casson Avenue - see viewpoints 1,2 and 3). This is due to their close proximity and period of viewing time, their

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09 appendices

Appendix A - Visual Quality Assessment Table (Clouston, 1995)

elevated position and the lack of existing vegetation on these sites. Actual viewer access is variable between individual residences, due to existing screening and upper canopy vegetation and other structures and fences.

To retain the semi - 'rural character' of the area when viewed from these properties the landscape design proposes to fully screen the views of the site from the north with extensive landscaping to the northern buffer. This is quite achievable as a large portion of the site is available, adjoining sites have extensive undeveloped ground and natural water patterns, and there are no restrictions on planting. Neither is the establishment of a buffer screen and canopy planting inconsistent with the area as large areas of bushland canopy are found in the area. When viewed from Casson Ave, the proposed new canopy planting would merge with the backdrop of canopy planting [see viewpoint 2].

The proposed central location of the community centre allows for a large pocket of internal green space. Copse planting of endemic canopy trees in this location, alongside the overland flowpath and in the riparian zone shall reinforce the existing native canopy and enhance the rural character of the area.

As supplementary screening and upper canopy vegetation is proposed for both of these boundaries, the impact will be reduced. It is noted that the advantages of screening vegetation will not be experienced until the plants have reached some degree of maturity.


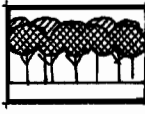
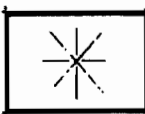
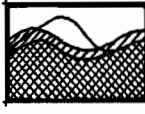
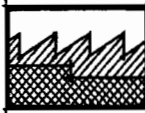
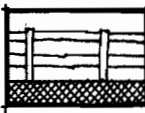
08 references

Coulston, 1997, *Lake Macquarie Recreation and Open Space Plan: Scenic Quality Plan (Draft)*, Lake Macquarie City Council.

Lake Macquarie City Council, 2004, *Lake Macquarie Local Environment Plan*.

Lake Macquarie City Council, 2008, *Lake Macquarie City Development Control Plan No. 1, Principles of Development - Revision 02*.

LMC2 Consulting Group, 2004, *Lake Macquarie Scenic Quality Guidelines*.

	LOW	MEDIUM	HIGH
RELIEF/LANDFORM Diversity & Contrast 	Flat terrain dominant. Ridgelines not often seen.	Undulating terrain dominant. Little contrast or ruggedness. Ridgelines prominent in only half or less of landscape unit.	High hills in foreground and middleground. Presence of cliffs, rocks and other geological features. High relief (eg steep slopes rising from water or plain). Ridgelines prominent in most of landscape unit.
VEGETATION Diversity & Contrast 	One or two vegetation types present in foreground. Uniformity along skyline.	Patterning in only one or two areas. 3 or 4 vegetation types in foreground. Few emergent or feature trees.	High degree of patterning in vegetation. 4 or more distinct vegetation types. Emergent trees prominent and distinctive to region. Stands of specimen or accent vegetation (eg palms, pines etc.)
NATURALNESS 	Dominance of development within many parts of a landscape unit.	Some evidence of development but not dominant. Traditional built character. Development in background and/or partially concealed.	Absence of development or minimal dominance within landscape unit. Presence of parkland or other open space including beach, lakeside etc.
WATER Presence, Extent & Character 	Little or no view of water. Water in background without prominence. Presence of polluted water or stagnant water.	Moderate extent of water. Presence of calm water. No islands, channels meandering water. Intermittent streams, lakes, rivers etc.	Dominance of water in foreground and middleground. Presence of flowing water, turbulence and permanent water. Intricate shapes and river edges.
DEVELOPMENT Form & Identity 	Presence of commercial and industrial structures. Presence of large scale development (eg mining, infrastructure etc.) Newer residential development prominent.	Presence of established residential development. Small scale industrial etc in middleground. Presence of sports and recreational facilities.	Presence of rural structures (eg farm buildings, fences etc.) Heritage buildings and other structures apparent. Isolated domestic scale structures.
CULTURAL 	No evidence present. Area free of cultural landmarks. Presence of new development.	Presence of established, well-landscaped development esp. in middleground and background.	Presence of established, maintained landscapes (eg farmlands, forests, gardens etc), old towns and buildings etc.

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Appendix B - Scenic Management Zone C

Zone C is assigned to those areas of moderate to low Scenic Quality and Visual Accessibility and where the landscape values, while not making a significant contribution to the City image and attractiveness, do not detract significantly from that image or amenity.

Objectives	Strategies
Rideglines and Hillsides	
To protect the natural character of ridgelines and to maintain the predominant natural character of hillsides by ensuring development does not exceed a moderate level of visual impact.	Development maximises opportunities for enhancing the tree canopy along ridgelines. Clearing is restricted to maintain an even balance between the visible tree canopy and development. Where partially reduced in density, the tree canopy is retained by minimising further tree or vegetation clearance and where possible enhanced.
Foreshore and Coastline	
To maintain and enhance the natural character of all foreshore by ensuring development does not exceed a moderate level of visual impact.	Development proposals along the foreshore is permitted only to the extent that the natural foreshore is maintained or enhanced. Development along the foreshore is limited within 20 metres of the Dead High Water Mark and landscape plan is submitted that demonstrates vegetation retention, restoration and screening.
Rural Landscapes and Forested Hinterland	
To maintain and enhance the desirable rural character by ensuring development does not visually dominate the setting.	Development maintains the desirable rural character in the area. Development likely to be visible from major viewpoints and scenic roadways is suitably sited and maintains a buffer zone of bushland between the road and the development.
Urban Areas	
To maintain the existing desirable character and reinforce the visual landscape and townscape quality and amenity by ensuring developments do not visually dominate and do not exceed a moderate level of visual impact in the context of the setting	Development demonstrates no detrimental visual impact. Development considers and enhances the existing desirable character. Development visible from Significant Features or View Points and Ridgelines maintains a dominant tree canopy

Appendix C - Visual Assessment Criteria

terminology

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

- The subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries.
- The study area consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase and includes the residential areas of Seahampton and West Wallsend.
- The study locality is the area of land within the regional visual catchments whereby the proposal can be readily recognised. Generally this is confined to a six-kilometre radius beyond which individual buildings are difficult to discern especially amongst other development where contrasts are low. Further, visual sensitivity generally declines significantly beyond this range due to the broad viewing range that can be had from vantage points. For this study the locality has been limited to the visual catchments that have distances less than 6 kilometres, however, views beyond this are restricted by the topography and development that bounds the site and adjoining viewpoints.

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 amenity that they can create. Conversely, scenes of low visual quality are of little scenic value to the community with a preference that they be changed and improved, often through the introduction of landscape treatments (eg screen planting).

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

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

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

Appendix A contains a Visual Quality Assessment Table that has a more detailed breakdown of the above elements and their impact on visual quality.

visual sensitivity

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

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

- Visual sensitivity decreases as the viewer distance increases.
- Visual sensitivity decreases as the viewing time decreases.

Visual sensitivity can also be related to viewer activity (e.g. a person viewing an affected site while engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).

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

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

With respect to this proposal, the applicable land use is residential.

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 develop 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.

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VIEWPOINT LOCATION

8 Casson Avenue, Mount Hutton.

COMMENTS:

Panoramic view of rural setting.

Continuous ridgeline and hillside vegetation creates strong visual element, broken only by foreground trees.

Views to site filtered by mature trees, sheds, stables and residential dwelling.

High visual sensitivity due to close proximity, however proposed single storey development, building materials selection and landscape screening shall reduce the the visual impact to medium.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input checked="" type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input type="checkbox"/> neutral	<input checked="" type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

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**VIEWPOINT LOCATION**

12 Casson Avenue, Mt Hutton

COMMENTS:

Panoramic view across paddocks interspersed with sheds and stables. Vegetated ridgeline and hillside dominant backdrop across landscape. Break in ridgeline vegetation for powerline easement and some construction to top third of hillside. Indirect views to site filtered by sheds and stables, in addition to a higher proportion of mature canopy trees in foreground than occurs in Viewpoint 1. Proposed material selection and supplementary landscape screening reduces the visual impact to medium.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input checked="" type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input type="checkbox"/> neutral	<input checked="" type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

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VIEWPOINT LOCATION

14 Casson Avenue, Mt Hutton

COMMENTS:

Photograph taken from roadside incorporating some foreground trees and structures, shown on right hand side of image. Views from house may not include these elements.

Vegetated ridgeline and hillside dominant feature, with higher density mature canopy trees to middleground providing significant screening to site from this location.

Visual sensitivity high due to close proximity, however visual impact reduced by existing and proposed landscape screening and building integration into environment.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input checked="" type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input type="checkbox"/> neutral	<input checked="" type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

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**VIEWPOINT LOCATION**

40 Burton Road, Mount Hutton

COMMENTS:

View southward along Burton Road towards site.

Mature roadside vegetation and existing site trees completely obscure views into site.

Eleebana Childcare Centre highly visible at centre of image.

Minor road within 1km of site results in a medium visual sensitivity rating, however the density of existing roadside vegetation suggests the proposed development will have a low visual impact from this location.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input checked="" type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
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**VIEWPOINT LOCATION**

North western boundary of site, Burton Road, Mt Hutton.

COMMENTS:

View south eastwards from Burton Road into site.

Existing residences completely screened by row of mature Casuarinas. Underpruning to trees may allow for some views into site by pedestrians, however consideration should be taken to the speed of passing vehicles containing the majority of viewers. Bus stop at boundaries of Lots 11 & 12 allows for some longer viewing, rarely exceeding a minute.

High visual sensitivity due to close proximity, will be reduced to a low-medium visual effect by building setback and landscape screening.

EVALUATION CRITERIA

location of site:	<input checked="" type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
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VIEWPOINT LOCATION

Residence to immediate north of site, accessed via 8 Casson Avenue, Mt Hutton.

COMMENTS:

Residence is located within 50m of the sites northern boundary.

Existing views incorporate vegetated ridgeline, broken only by the canopies of mature middleground trees. Pleasant open views across paddocks, however not pristine, due to existing sheds and stables on adjoining sites and the proposed development site.

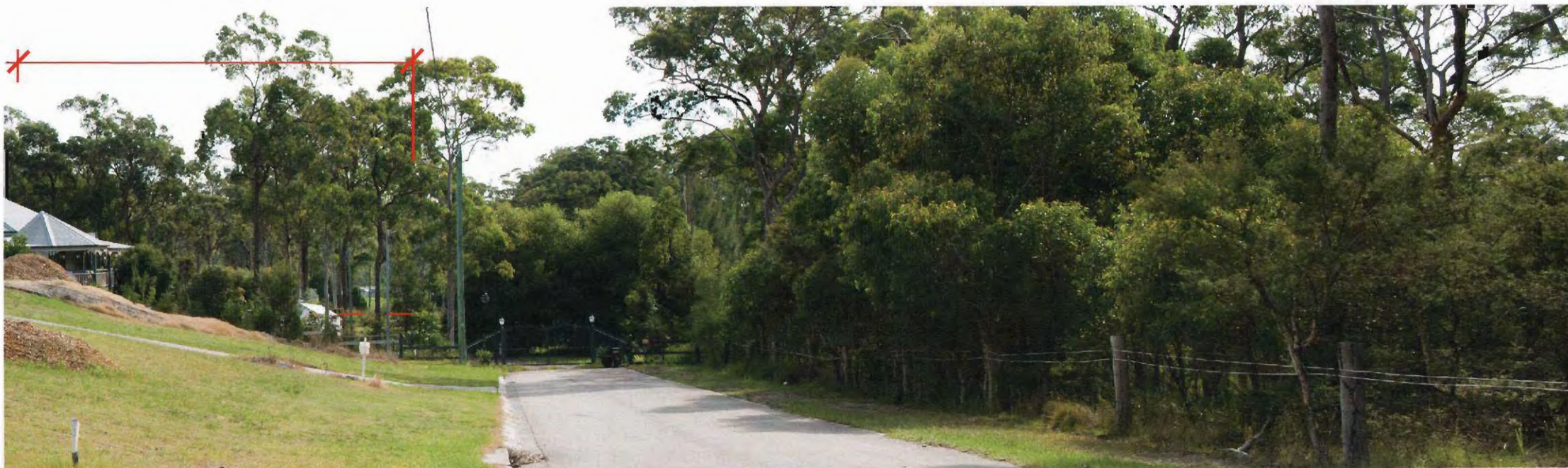
High visual sensitivity will an initially high visual impact, will be reduced over time as landscape screening matures.

Consideration should be given to the low number of viewers impacted at this location.

EVALUATION CRITERIA

location of site:	<input checked="" type="checkbox"/> foreground	<input checked="" type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual impact:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input checked="" type="checkbox"/> high

Kendel Village Environmental Living



site details:
 Burton Road
 Mt Hutton
client:
 Helen & Ken Delforce
date:
 20.12.10
job number:
 8572.5
scale:
 NTS @ A3
revision:
 F

VIEWPOINT LOCATION

Henry Street, Tingira Heights.

COMMENTS:

Photo taken from third block from end of street, with slightly higher elevation than site. No access to private property at end of street. Existing vegetation on this property provides partial screening to site from street, however views may be more direct and unfiltered from within property.

The proximity to the site results in a high visual sensitivity, however the degree of existing and proposed landscape screening will result in a low to medium visual impact.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input checked="" type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input type="checkbox"/> neutral	<input checked="" type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

Kendel Village Environmental Living

**VIEWPOINT LOCATION**

Henry Street, Tingira Heights.

COMMENTS:

Photo taken from fourth block from end of street, with slightly higher elevation than previous viewpoint.

Existing vegetation on end property provides partial screening to site from street, however higher elevation at this point allows for greater visual access than previous viewpoint.

Note existing residence on end property and shed on site adjoining northern boundary of subject site visible from this location.

Refer Viewpoint 7 Evaluation Criteria.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input checked="" type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input type="checkbox"/> neutral	<input checked="" type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

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VIEWPOINT LOCATION

Common boundary of Lots 11 & 12, Burton Road, Mt Hutton

COMMENTS:

View south east from existing site entrance.

Vegetated ridgeline evident, but not prominent from this location.

Existing trees provide upper canopy cover, however clear trunks permit views to existing residence. Building setback reduces visual impact of existing residence when viewed from street, especially when considered in context with neighbouring development.

High visual sensitivity due to close proximity, will be reduced to a low-medium visual effect by building setback and landscape screening.

EVALUATION CRITERIA

location of site:	<input checked="" type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

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VIEWPOINT LOCATION

Residence immediately opposite southern boundary of Lot12, Burton Road, Mt Hutton.

COMMENTS:

View east from existing site entrance.

Some filtering of views into site from this location due to lower branching of some trees.

Ducks Crossing Restaurant to right of image, with similar setback from Burton Road.

Consideration should be given to the duration of viewing time from High visual sensitivity, will be reduced to a low-medium visual effect by building setback and landscape screening.

EVALUATION CRITERIA

location of site:	<input checked="" type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

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VIEWPOINT LOCATION

Vacant block to west of Eleebana Childrens Centre, Glad Gunston Drive, Mt Hutton.

COMMENTS:

View north westwards to site. Higher density residential development indicated on right hand side of image, with Ducks Crossing Restaurant at direct centre. Existing vegetation on vacant block to left of image and on site vegetation provides significant filtering of views to site. Vegetated ridgeline evident in background, however broken by mature trees and building roofs. Estimated low visual impact due to existing and proposed vegetation and proposed building setback.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input checked="" type="checkbox"/> middleground	<input type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high

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**VIEWPOINT LOCATION**

Junction of Glad Gunston Drive & Lindeman Close, Mt Hutton.

COMMENTS:

Existing vegetation on vacant block completely obstructs views to site from this location.

Residential development also partially screened.

Vegetated ridgeline and hillside visible, though not prominent.

Estimated low visual impact due to existing and proposed vegetation and proposed building setback.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input checked="" type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual impact:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high

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VIEWPOINT LOCATION

Ducks Crossing Restaurant accommodation villas.

COMMENTS:

Photo taken from immediate south of subject site boundary. Pleasant semi-rural outlook.

Existing vegetation provides some filtering of views, although not complete obstruction due to clear lower trunks.

Existing sheds and stables evident, in addition to residences further northwards of subject site.

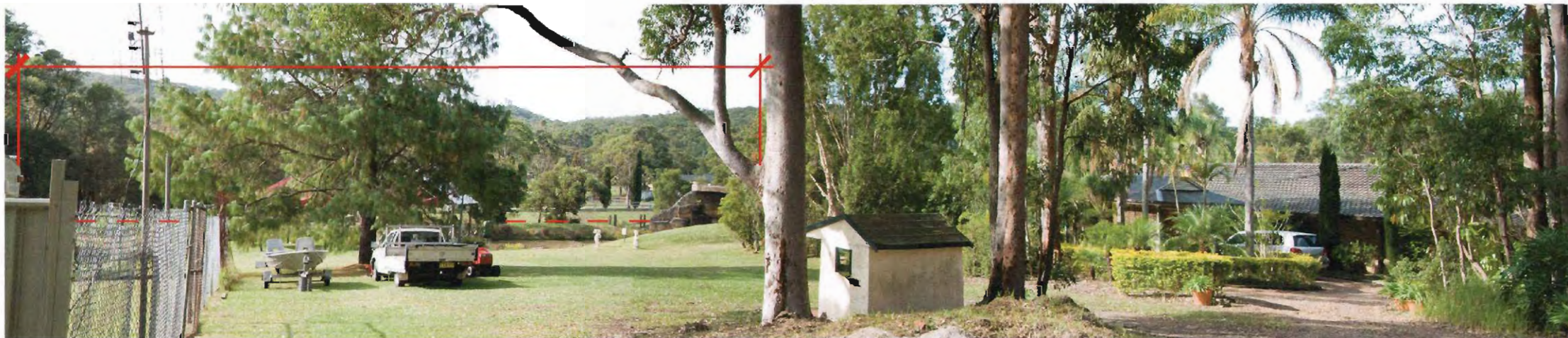
Visual impact of existing residences reduced due to distance from photo location.

An initially high visual effect will be reduced over time as landscape screening matures.

EVALUATION CRITERIA

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viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual impact:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

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VIEWPOINT LOCATION

Laneway to south of site off Burton Road, Mt Hutton.

COMMENTS:

View northward from existing residence. Ducks Crossing structures and existing vegetation results in a tunnel view of site from this location. However the area of subject site that is visible appears as open paddocks with structures evident further northward of subject site. Views from within existing residence may be clearer than from this location.

Visual effect may be initially medium to high, depending upon viewer location within property, which shall be reduced as proposed landscaping matures.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input checked="" type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high
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VIEWPOINT LOCATION

Laneway to south of site off Burton Road, Mt Hutton.

COMMENTS:

View northward from existing residence.

Views completely obstructed by existing dense vegetation.

Visual sensitivity is potentially high due to close proximity, however existing vegetation shall result in a low visual impact from this location.

EVALUATION CRITERIA

location of site:	<input type="checkbox"/> foreground	<input type="checkbox"/> middleground	<input checked="" type="checkbox"/> background
viewer position:	<input type="checkbox"/> inferior	<input checked="" type="checkbox"/> neutral	<input type="checkbox"/> superior
viewer access:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
visual sensitivity:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high
visual effect:	<input checked="" type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
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