

visual impact assesment

01

Eleebana Shores - Seniors living retirement village development

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PROJECT:
Eleebana Shores
SITE:
Bullion Road, Mt Hutton
CLIENT:
Eleebana Shores Retirement Pty Ltd
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DRAWN:
BUR
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02

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02 existing visual environment

local area character

The site is located on the eastern side of Burton Road, Mount Hutton. The immediate local area consists predominantly of small rural residential lots, some small scale commercial and remnant bushland. Higher density residential development is located within 1km of the site. The area is not classified as a visually significant natural landscape within the LMCC Scenic Guidelines - Appendix 3: Significant Features, Viewpoints and Ridgelines Maps.

The local landscape character is a valley with vegetated ridgelines to the south and west. The rural residential lots, relatively high proportion of remnant bushland and the topography of the area results in an area of high visual amenity. The large parcels of relatively undeveloped land within close proximity to Lake Macquarie and shopping centres affords the area a unique character in a suburban context.

The Mount Hutton area landscape consists of vegetated ridgelines, pockets of endemic bushland mixed with scattered mature endemic trees with residential development and exotic plantings. Small areas of undisturbed endemic vegetation have been retained within the residential development which provide a significant visual contribution.

site character

The site consists of two lots forming a narrow rectangle running perpendicular to Burton Road and extending eastward to South Creek. Both lots have a street frontage of approximately 60.34m, resulting in a combined street frontage of 120.68m to Burton Road (refer 01 site analysis).

The site is privately owned, with a single storey residence on each lot, set back approximately 55m from Burton Road. Additional sheds, stables and horse training yards are located on Lot 12, the largest of the two lots. The building setback and retention of occasional endemic trees provides a visual buffer and contributes to the pleasant amenity of the streetscape.

The large allotments in this area have allowed for several mature and valuable endemic tree specimens to be retained. Many are in good health and vigour, although several have died. Generally these trees contribute to the general canopy and visually integrate the ridge top vegetation to extend canopy trees down into the valley.

The existing structures are set at a lower elevation than many residences located along Casson Avenue to the north and an unnamed street off Violet Town Road, due to the topography of the area (Refer to the Landscape Design Report 02 for further explanation).

visual environment of the study area

Mount Hutton has a high amenity due to its unique surrounding natural environment, proximity to the lake, beach and shopping complexes and rural residential context, however higher density housing is encroaching the area, this is clearly seen in aerial images that show the density of the residential estate immediately to the south of the site some 100m away.

The study area consists of the subject site plus the roads and land that are within the visual catchment and potentially affected by the proposal. The study area for this site includes Burton Road to the east, Casson Avenue to the north, Henry Street, Tingira Heights to the west and a lateral laneway off Burton Road to the south.

Visual access to the site from some private property that may experience visual impact was restricted due to potential trespassing issues. Viewpoints were therefore assessed as near as possible to these residences. The existing mature vegetation on the adjoining properties also restricted viewer access to the site.

01 introduction

preamble

Terras Landscape Architects have been engaged by Eleebana Shores Retirement Pty Ltd. to undertake a Visual Impact Statement (VIS) for a proposed new retirement village to be erected on Lots 11 and 12 Burton Road, Mount Hutton. The proposed development would replace existing dwellings, sheds, stables and horse training yards in the current location.

As the site is located within Lake Macquarie Scenic Management Zone, a Visual Impact Statement (VIS) needs to be submitted. The VIS must comply with the basic requirements of the Lake Macquarie Scenic Quality Guidelines March 2004, DCP 1, Section 2.1.3 - Scenic Values. Field work was conducted in April 2010 + November 2013. Following a desktop analysis a visual assessment was undertaken from vantage points surrounding the site within the p-determined visual catchment area, (refer to site location 16).

terminology

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

- The *proposal* is that activity which has the potential to produce a visual impact either during the works or as a result of it. In this case it refers to the construction of a new roof structure over an existing bowling green and associated external landscape works.
- The *subject site* (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries.
- The *study area* consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase.
- The *study locality* is the area of land within the regional visual catchments whereby the proposal can be readily recognised. Generally this is confined to a six-kilometre radius beyond which individual buildings are difficult to discern especially amongst other development where contrasts are low. Further, visual sensitivity generally declines significantly beyond this range due to the broad viewing range that can be had from vantage points. For this study the locality has been limited to the visual catchments 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.

objectives

The objectives of this report are as follows:

To identify and describe the existing visual/landscape environment and to evaluate its current qualities.

To determine the likely impacts development will have on the visual/landscape quality of the area and to determine compliance with the scenic quality guidelines.

To propose methods, where possible, to reduce the scenic impact of the proposed development or methods to increase the existing scenic quality.

methodology

The methodology applied to this study involved systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery as outlined in Appendix A (Visual Quality Preference Table). The methodology also incorporates the requirements of the Scenic Quality Guidelines with reference to Landscape Setting Units, Scenic Quality Objectives and Scenic Management Zones & Strategies particularly when assessing likely impacts.

The assessment was undertaken in three stages as noted below:

- A description of the existing visual environment
- The undertaking of a viewpoint analysis to identify sites likely to be affected by development of the site. Viewpoints are chosen that represent those locations where impacts will affect significant groups within the population (e.g. major roads, community halls, settlements etc.) and as noted in the scenic quality guidelines otherwise referred to as Significant Features, Significant Viewpoints and Significant Ridgelines.
- An assessment of visual impacts.

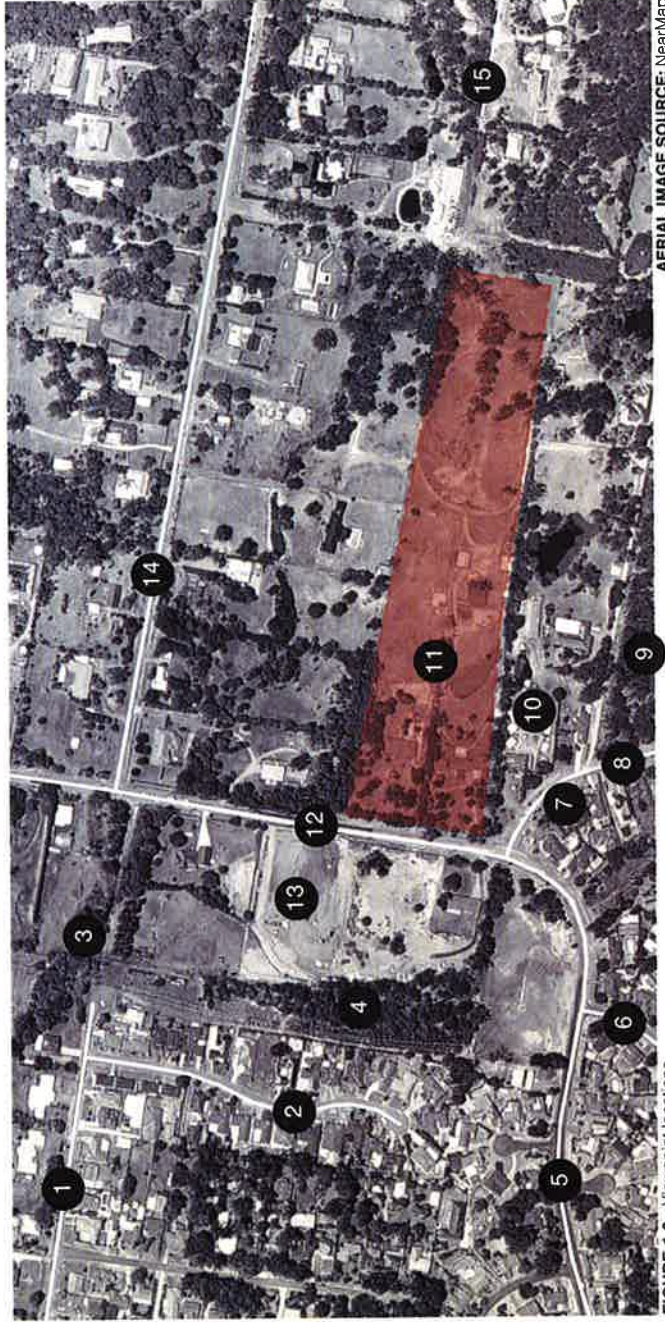
The purpose of the above methodology is to reduce the amount of subjectively entering into the impact assessment and to provide sufficient data to allow for third party verification of results as well as compliance with the requirements of the scenic quality guidelines.

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site location

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03



AERIAL IMAGE SOURCE: NearMaps

LEGEND

- 1 Cherry Road.
- 2 Eino Place.
- 3 South Creek.
- 4 Fossil Wing Creek.
- 5 Glad Guson Drive
- 6 Underman Close.
- 7 Eleebana childrens centre.
- 8 Burton Road.
- 9 Tingara Heights Nature Reserve

- 10 Ducks Crossing Restaurant accommodation villas.
- 11 Site Location - Eleebana Shores retirement village.
- 12 Burton Road.
- 13 New approved retirement village [Under construction].
- 14 Casson Avenue.
- 15 Sanctuary Grove.

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03 the proposal

The development application for the site proposes to demolish the existing single storey residences, sheds and stables and construct an over 55s retirement village. This will consist of 61 new villas as single storey buildings and 40 new apartment within two storey apartment building. The proposed development shall also include a recreational centre which will be located in the eastern quadrant of the site. The proposed works will be set back approximately 10m from Burton Road and extent eastwards.

Various architectural design elements seem to have been incorporated into the building design to reduce visual impact including mid grey coloured pitched roofs, subtiled, earthy tones and no excessive earthworks or level changes are proposed.

04 viewpoint analysis

[Refer to separate worksheets].

This section of the scenic assessment considers the likely impact that the proposed development may have on the local environment. This is done by identifying and selecting particular sites, referred to as viewpoints, conducting inspections and determining what part of the development will be visible from those viewpoints and the visual impact of that development proposal. The evaluation is based on the criteria detailed in the Appendices of this report as well as assessment of the LMCC Scenic Quality Guidelines.

The viewpoints, as shown on layout Figure 5.0 were selected on the basis of where the development would appear to be most prominent either based on degree of exposure or the number of people likely to be affected.

The images were taken using a digital SLR camera with a focal length of 42mm approximating a standard 50mm for a conventional 35mm camera and equivalent to the human eye. A number of photo panoramas have been included to put the site in context with the surrounding area. The attached landscape format viewpoint worksheets provide analysis data.



FIGURE 2.0 - On street verge looking north of site on Burton Road.



FIGURE 3.0 - Looking into the site from Burton Road.



FIGURE 4.0 - On site next to existing residence looking east across the property.

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viewpoint locations

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FIGURE 5.0 - Viewpoint locations

AERIAL IMAGE SOURCE: NearMaps

LEGEND

- 1 8 Carsson Avenue, Mt Hutton.
- 2 12 Casson Avenue, Mt Hutton.
- 3 14 Casson Avenue, Mt Hutton.
- 4 40 Burton Road, Mt Hutton.
- 5 North western boundary of site, Mt Hutton.
- 6 Residence to immediate north site via 8 Carsson Avenue.
- 7 Henry Street, Tingara Heights.
- 8 Henry Street, Tingara Heights.
- 9 Common boundary of lots 11 & 12, Burton Road, Mt Hutton.

- 10 Residence opposite boundary of lot 12 Burton Road, Mt Hutton
- 11 Vacant lot on Glad Gunson Drive, Mt Hutton.
- 12 Junction of Glad Gunson Drive + Lindeman Close, Mt Hutton.
- 13 Ducks Crossing Restaurant accommodation villas.
- 14 Laneways to south of site off Burton Road, Mt Hutton.
- 15 Laneways to south of site off Burton Road, Mt Hutton.



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Eleebana Shores - Seniors living retirement village development

results

Landscape Setting	Eleebana
Scenic Quality Rating	Moderate
Viewer Level	Level 2
Scenic Management Zone	- Scenic Management Zone Eleebana 3 - Refer to appendices for detail table.
Scenic Quality Objectives	Prepare the Visual Impact Assessment (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).
Level of Impact	Moderate: The proposal may form a visible and recognisable new element within the overall scene that affects and changes its overall character.

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 for the site 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

05 LMCC Scenic Management Guidelines

- Lake Macquarie City Council Scenic Management Guidelines (Adopted by LMCC 11 February 2013)

origins and objectives

The Scenic Management Guidelines are founded on six key objectives:

- Protect vegetated ridgelines and upper slopes.
- Retain green breaks between urban areas.
- Protect important natural landscape features.
- Ensure the built environment does not dominate natural landscape qualities in non-urban areas. New development to achieve a balance between the character of both the built and natural environment
- Protect and enhance attractive views from highly visible viewpoints.

The following methodology was used for preparing the (VIA):

assessment methodology

Step 1:	Identify the Landscape Setting for the Site.
Step 2:	Refer to the Landscape Settings and Significant Natural Landscape Features Map.
Step 3:	Refer to Visual Assessment Criteria (Appendix C) for identifying places with potentially High or Moderate visibility.
Step 4:	Identify the Scenic Management Zone for the site
Step 5:	Refer to the Scenic Management Zone Guidelines.
Step 6:	Prepare the Visual Impact Assessment (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).
Step 7:	Describe the level of impact.

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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 61 villas and 40 apartments, with associated recreational centre. The proposed scheme is premissible under current zoning, but shall increase the population density into an existing rural-residential context, therefore must be done with 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. 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 will be screened with some increased scenic quality by reinforcing and reconnecting fragments of bushland, especially within the riparian zone in the eastern quadrant of the site.

It is recommended that the trees noted for retention 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, whilst complying with the recommendations of Planning For Bushfire Protection.

The greatest viewer access relates to traffic using Burton Road. Due to the orientation of the site, only four units shall be visible from this interface. Compensatory 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 understory trunks to permit some views into the site (for casual surveillance) whilst providing upper canopy contribution. Existing *Casuarina* species to be retained within the 10m buffer setback, while adding complementary planting of native trees and shrubs will further reduce the visual impact of the proposed development.

Visual access is also relatively high from the rural residential lots located at higher elevations to the north of the site (Casson Avenue). This is due to their close proximity and period of viewing time, although the quantity of viewers impacted upon is less than that of Burton Road. Actual viewer access is variable between individual residences, due to existing screening and upper canopy vegetation and other structures and fences. Whilst it is acknowledged that the paddock panorama shall be impacted upon, the single storey structures, building materials selection and landscaped screening to the boundaries shall reduce the visual impact.

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.

As Compensatory 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.

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 increases the population density of the area and further encroaches the rural setting. However it should be considered that most development of this area will result in a modification of its rural character. 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 type and management of development.

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 surrounding rural lot residences. 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 Figure 5.0 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 abovementioned 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.

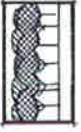
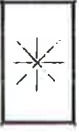
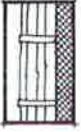
PROJECT: Eleebana Shores
SITE: Burton Road, Mt Hutton
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DATE: 11 04 2014
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10 appendices

08 references

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- Lake Macquarie City Council, 2013, *Development Control Plan*.
- Lake Macquarie City Council, 2013, *Lake Macquarie Scenic Management Guidelines*.

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

	LOW	MEDIUM	HIGH
RELIEF/LANDFORM Diversity & Contrast 	Flat terrain dominant. Ridge/peak not often seen. Ridgelines prominent in only half or less of landscape unit. High relief (big steep slopes using form value or plan). Ridgelines prominent in most of landscape unit.	Undulating terrain dominant. Little contrast or high/low relief. Ridgelines prominent in only half or less of landscape unit.	High hills in foreground and mid-ground. Presence of cliffs, rocks and other geological features. High relief (big steep slopes using form value or plan). Ridgelines prominent in most of landscape unit.
VEGETATION Diversity & Contrast 	One or two vegetation types present in foreground. Uniformity along skyline. Few emergent or feature trees.	Patchwork 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 (fig palms, pines, etc.).
NATURALNESS 	Dominance of development within many parts of a landscape unit. Traditional built character. Development in background and/or partially concealed.	Some evidence of development but not dominant. Traditional built character. Development in background and/or partially concealed.	Absence of development or minimal evidence within landscape unit. Presence of parkland or other open space including beach, lawns etc. Dominance of water at foreground and mid-ground. Presence of flowing water, turbulence and permanent water. Isolated shapely and river edge mark etc.
WATER Movement, 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. Intersecting streams, lakes, mark etc.	Dominance of water at foreground and mid-ground. Presence of flowing water, turbulence and permanent water. Isolated shapely and river edge mark etc.
DEVELOPMENT Form & Density 	Presence of commercial and industrial structures. Presence of large scale development (eg meeting infrastructure etc.). Minor residential development prominent.	Presence of established residential development. Small scale industrial etc in mid-ground. 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.
CULTURE 	No evidence present. Area free of cultural landmarks. Presence of new development.	Presence of established, well-maintained structures in mid-ground and background.	Presence of established, main-tenance structures in mid-ground and background. Old forms and buildings etc.

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Appendix C - 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.

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. interior, 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 (EPAW, 2000). It describes general ratings, however, consideration also must be given to particular conditions that may modify the results for particular sites.

Appendix B - Scenic Management Zone 3

This applies to Landscape Settings: Bardens Bay, Bonnells Bay, Coal Point, Croudace Bay, Eleebana, Johnnys Point, Kilaben Bay, Koorooro Bay, Wangi Bay, Wangi South,

Existing character
A low to moderate level of mostly detached housing with generally a balance of vegetation and built form.
The shoreline is partially or almost totally affected by development, with some parts of the foreshore protected in public reserves. Vegetated ridges and some hillsides usually provide a strong visual backdrop to views from the lake and foreshore.
Areas of development are almost continuous with some larger areas of intervening vegetation.
Desired future character
Future development in these areas should have regard to protecting key landscape elements including pockets of natural shoreline, native vegetation, vegetation in and around dwellings and maintain the density, scale and spacing of development.
A balance between built form and the natural landscape should be achieved, including when viewed from the lake. Green breaks between areas of development, that provide visual and physical relief, should be preserved and strengthened.
Scenic management guidelines
Any development within these areas is to satisfy the following guidelines:
• Development should minimise substantial alteration of natural ground levels and the dominance of structures along the foreshore; • Existing ridgeline vegetation which provides a dominant backdrop to views from the lake is retained; • Screening of buildings and structures and rehabilitation planting is implemented along the foreshore to achieve a minimum of 30-50% screening coverage (when viewed from the lake), within 5 years; • Where predominantly treed, development is sited and designed to minimise the need for vegetation clearance and to maintain a natural appearance for the foreshore, within 20 metres of the Mean High Water Mark; • recreational reserves and activities which are characteristic of the area are preserved or improved; • The height of buildings and structures does not extend above the physical ridgeline, not the tree-line.

Table 2: Scenic Management Zone 3
(Source LMCC Scenic Management Guidelines, 2013)

PROJECT:
Eleebana Shores
SITE:
Bardens Bay, Bonnells Bay, Coal Point, Croudace Bay, Eleebana, Johnnys Point, Kilaben Bay, Koorooro Bay, Wangi Bay, Wangi South,
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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

Table 3: Visual Sensitivity Table
(Source: EDAW, 2000)

Although the above table is to be used as a general guide, the following viewpoint ranges shall be used for this assessment, as detailed in the (SMG).

- Close foreground - less than 300m
- Foreground - 300m to 1km
- Mid-Ground - 1 - 5km
- Distant - Over 5km.

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.

visual impact

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

Visual Sensitivity Levels	Visual Impact Table			
	Visual Effect Levels			
	High	High Impact	Moderate	Low
	Moderate	High Impact	Moderate Impact	Moderate Impact
	Low	Moderate Impact	Low Impact	Low Impact

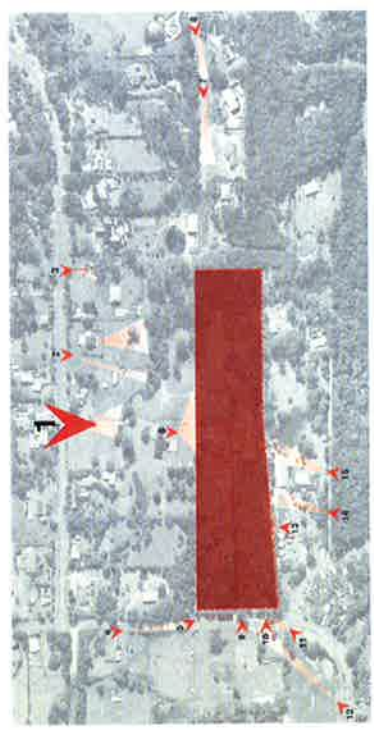
Table 4: Visual Impacts Table
(Source: EDAW, 2000)

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.

PROJECT: Eleebana Shores
SITE: Buriton Road, Mt Hutton
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11.04.2014
JOB NUMBER: 98515
DRAWN: N/A
SCALE: N/A
NO. IN SET: 10 of 26
REVISION: C

viewpoint 1

Eleebana Shores - Seniors living retirement village development



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

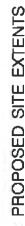
8 Casson Avenue, Mount Hutton.

COMMENTS:

Panoramic view of rural setting.
Continuous ridge line 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 visual impact to medium.

EVALUATION CRITERIA					
location of site:	☐	foreground	☐	middleground	☐
viewer position:	☐	inferior	☐	neutral	☐
viewer access:	☒	low	☐	medium	☐
visual sensitivity:	☐	low	☐	medium	☐
visual effect:	☐	low	☐	medium	☐
visual impact:	☐	low	☐	medium	☐

PROJECT: Eleebana Shores
SITE: Burleigh Road, Mt Hutton
CLIENT: Shores Retirement Pty Ltd
DATE: 11/04/2014
JOB NUMBER: 9861 5
DRAWN: BJR
SCALE: N/A
NO. IN SET: 11 of 26
REVISION: C

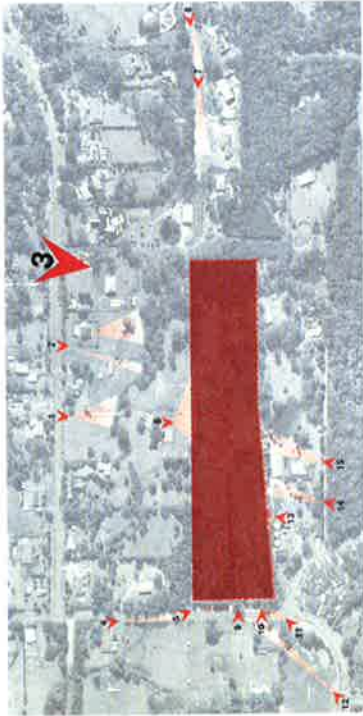


VIEWPOINT LOCATION
12 Casson Avenue, Mt Hutton

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:	☐	☐	☒	☐
viewer position:	☐	inferior	☐	neutral
viewer access:	☒	low	☐	medium
visual sensitivity:	☐	low	☒	medium
visual effect:	☐	low	☒	medium
visual impact:	☐	low	☒	medium
				background
			☒	superior
			☐	high
			☒	high
			☐	high
			☐	high

PROJECT: Elbiana Shores
SITE: Burton Road, Mt Hutton
CLIENT: Elbiana Shores Retirement Pty Ltd
DATE: 11/04/2014
JOB NUMBER: 96615
DRAWN: BLR
SCALE: N/A
NO. IN SET: 12 of 26
REVISION: C



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

14 Casson Avenue, Mt Hutton

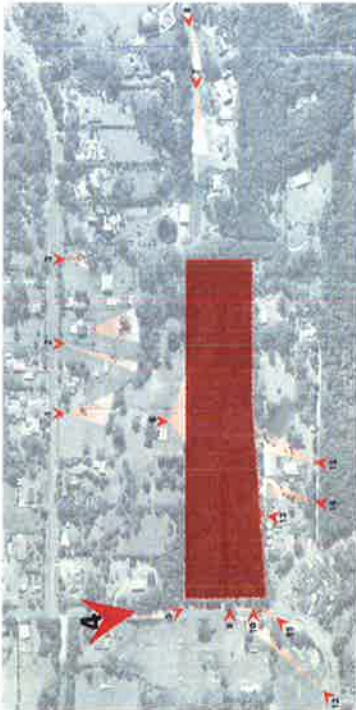
COMMENTS:

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 ridge/line and hillside dominant feature, with higher density mature canopy trees to middle/ground 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:	☐	foreground	☒	middleground	☐	background
viewer position:	☐	inferior	☐	neutral	☒	superior
viewer access:	☒	low	☐	medium	☐	high
visual sensitivity:	☐	low	☐	medium	☒	high
visual effect:	☐	low	☐	medium	☐	high
visual impact:	☐	low	☒	medium	☐	high

PROJECT: Eleebana Shores
SITE: Bullock Road, Mt Hutton
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11.04.2014
JOB NUMBER: 9861.5
DRAWN: EJR
SCALE:
N/A IN SET:
NO. IN SET: 13 of 20
REVISION: C



PROPOSED SITE EXTENTS



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 and on the right of the image is a new development of a similar over 50's village currently under construction. 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.

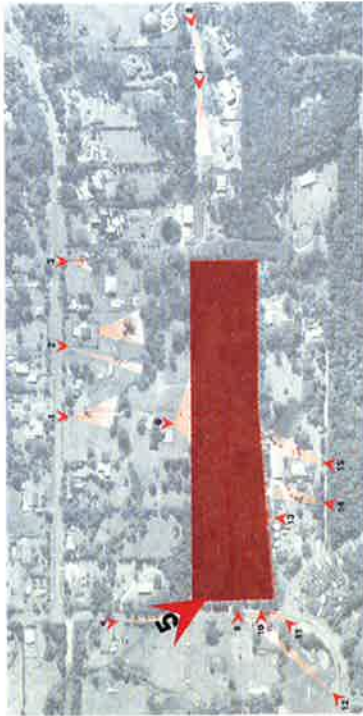
PROJECT:
Eleebana Shores
SITE:
Burton Road, Mt Hutton
CLIENT:
Eleebana Shores Retirement Pty Ltd
DATE:
11.04.2014
JOB NUMBER:
9861.5
DRAWN:
BJR
SCALE:
1:1
NO IN SET:
14 of 26
REVISION:
C

EVALUATION CRITERIA					
location of site:	foreground	background	background	background	background
	☐	☐	☐	☐	☐
viewer position:	interior	neutral	superior	superior	superior
	☐	☐	☐	☐	☐
viewer access:	low	medium	high	high	high
	☒	☐	☐	☐	☐
visual sensitivity:	low	medium	high	high	high
	☐	☐	☐	☐	☐
visual effect:	low	medium	high	high	high
	☒	☐	☐	☐	☐
visual impact:	low	medium	high	high	high
	☒	☐	☐	☐	☐

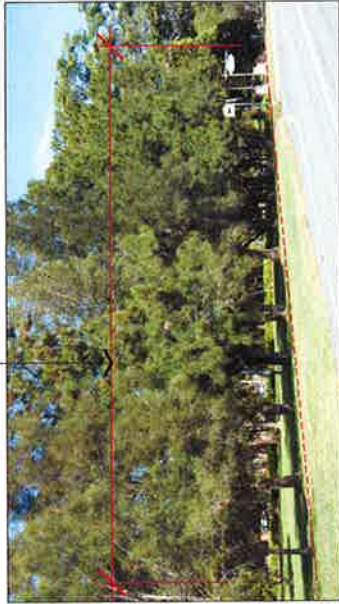
viewpoint 5

Eleebana Shores - Seniors living retirement village development

15



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

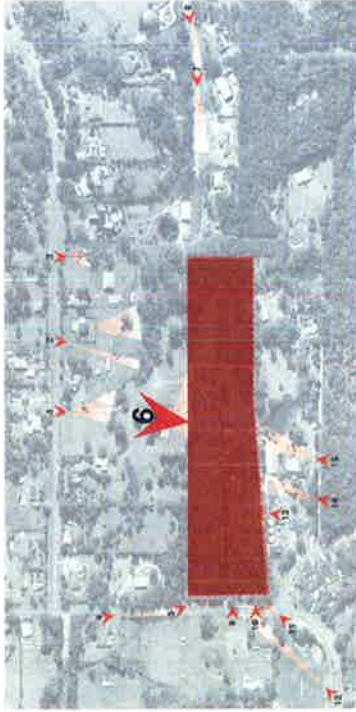
North western boundary of site, Burton Road, Mt Hutton.

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:	☒ foreground	☐ middleground	☐ background		
viewer position:	☐ inferior	☒ neutral	☐ superior		
viewer access:	☒ low	☒ medium	☐ high		
visual sensitivity:	☐ low	☐ medium	☒ high		
visual effect:	☒ low	☒ medium	☐ high		
visual impact:	☐ low	☒ medium	☐ high		

PROJECT: Eleebana Shores
SITE: Burton Road, Mt Hutton
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11.04.2014
JOB NUMBER: 9861.5
DRAWN: EJR
SCALE: N/A
NO. IN SET: 13 of 26
REVISION: C



PROPOSED SITE EXTENTS

**VIEWPOINT LOCATION**

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

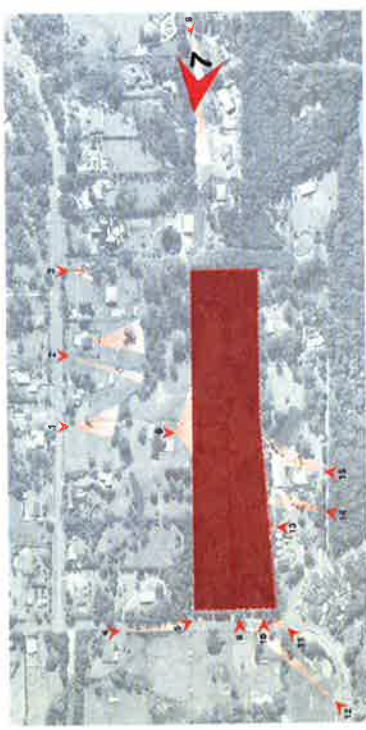
COMMENTS:

Residence is located within 50m of the sites northern boundary. Existing views incorporate vegetated ridge line, broken only by the canopies of mature middle ground trees. Pleasant open views across paddocks, however not pristine, due to existing sheds and stables on adjoining sites and the proposed development site.

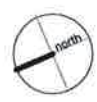
High visual sensitivity will an initially high visual impact, will be reduced over time as landscape screening matures. Consideration should be given to the low number of viewers impacted at this location.

EVALUATION CRITERIA					
location of site:	☒ foreground	☐ middle ground	☐ background		
viewer position:	☐ inferior	☒ neutral	☐ superior		
viewer access:	☒ low	☐ medium	☐ high		
visual sensitivity:	☐ low	☐ medium	☒ high		
visual effect:	☐ low	☒ medium	☐ high		
visual impact:	☐ low	☒ medium	☐ high		

PROJECT: Eleebana Shores
SITE: Burton Road, Mt Hutton
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11 Oct 2014
JOB NUMBER: 38515
DRAWN: JCH
SCALE: N/A
NO. IN SET: 16 of 26
REVISION: C



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

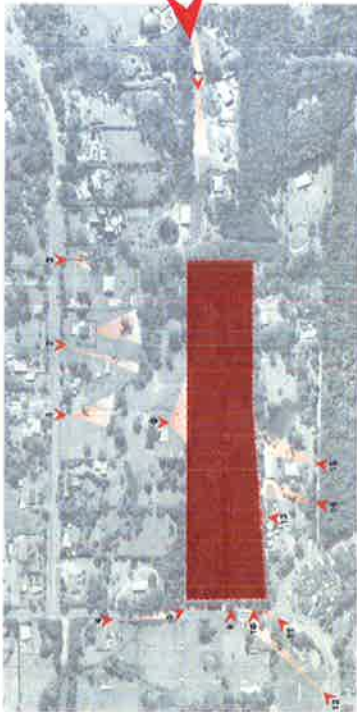
Henry Street, Tingira Heights.

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:	☐	foreground	☐	middleground	☒ background
viewer position:	☐	inferior	☐	neutral	☒ superior
viewer access:	☒	low	☐	medium	☐ high
visual sensitivity:	☐	low	☐	medium	☒ high
visual effect:	☒	low	☒	medium	☐ high
visual impact:	☒	low	☒	medium	☐ high

PROJECT: Eleebana Shores
SITE: Curlew Road, Mt Hilton
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11.04.2014
JOB NUMBER: 9861.5
DRAWN: BJR
SCALE: N/A
NO. IN SET: 17 of 26
REVISION: C



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

Henry Street, Tingira Heights.

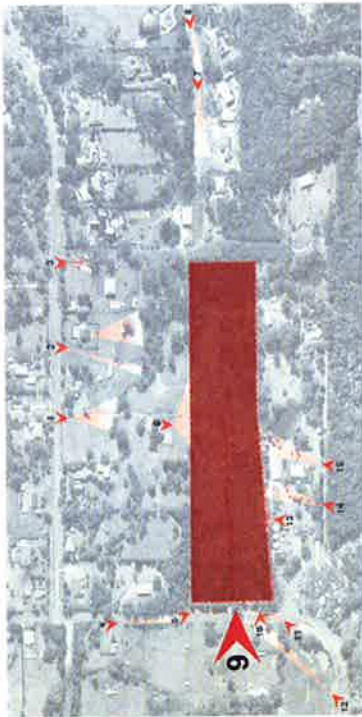
COMMENTS:

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.

PROJECT: Eleebana Shores
SITE: Barton Road, Mt Hudson
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11.04.2014
JOB NUMBER: 98615
DRAWN: BJR
SCALE: N/A
NO. IN SET: 1 of 3
REVISION: C

EVALUATION CRITERIA					
location of site:	☐	foreground	☐	middleground	☒ background
viewer position:	☐	inferior	☐	neutral	☒ superior
viewer access:	☒	low	☐	medium	☐ high
visual sensitivity:	☐	low	☐	medium	☒ high
visual effect:	☒	low	☒	medium	☐ high
visual impact:	☒	low	☒	medium	☐ high



VIEWPOINT LOCATION

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

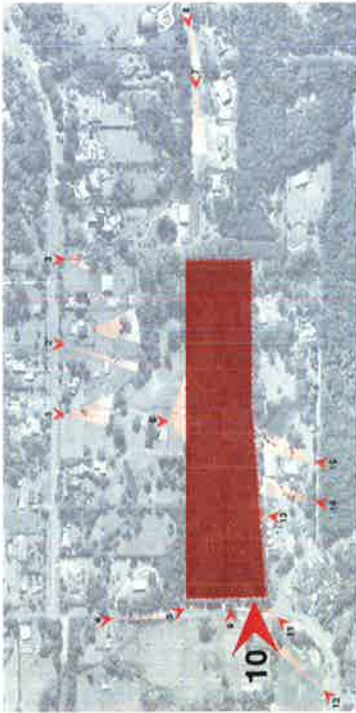
COMMENTS:

View south east from existing site entrance.
Vegetated ridge line evident, but not prominent from this location.
Existing trees provide upper canopy cover, however clear funnels 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.

PROJECT:
Eleebana Shores
SITE:
Burton Road, Mt Hutton
CLIENT:
Eleebana Shores Retirement Pty Ltd
DATE:
11.04.2014
JOB NUMBER:
9861.5
DRAWN:
BUR
SCALE:
N/A
NO. IN SET:
19 of 26
REVISION:
C

EVALUATION CRITERIA						
location of site:	☒	foreground	☐	middleground	☐	background
viewer position:	☐	inferior	☒	neutral	☐	superior
viewer access:	☒	low	☒	medium	☐	high
visual sensitivity:	☐	low	☐	medium	☒	high
visual effect:	☒	low	☒	medium	☐	high
visual impact:	☒	low	☒	medium	☐	high



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

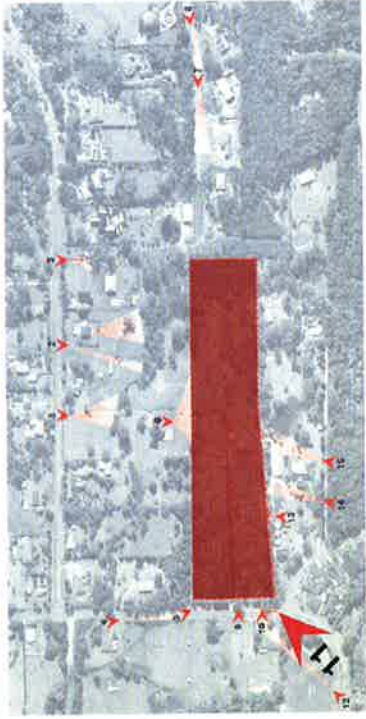
Residence immediately opposite southern boundary of Lot12, Burton Road, Mt Hutton.

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.

PROJECT:
Eleebana Shores
SITE:
Burton Road, Mt Hutton
CLIENT:
Eleebana Shores Retirement Pty Ltd
DATE:
11/04/2014
JOB NUMBER:
9881.5
DRAWN:
JHR
SCALE:
N/A
NO. IN SET:
20 of 38
REVISION:
C

EVALUATION CRITERIA					
location of site:	☒ foreground	☐ middleground	☐ background		
viewer position:	☐ inferior	☒ neutral	☐ superior		
viewer access:	☒ low	☒ medium	☐ high		
visual sensitivity:	☐ low	☒ medium	☒ high		
visual effect:	☒ low	☒ medium	☐ high		
visual impact:	☒ low	☒ medium	☐ high		



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

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

COMMENTS:

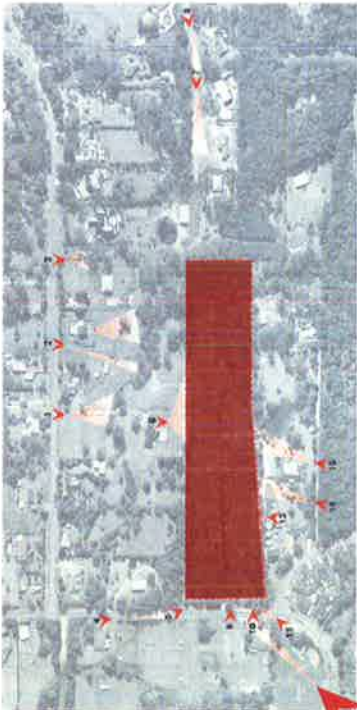
View north westwards to site. Higher density residential development indicated on right hand side of image, with Ducks Crossing Restaurant at direct centre. Existing vegetation on vacant block to left of image and on site vegetation provides significant filtering of views to site.

Vegetated hedgeline 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:	☐	foreground	☐	middleground	☐	background
viewer position:	☐	inferior	☐	neutral	☐	superior
viewer access:	☒	low	☐	medium	☐	high
visual sensitivity:	☐	low	☐	medium	☒	high
visual effect:	☒	low	☐	medium	☐	high
visual impact:	☒	low	☐	medium	☐	high

PROJECT:
Eleebana Shores
SITE:
Barron Road, Mt Hutton.
CLIENT:
Eleebana Shores Retirement Pty Ltd
DATE:
11.04.2014
JOB NUMBER:
9861 5
DRAWN:
BJR
SCALE:
N/A
NO. IN SET:
21 of 26
REVISION:
C



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

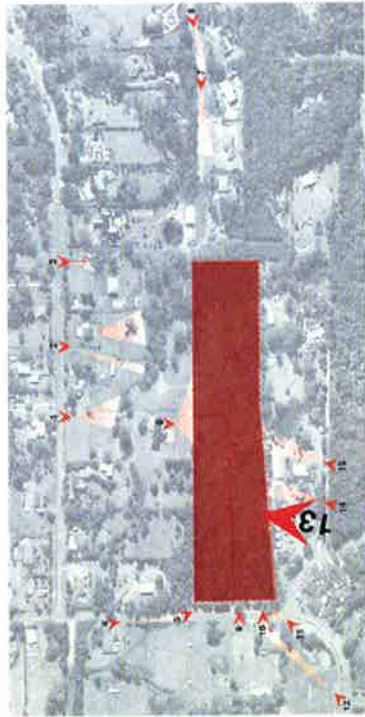
Junction of Glad Gunston Drive & Lindeman Close, Mt Hutton.

COMMENTS:

- Existing vegetation on vacant block completely obstructs views to site from this location. Residential development also partially screened.
- Vegetated ridge/line and hillside visible, though not prominent.
- Estimated low visual impact due to existing and proposed vegetation and proposed building setback.

PROJECT:
Eleebana Shores
SITE:
Burton Road, Mt Hutton
CLIENT:
Eleebana Shores Retirement Pty Ltd
DATE:
11 04 2014
JOB NUMBER:
9661.5
DRAWN:
BJR
SCALE:
N/A
NO. IN SET:
1 of 3
REVISION:
C

EVALUATION CRITERIA					
location of site:	☐	foreground	☐	middleground	☒ background
viewer position:	☐	inferior	☒	neutral	☐ superior
viewer access:	☒	low	☐	medium	☐ high
visual sensitivity:	☐	low	☐	medium	☒ high
visual effect:	☒	low	☐	medium	☐ high
visual impact:	☒	low	☐	medium	☐ high



PROPOSED SITE EXTENTS



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						
location of site:	☒	foreground	☐	middleground	☐	background
viewer position:	☐	inferior	☒	neutral	☐	superior
viewer access:	☒	low	☐	medium	☐	high
visual sensitivity:	☐	low	☐	medium	☒	high
visual effect:	☐	low	☒	medium	☒	high
visual impact:	☐	low	☒	medium	☐	high

PROJECT: Eleebana Shores
SITE: Burdett Road, Mt Hudson
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11.04.2014
JOB NUMBER: 9861.5
DRAWN: EJR
SCALE: N/A
NO. IN SET: 23 of 26
REVISION: C



PROPOSED SITE EXTENTS



VIEWPOINT LOCATION

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

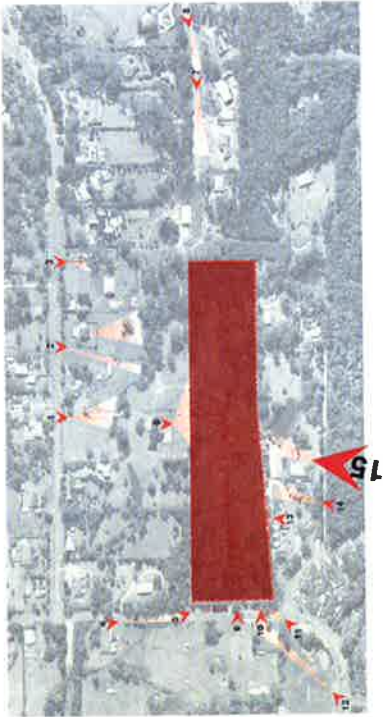
COMMENTS:

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:	foreground	background	foreground	background	background
viewer position:	☐	☐	☒	☐	☐
viewer access:	☒	☐	☐	☐	☐
visual sensitivity:	☐	☐	☐	☐	☐
visual effect:	☐	☐	☒	☐	☐
visual impact:	☐	☐	☒	☐	☐

PROJECT: Eleebana Shores
SITE: Burton Road, Mt Hutton
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11/04/2014
JOB NUMBER: 9861 S
DRAWN: [blank]
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SCALE: N/A
NO. IN SET: 24 of 26
REVISION: C



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:	☐	foreground	☐	midleground	☒ background
viewer position:	☐	interior	☒	neutral	☐ superior
viewer access:	☒	low	☐	medium	☐ high
visual sensitivity:	☐	low	☐	medium	☒ high
visual effect:	☒	low	☐	medium	☐ high
visual impact:	☒	low	☐	medium	☐ high

PROJECT: Eleebana Shores
SITE: Burton Road, Mt Hutton
CLIENT: Eleebana Shores Retirement Pty Ltd
DATE: 11.04.2014
JOB NUMBER: 98615
DRAWN: BUR
SCALE: N/A
NO. IN SET: 25 of 28
REVISION: C



VIEW NORTHERN ELEVATION

No existing buildings or vegetation shown - Approximate 8 years growth.

PROJECT:
Eleebana Shores
SITE:
Burdock Road, Mt Hudson
CLIENT:
Eleebana Shores Retirement Pty Ltd
DATE:
11.04.2014
JOB NUMBER:
9561.5
DRAWN:
BJR
SCALE:
N/A
NO. IN SET:
25 of 26
REVISION:
C