



VISUAL IMPACT ASSESSMENT REPORT - WALLIS CREEK SOUTH SUBDIVISION
 CESSNOCK ROAD, GILLIESTON HEIGHTS, NSW, 2321

prepared for:

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VISUAL IMPACT ASSESSMENT REPORT - WALLIS CREEK SOUTH SUBDIVISION, GILLIESTON HEIGHTS

assessment summary

1. ASSESSMENT SUMMARY

Terras Landscape Architects has undertaken a visual assessment of a proposed development for 457-527 Cessnock Road, Gillieston Heights, otherwise identified as Stage 3 of the East Precinct of the City of Maitland DCP 2011-Amd. 2022 'Urban Release Areas: Gillieston Heights', NSW. The criteria for the visual assessment has been detailed and viewpoint data sheets have been prepared using site photographs to allow the reader to gain a visual appreciation of the views from the identified significant viewing locations.

Additional descriptive text and information has been provided to support this investigation. This summary has been provided as a brief commentary on the findings of the visual assessment.

- The study area is located in South Gillieston Heights, adjoining the existing Wallis Creek subdivision to the north, through an extension of Aspen Drive. This site is bordered to the west by road, Cessnock Road. The development is proposed to contain approximately 322 lots.
- The site is zoned R1 (General Residential), C2 (Environmental Conservation), C3 (Environmental Management) and RU2 (Rural Landscape).
- Gillieston Heights is an existing suburb, located in the Hunter Region within the City of Maitland local government area. It is a rapidly growing suburb governed by the City of Maitland Development Control Plan 'Urban Release Areas: Gillieston Heights' DCP 2011-Amd. 2022.
- Five rural residences are currently spread across the site with associated sheds and vegetation separated by open paddocks. Views northward from the site across cleared grassland terminate at the established urban development of the existing, Wallis Creek subdivision. Along the eastern boundary of site, an existing and established stand of vegetation, obstructs most views beyond to the Wallis Creek floodplains below and further residential development east of the site at Louth Park. The site is separated to the rail corridor along the west of Gillieston Heights and Cliftleigh by large stands of existing vegetation bisected by Cessnock Road and is separated to the south by established rural residential lots and Wallis Creek and Testers Hollow floodplains.
- The local area character units associated within a 1000 metre radius of site include rural landscape, large stands of existing vegetation, residential development and existing water bodies relating to Wallis Creek and Testers Hollow.
- The proposed development will see the demolition of existing dwellings, vegetation removal, remediation, allotment of approximately 322 lots, drainage reserves, open space reserves, residue lot, new roads, retaining walls, bulk earthworks and subdivision works. Vegetative works are to include buffer planting to Cessnock Road interface, promenade planting to eastern edge of lots, and the environmental management of the existing stand of vegetation and its connection to Wallis Creek below along the eastern boundary of site.

- Filtered views of the site are limited to approximately 2500 metres, due to existing stands of established vegetation. Clear views of the site are limited to approximately 1500 metres, predominantly from southern and eastern aspects due to the lack of vegetation and large open plains relating to the floodplains of Wallis Creek.
- The greatest visual access afforded into the site will be from a small group of residences located to the immediate north along Aspen Drive, further east and south-east in rural residential lots, and users when travelling north along Cessnock Road. Although the viewer numbers are low for direct views from established housing, the duration is long due to their permanent residency. The visual impact of travelling north along Cessnock Road from Cliftleigh towards Maitland, is high, due to the frequent amount of users, however the site's short exposure time, due to the 80km/hr speed limit and proposed screening vegetation along this elevation reduces this ratings overall visual impact. It is recommended for immediate proximity views along Cessnock Road that screening planting is established as per City of Maitland DCP 'Urban Release Areas: Gillieston Heights' to screen views of proposed development along this elevation.
- For most of the other viewpoints, the proposal will be viewed through a filtered landscape of large stands and scattered established vegetation. Where the proposal shall extend horizontally beyond the existing stand of vegetation to the east, the site from the south, south-east and east will be prominent. The proposal will require buffer screening along these boundary interfaces to reduce visual impact from these locations.
- The overall visual impact rating for the proposed development has been assessed to be LOW with the exception of the southern approach from along Cessnock Road (Viewpoint 4). However, this has been mitigated by the siting and associated dense landscape planting of the proposed stormwater bio-retention basin and dog park that will separate the vantage point from the residential dwellings. This planting to the basin and dog park to the southern extent of the site, will help to transition the bulk and scale of development and will provide screening to the development from this approach, reducing the visual impact from this viewpoint from high to moderate.

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introduction

2. INTRODUCTION

2.1. Objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities including an assessment of visual quality.
- To identify viewsheds and to locate and/or identify typical viewpoints from which the impacted areas may be seen.
- To determine what the likely impacts the proposal may cause to the prevailing visual/landscape quality of the area and to make recommendations, where appropriate, to reduce the visual impact of the proposed development if required.

2.2. Methodology

The methodology applied to this study involves systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery. This identifies aspects that are more objective (such as the physical setting, character and visibility of a proposal), from more subjective aspects, such as the compatibility of the proposal within the setting.

Visual data collection involves systematically evaluating the visual environment from relevant viewpoints through fieldwork to determine the actual potential for views to the site. Once a viewpoint has been identified, data is recorded both photographically and as detailed notes.

The selection of viewpoints has generally been based on locations where potential for views of the proposed development would occur. Viewpoint selection criteria include: consideration of where views can be obtained from publicly frequented locations, such as major traffic corridors; prominent look-outs or locations of high scenic value; or, where members of the local community may be affected.

This assessment has been undertaken in accordance with the requirements of Guidelines for Landscape Character and Visual Impact Assessment (RMS, 2013) and as such, the work has been carried out following the below steps:

- Assess the visibility of the proposal. This includes a review of the existing visual environment/landscape setting of the locality.
- Identify key existing viewpoints and their sensitivity. This requires the preparation of a viewpoint analysis using a representative number of viewpoints located within a reasonable distance of the site located within its visual catchment.
- Assess visual impacts. A brief description of the proposal is included within this section followed by an assessment of the likely impacts based on a composite of the sensitivity of the view and the magnitude of the proposal being a combination of scale, size and character having regard to the proximity of the viewer.

2.3. Terminology

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

- The proposal/development site is that activity which has the potential to produce a visual impact either during the works or as a result of it.
- The subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries. (re: (part) Lots 1 & 2 DP302745, Lot 1 DP311179, and Lots 1 & 2, DP 601226).
- 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 catchment 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 a quarter-kilometer as views beyond this are extremely restricted.

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VISUAL IMPACT ASSESSMENT REPORT - WALLIS CREEK SOUTH SUBDIVISION, GILLIESTON HEIGHTS

the site

3. THE SITE

3.1. Site Context

Gillieston Heights is a developing suburb located south of Maitland and north of Kurri Kurri, within the Hunter Region. The site is located within the City of Maitland local government area. The site can be seen as a southern extension and Stage 3 release of urban development outlined by the City of Maitland DCP 2011-Amd. 2022 'Urban Release Areas' detailing the residential development of Gillieston Heights along the eastern and western precincts bisected by Cessnock Road between Maitland and Kurri Kurri. The site's location places it in the southern extent of the East Precinct as outlined in the DCP 2011-Amd. 2022 and Image 2. Image 3 highlights the visually sensitive area of the proposal, located in the south-eastern extent, as outlined by the DCP 2011-Amd. 2022 Figure 22.

The document was developed to identify key focal points for community and uniquely identify the desired future character of areas of residential growth, as Maitland and surrounds develops to address the rising population levels of the Hunter Region (ABS Census 2021, REMPLAN 2023). Based on these findings, it aims to refine Gillieston Heights into a diverse residential area, supported by the following:

- Central neighbourhood centre
- Potential school site
- Open space
- Areas of existing vegetation

The subject site is located on the eastern side of Cessnock Road. It is located south of the predefined and completed Stage 2 East Precinct of Gillieston Heights Urban Release Area.

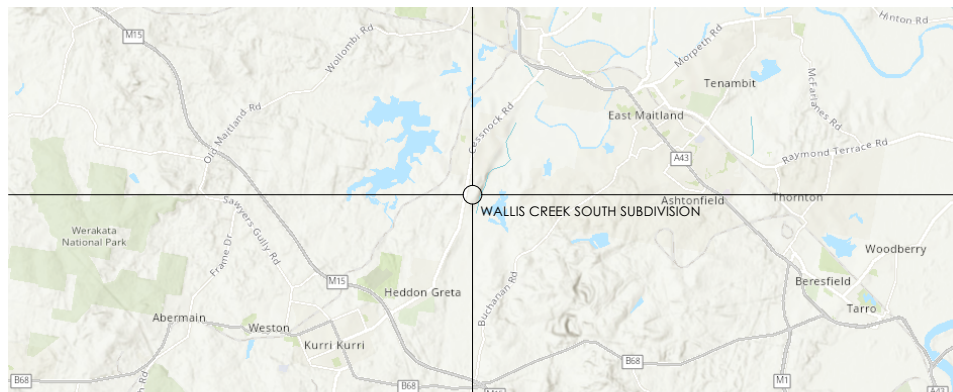


Image 1 Site location



Image 2 Precinct and Staging Plan for East and West Gillieston Heights, Site shown as red outline

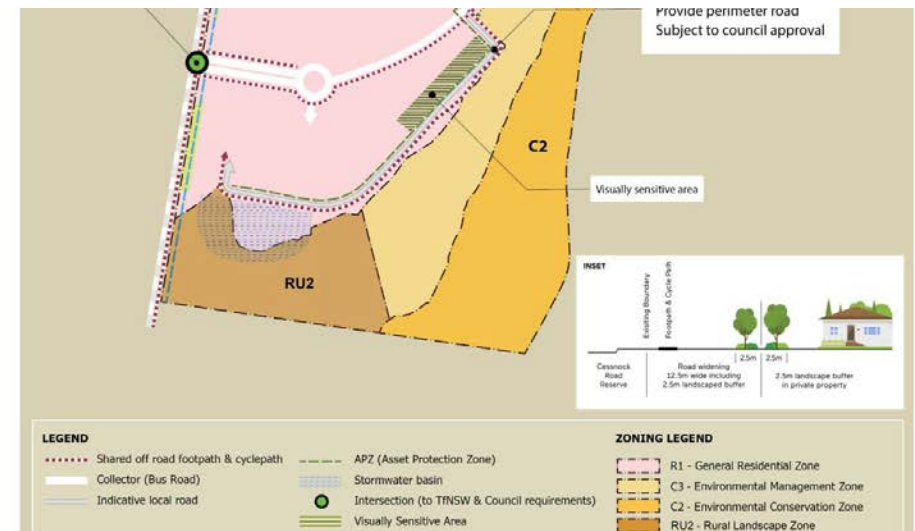


Image 3 Southern portion of the DCP Figure 22, Eastern Precinct Plan, showing the visual sensitive area of the proposal.

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VISUAL IMPACT ASSESSMENT REPORT - WALLIS CREEK SOUTH SUBDIVISION, GILLIESTON HEIGHTS

the site

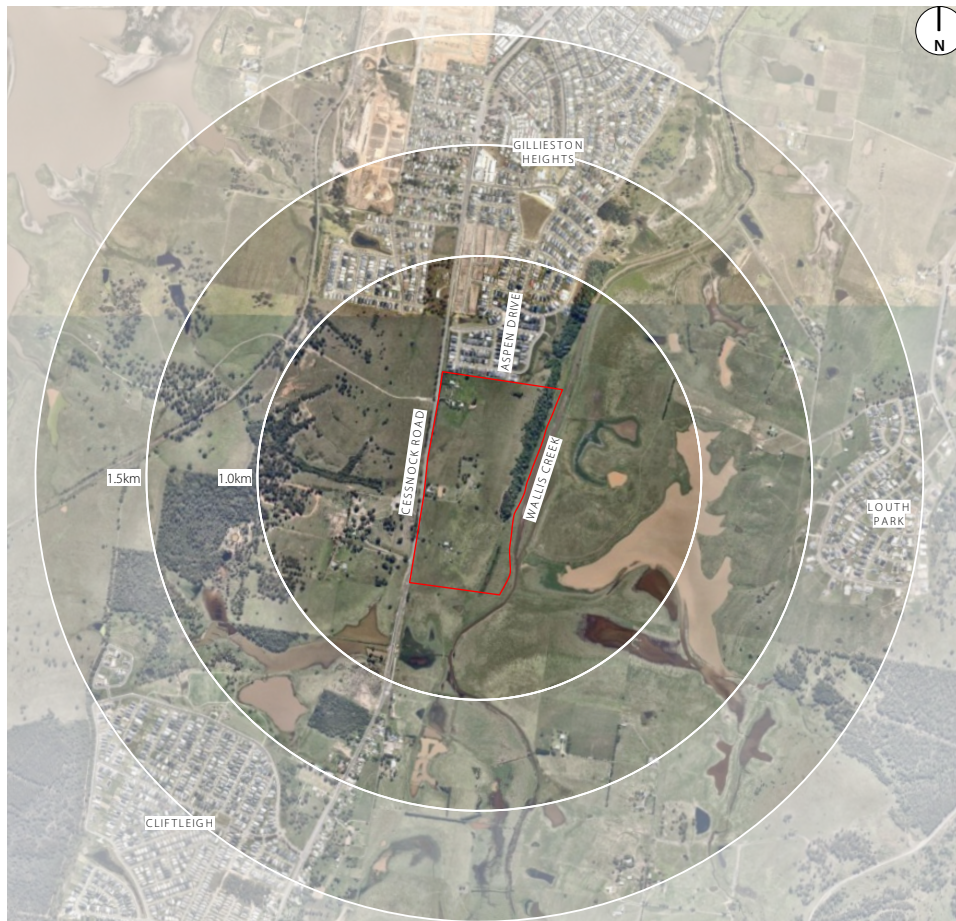


Image 4 The site and immediate surrounds

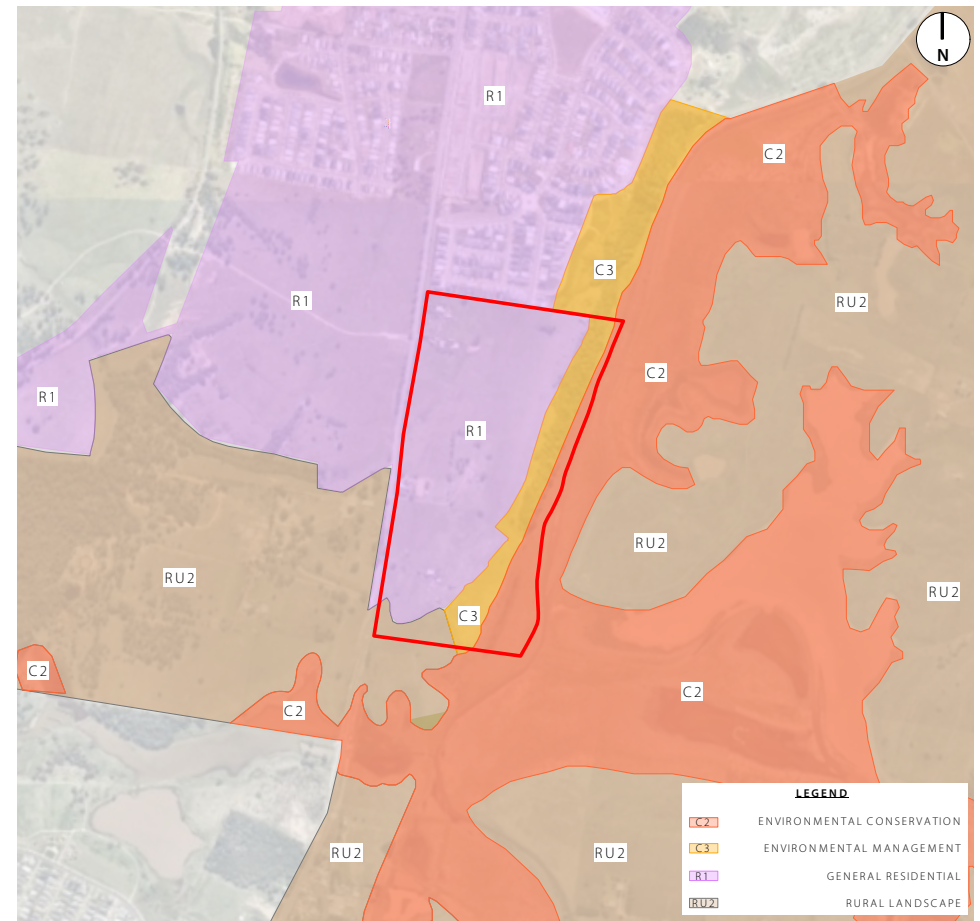


Image 5 Land zoning diagram

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VISUAL IMPACT ASSESSMENT REPORT - WALLIS CREEK SOUTH SUBDIVISION, GILLIESTON HEIGHTS

site description

3.2. Site Description

The study area is located on the southern extents of existing residential development along Cessnock Road. The site connects the existing Wallis Creek subdivision to the north via Aspen Drive and proposes primary access via a new intersection on Cessnock Road, before extending south along Wallis Creek towards the Clifleigh suburb boundary. The site is currently occupied by five residences with associated sheds and landscaping separated by open paddocks, undisturbed stands of native vegetation and overgrown pasture grass.

Panoramic views towards site are afforded from eastern and south-eastern viewpoints across Wallis Creek floodplains from existing rural residential lots. Canopy vegetation along the north eastern portion of the site, provides a substantial barrier for majority of the eastern boundary, however, truncates at the southern end to expose views into the site from locations elsewhere. Views from the south, travelling north along Cessnock Road, are clear and panoramic but are viewed within the context of a high-speed road.

The site is zoned R1 (General Residential), C2 (Environmental Conservation), C3 (Environmental Management) and RU2 (Rural Landscape).



Image 6 The site

visual environment

4. VISUAL ENVIRONMENT

4.1. Landscape Character

The study area is located within, to a large extent, R1 (General Residential) zoned land with the exception of the C3 and C2 zoned land to the east along the Wallis Creek corridor and small pocket of RU2 zoned land to the south. Residences occupy several hectares of land to the north, south-west in Cliftleigh, and further east, on the eastern extent of the Wallis Creek floodplain in Louth Park.

Land adjoining the east, south and south-western boundaries is zoned RU2 Rural Landscape and C2 Environmental Conservation, which currently presents as built form relating to rural residential lots, open grassland, rural landscape and environmental conservation relating to Wallis Creek and scattered stands of established vegetation. Established canopy vegetation is visible along the eastern extent of site which provides a visual buffer to most of the development and residences occurring to the east of Wallis Creek.

Landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics in the landscape that make one landscape different from one another, rather than better or worse (The Countryside Commission & Scottish Natural Heritage, 2002). It is often created by the interaction of natural and human factors especially in urban areas where human activity tends to occur at its most intense. It is the degree and type of interaction between the two that will have a bearing on the visual quality of an area.

Four landscape character units are identifiable within a 1000m radius of site. These are:

1. Rural Landscape - Open paddocks with limited development, other than scattered houses and sheds
2. Stands of existing vegetation - Including the vegetation to the Wallis Creek embankment
3. Residential fabric - The subdivisions of the existing Gillieston Heights and Cliftleigh to the south-west
4. Existing and Temporary Water Bodies

These are explained in greater detail on the following page.

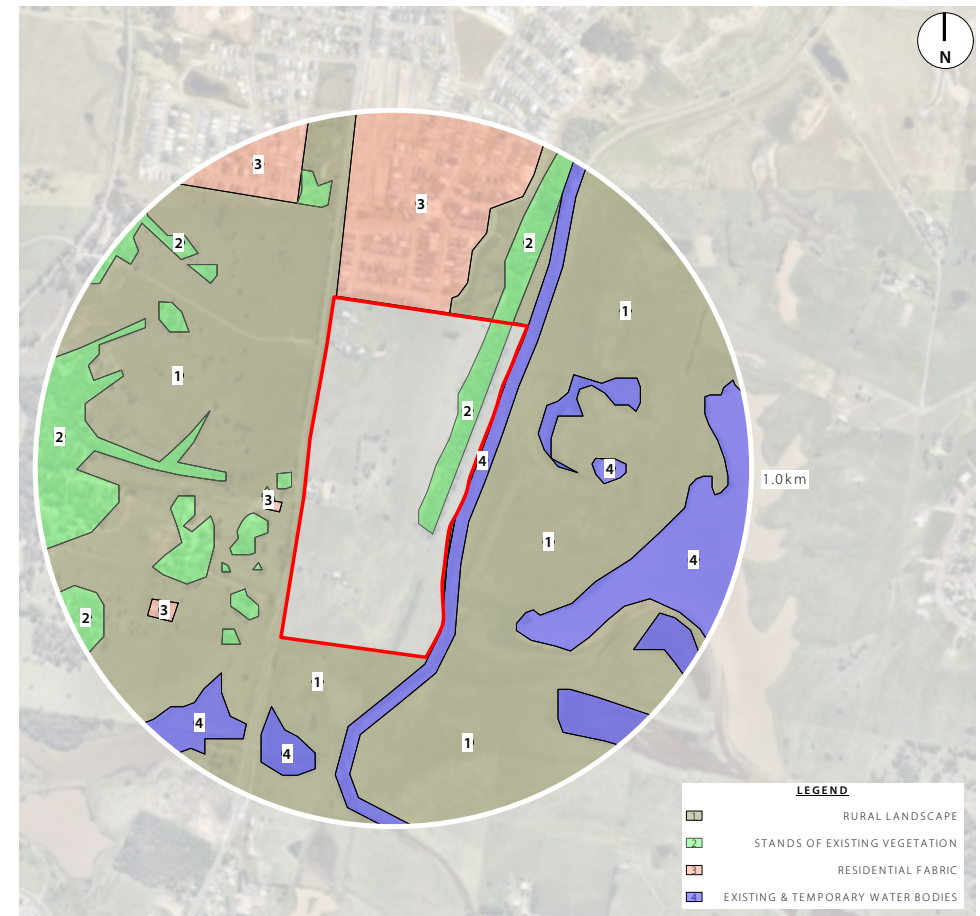


Image 7 Landscape Character diagram

landscape character units

1. Rural Landscape



Image 8 Open grassland, looking north towards site

Several hectares of land adjoining the eastern and southern site boundaries, and further western landscape consist of rural residential lots and related infrastructure, open grassland and scattered vegetation relating to the rural landscape zone. The large, open space associated with this land use provides an open outlook when viewed from the site in these directions.



Image 9 View south-east across grassland and Wallis Creek towards site



Image 11 Rural infrastructure associated with the zone



Image 10 Rural infrastructure associated with the zone



Image 12 Rural infrastructure associated with the zone

2. Stands of Existing Vegetation



Image 13 Vegetation on eastern boundary of site, from east

The large stand of existing and established canopy vegetation associated with Wallis Creek along the eastern portion of site provides a distant vegetated backdrop to views from the west and acts as a partial, established buffer vegetation strip to views from the east. This vegetation improves the visual amenity and establishes the site in the broader context of the vegetated hillside background seen further west. Other stands of fragmented vegetation occur within close proximity to the site associated with the rural landscape



Image 14 Vegetation on eastern boundary of site, from north



Image 16 Filtered vegetation towards site from north-west



Image 15 Filtered vegetation towards site from south-west



Image 17 Large stands of vegetation east of Cessnock Road

landscape character units

3. Residential Fabric



Image 18 Eastern Wallis Creek subdivision looking south towards site

Several hectares of residential development are present north of the site. Further residential development, both established and under construction and grading are evident in surrounding area, Gillieston Heights Western Precinct, and suburbs, Cliftleigh and Louth Park. Construction is primarily brick or rendered masonry with tiled roofing. Immature street trees and front of lot landscaping does not yet reduce the dominance of the built form.



Image 19 Housing associated with R1 General Residential zone



Image 21 Housing associated with R1 General Residential zone



Image 20 Housing associated with R1 General Residential zone



Image 22 Construction associated with R1 General Residential zone

4. Existing & Temporary Water Bodies



Image 23 Wallis Creek floodplain looking south west from Louth Park

The site is located west of the floodplains of Wallis Creek. Wallis Creek extends along the eastern boundary of site, at the base of the vegetated slope. Cessnock Road bisects the Wallis Creek and Testers Hollow interface which has been prone to flooding in high rainfall periods for a large proportion of the landscape's history. These water bodies have become a feature of the surrounding development and infrastructure has had to cater for the rise in water levels that these existing water bodies may bring during high rainfall periods.



Image 24 Wallis Creek floodplain south of southern boundary of site



Image 26 Testers Hollow west of site, looking east towards site



Image 25 Wallis Creek floodplain looking south west from Louth Park



Image 27 Wallis Creek floodplain south of southern boundary of site

5. THE PROPOSAL

5.1. Proposed Project and Landscaping

The project will see the demolition of existing dwellings, vegetation removal, remediation, allotment of approximately 322 lots, drainage reserves, open space reserves, residue lot, new roads, retaining walls, bulk earthworks and subdivision works. Vegetative works are to include buffer planting to Cessnock Road interface, promenade planting to eastern edge of lots, and the environmental management of the existing stand of vegetation and its connection to Wallis Creek below along the eastern boundary of site.

The landscape vision for this proposal has been designed with careful consideration of the history and heritage of site. Throughout the landscape design, the reference to water and movement is evident in choice of materials and dynamic form. The site's long standing relationship to Wallis Creek and Connection to Country is evident in water-inspired shapes and movement, through grass sways to discovery-inspired playground design and a sandstone escarpment lookout point in the local park. The use of sandstone, and cedar, originally sourced from the banks of Wallis Creek and corten steel as a naturally weathering material, the palette is inspired by the previous use of site and its connection to its future purpose.

The proposed soft landscaping is of a native palette with priority to plant endemic species. The existing stand of vegetation along the east of site is to be protected and maintained, along with the outlook to the Wallis Creek floodplains below, a key vista in connecting and celebrating the proposed development to the surrounding rural landscape area.

Maitland DCP 2011, 1.7 Rural Land/Flood Fringe Interface No. 3 states that proposed fencing is to make a positive contribution to the visual appearance of development, and shall be unobtrusive, compatible with the rural character, and may include timber post and rail style. This has been implemented along interfaces throughout the proposal.

To further screen the development along the eastern boundary, planting within the Asset Protection Zone will occur. Planting within this zone is controlled by RFS Planning for Bush Fire Protection Guideline 2019 and will not be planted in excess, to address these requirements. Tree planting and screening to the basin along the southern boundary can be expected to also screen development from southern viewpoints, before the land slopes upwards toward the north, where street tree planting will assist in reducing the bulk and scale of the built form.

The proposed Cessnock Road buffer as outlined by the DCP 2011-Amd.2022 is to occur along the Cessnock Road interface of two and a half metres to the inside of private lots and two and a half metres to the Cessnock Road widening strip outside of lot boundaries. This interface is to be planted with screening shrubs and trees to provide a visual buffer between Cessnock Road and the proposed development. The species are to be consistent with existing, used further north.



Image 28 Proposed site plan.

viewpoint data sheets

6. VIEWPOINT DATA SHEETS

6.1. Viewpoint Analysis

This section of the VIA considers the likely impact that the proposed development may have on the local visual environment. This is achieved by selecting particular sites, referred to as Viewpoints, conducting inspections and determining how the development will appear from these locations. These viewpoints are further explored in the following sections. Other potential viewpoints around the site were also assessed for inclusion in this report. Due to local topography, existing vegetation, access and existing development, views to the site are generally limited to less than 2500 metres.

Where accessible, areas within the study locality were visited to gain an appreciation of views and sight lines back to the subject site. This VIA assesses the existing visual amenity of the site and resultant visual impact of the proposed development.

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement.

Photographic images were taken using a digital camera with a focal length approximating a standard 50mm lens for a conventional 35mm camera and equivalent to the human eye, so that all images represent an accurate representation that is neither zoomed in or out. A number of indicative photo panoramas have been included to put views to the site in context with the surrounding area.

Views to the site are limited from the north due to the existing development, vegetation and the topography of the site. Views from the south are limited due to the distance to the site with the exception of the southern approach to the site along Cessnock Road. Views from the east are limited within close proximity to the site due to the flood plain of Wallis creek being in private ownership which also restricts any publicly accessible views from the west of the site.

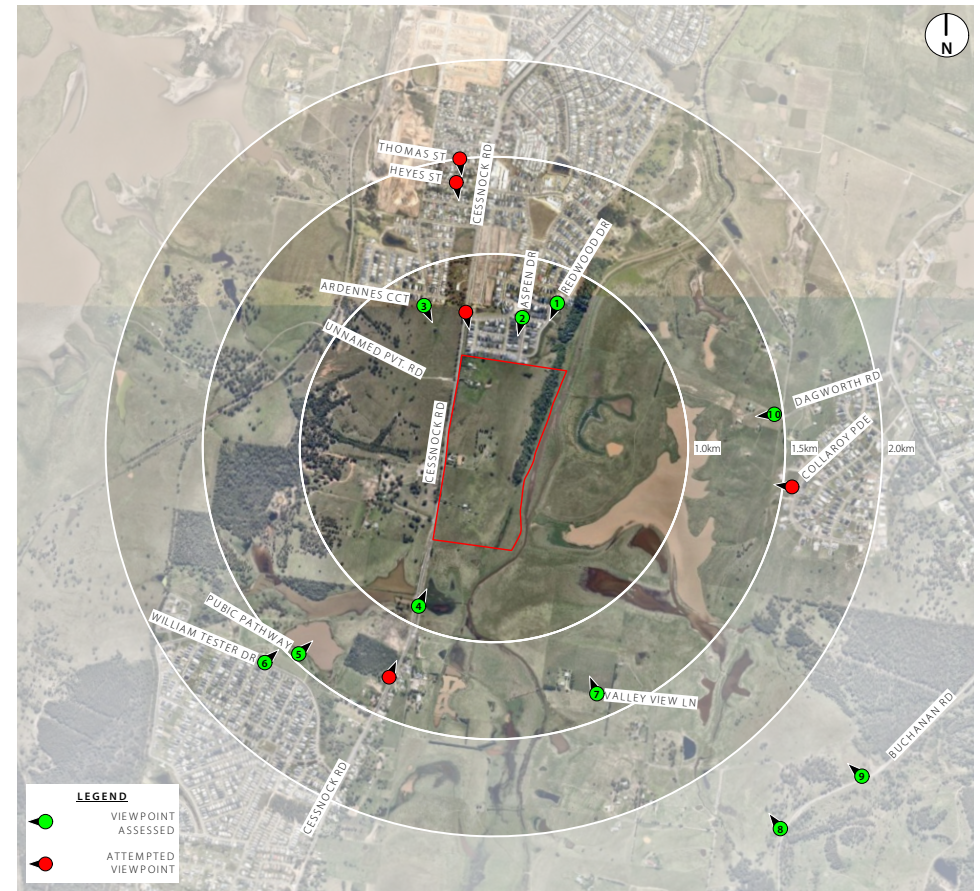


Image 29 Viewpoint locations

viewpoint data sheets

6.2. Viewsheds

The viewshed diagram explores and demonstrates the views into the site from the nominated viewpoint locations. As discussed in the viewpoint analysis, due to existing vegetation and development the viewshed area is restricted to a maximum distance of about 2500m.

The most prominent views afforded into the site will be for existing residents directly adjoining Tangerine Street and Aspen Drive in Wallis Creek development to the north, specifically address numbers 18-46 as they are adjoining the boundary to the immediate north of the proposal. A viewpoint from further north of Aspen Drive has been analysed, to gain an understating of impact from the existing development. Prominent views will also be afforded from existing, permanent residences located to the south-east and east along Valley View Lane, Buchanan and Dagworth Road, Louth Park. These residents are afforded direct, clear views due to their location on the edge of the Wallis Creek floodplain. Views to site from these viewpoints may only be reduced by proposed buffer landscaping along south and south-eastern boundary. It is to be noted that a large portion of the northern extent of site will be screened due to the existing and established corridor.

Direct views from the south of the site, looking north travelling along Cessnock Road are also currently afforded to users due to the rural landscape and environmental conservation and management zone separating the viewpoint from the site. These views will be filtered within immediate proximity upon completion of the landscape screening vegetation associated with the southern basin planting. Views further north from this viewpoint may be available as a result of the natural topography and the sites upwards slope towards the north.

The remaining views to the site's south-west and south-east are considered filtered due to the established vegetation.

Viewer access and effect is discussed in greater detail in the separate viewpoint analysis sheets.

It is noted that the site is generally viewed within the existing RU2 Rural Landscape context with the exception of southern Cessnock Road which is viewed in the context of the developing R1 General Residential zoned land.

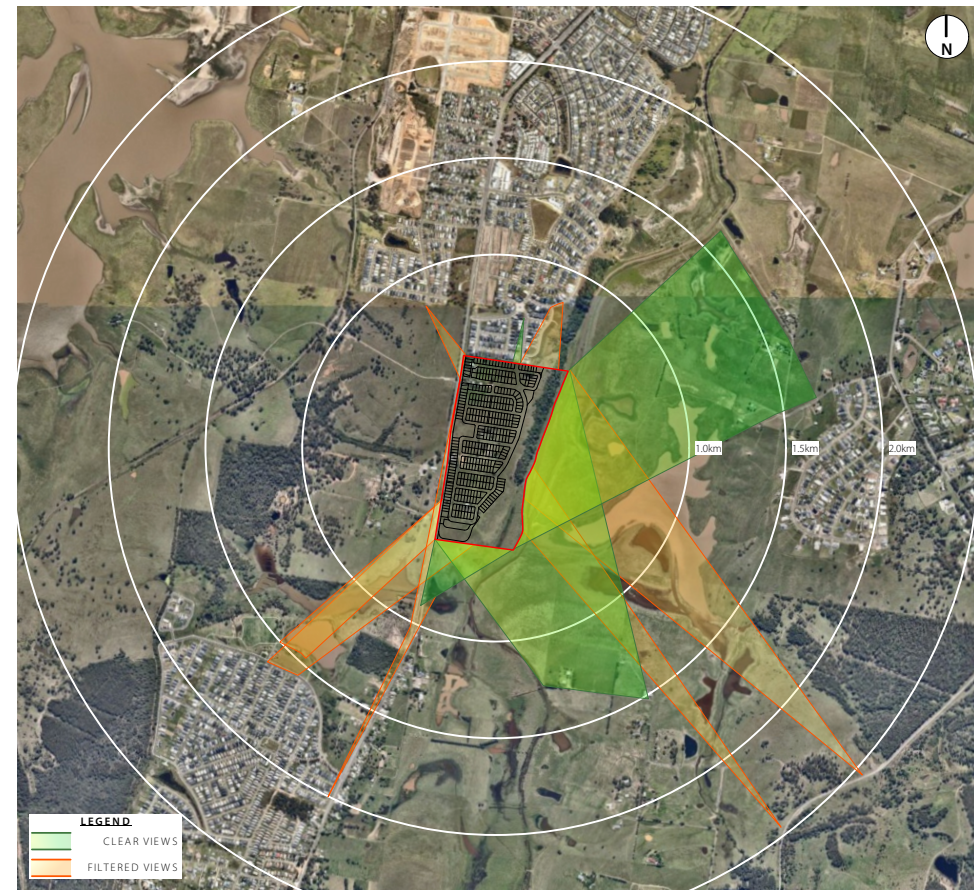


Image 30 Viewshed diagram.

assessment criteria

7. ASSESSMENT CRITERIA

7.1. Visual Quality

The 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 (e.g. screen planting).

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

VISUAL QUALITY REFERENCE TABLE				
	RATING			
	LOW	MEDIUM	HIGH	
ELEMENT	LANDFORM / RELIEF			
	CONTRAST	FLAT TERRAIN DOMINANT. RIDGELINES NOT OFTEN SEEN.	UNDULATING TERRAIN DOMINANT. LITTLE CONTRAST OR RUGGEDNESS. RIDGELINES PROMINENT IN ONLY HALF OF LESS OF LANDSCAPE UNITS.	HIGH HILLS IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF CLIFFS, ROCKS AND OTHER GEOLOGICAL FEATURES. HIGH RELIEF (E.G. STEEP SLOPES RISING FROM WATER OR PLAIN). RIDGELINES PROMINENT IN MOST OF LANDSCAPE UNIT.
	VEGETATION			
	DIVERSITY AND CHANGING PATTERNS	ONE OR TWO VEGETATION TYPES PRESENT IN FOREGROUND. UNIFORMITY ALONG SKYLINE	PATTERNING IN ONLY ONE OR TWO AREAS. 3 OR 4 VEGETATION TYPES IN FOREGROUND FEW EMERGENT OR FEATURE TREES	HIGH DEGREE OF PATTERNING IN VEGETATION. 4 OR MORE DISTINCT VEGETATION TYPES. EMERGENT TREES PROMINENT AND DISTINCTIVE TO REGION.
	NATURALNESS			
	CORRECT BALANCE	DOMINANCE OF DEVELOPMENT WITHIN MANY PARTS OF A LANDSCAPE	SOME EVIDENCE OF DEVELOPMENT BUT NOT DOMINANT	ABSENCE OF DEVELOPMENT OR MINIMAL DISTURBANCE WITHIN LANDSCAPE UNIT. PRESENCE OF PARKLAND OR OTHER OPEN SPACE INCLUDING BEACH, LAKESIDE, ETC.
	WATER			
	PRESENCE, EXTENT AND CHARACTER	LITTLE OR NO VIEW OF WATER. WATER IN THE 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 MIDDLE GROUND. PRESENCE OF FLOWING WATER, TURBULENCE AND PERMANENT WATER.
DEVELOPMENT				
FORM & IDENTITY	PRESENCE OF COMMERCIAL AND INDUSTRIAL STRUCTURES. PRESENCE OF LARGE SCALE DEVELOPMENT (E.G. MINING INFRASTRUCTURE, ETC) RESIDENTIAL DEVELOPMENT	PRESENCE OF ESTABLISHED RESIDENTIAL DEVELOPMENT. SMALL SCALE, INDUSTRIAL ETC. IN MIDDLEGROUND. PRESENCE OF SPORTS AND RECREATION FACILITIES.	PRESENCE OF RURAL STRUCTURES (E.G. FARM BUILDINGS, FENCES ETC.). HERITAGE BUILDINGS AND OTHER STRUCTURES APPARENT. ISOLATED DOMESTIC SCALE STRUCTURES.	

Source: After Clouston & Brouwer, 1995

assessment criteria

7.2. Viewer Access

This considers the relative number and type of viewers, the viewer distance, the viewing duration and view context. The rationale is that if the number of people who would potentially see portions of the proposal is low, then the visual impact would be low, compared to when a large number of people would have the same view.

VIEWER ACCESS MATRIX													
		VIEWER DISTANCE											
		VERY SHORT (<1km)			SHORT (1-2km)			MEDIUM (2-3km)			LONG/DISTANT (>3km)		
		VIEWING DURATION											
		<10mins	10-30mins	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins	<10mins	10-30min	>30mins
VIEWER NUMBERS	VERY LOW (>49 PEOPLE PER DAY)	L	M	H	L	M	M	L	L	M/L	L	L	L
	LOW (50-149 PEOPLE PER DAY)	L	M	H	L	M	M	L	L	M	L	L	L
	MODERATE (150-199 PEOPLE PER DAY)	M	H	H	M	M	H	L	M	M	L	L	L
	HIGH (>200 PEOPLE PER DAY)	H	H	H	M	H	H	H	M	H	L	L	M

Source: Adapted from Urbis, 2008

7.3. Visual Effect

Visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed.

This is particularly important should any proposed development extend above the skyline unless, once again, there are particular circumstances that may influence viewer perception and/or visual impact.

It should be noted that a high visual effect does not necessarily equate with a reduction in scenic quality. It is the combination of both visual sensitivity and visual effect that results in visual impact.

VISUAL EFFECT TABLE		
LEVELS	HIGH	RESULTS WHEN A PROPOSAL PRESENTS ITSELF WITH HIGH VISUAL CONTRAST TO ITS VIEWED LANDSCAPE WITH LITTLE OR NO INTEGRATION AND/OR SCREENING.
	MODERATE	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).
	LOW	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.
	NEGLIGIBLE	THERE ARE NO VIEWS OF THE PROPOSAL COMPONENTS AND AS SUCH THERE IS NO IMPACT

Source: Adapted from EDAW, 2000

assessment criteria

7.4. 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.

The assessment of visual sensitivity is based on a number of variables such as: the number of people affected; viewer location including distance from the source; the surrounding land use and degree of change. Variables may also include viewer position, i.e. inferior, where the viewer's station is below the horizontal axis as characterise by looking up (least preferred), neutral, where the viewer sight line is generally along the horizontal axis, and, superior, where the viewer sight line is above the horizontal axis as characterise by looking down to an object (most preferred).

Generally the following principles apply:

- Visual sensitivity decreases as the viewer distance increases. This occurs as changes to the scenic environment must be assessed over a broader viewshed which is comprised of a greater number of competing elements.
- 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).
- Visual sensitivity decreases as the number of potential viewers decreases.

Visually sensitive landscapes include:

- Main ridgelines
- Significant natural landscape features such as coastal headlands, prominent hills, lake channel entrances, lake islands and lake promontories
- National Parks, State Recreation Areas and other protected natural conservation areas
- Other areas zoned for natural values (areas zoned C2 - Conservation)
- Within 100m of the lake edge
- Within 300m of the coastal edge
- Heritage conservation areas and precincts

The adjoining table outlines the visual sensitivity based on the above criteria.

VISUAL SENSITIVITY TABLE						
		DISTANCE ZONES				
		FOREGROUND 0-0.5km	0.5-1km	MIDGROUND 1-1.5km	1.5 - 2km	BACK- GROUND (>2km)
LAND USE	RESIDENTIAL: RURAL OR URBAN	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	NATURAL AREAS	HIGH SENSITIVITY	HIGH SENSITIVITY	HIGH SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	TOURIST OR PASSIVE RECREATION	HIGH SENSITIVITY	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	MAJOR TRAVEL CORRIDORS	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
	TOURIST ROADS	HIGH SENSITIVITY	MODERATE SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	MINOR ROADS	MODERATE SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	AGRICULTURAL AREAS	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY
	INDUSTRIAL AREAS	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY	LOW SENSITIVITY

Source: Adapted from EDAW, 2000

assessment criteria

7.5. Visual Impact

Visual impact is the assessment of changes in the appearance of the landscape as the result of some intervention typically man-induced, to the visual quality of an area having regard to visual sensitivity and visual effect and the other attributes that these elements embody as discussed above.

Visual impact may be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detractor). When visual impacts are negative, the loss of visual quality needs to be determined and when they are found to be undesirable or unacceptable, then mitigation measures need to be formulated with the aim of reducing the impact to within, at least acceptable limits.

The adjoining table illustrates how Visual Effect and Visual Sensitivity levels combine to produce varying degrees of Visual Impact. The overall project assessment summary is assessed as LOW. Further assessment is provided in the Visual Evaluation for selected viewpoints.

VISUAL IMPACT TABLE					
		VISUAL EFFECTS LEVELS			
		HIGH	MODERATE	LOW	NEGLIGIBLE
VISUAL SENSITIVITY LEVELS	HIGH	HIGH IMPACT	HIGH IMPACT	MODERATE IMPACT	NEGLIGIBLE IMPACT
	MODERATE	HIGH IMPACT	MODERATE IMPACT	LOW IMPACT	NEGLIGIBLE IMPACT
	LOW	MODERATE IMPACT	LOW IMPACT	LOW IMPACT	NEGLIGIBLE IMPACT
	NEGLIGIBLE	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT	NEGLIGIBLE IMPACT

Source: EDAW, 2000

7.6. Visual Absorption

Visual absorption capacity (VAC) is the physical capacity of a landscape to accept human alterations without loss of its inherent visual character or scenic quality.

viewpoint 1

Location: Public Footpath Along Redwood Drive



Image 31 View south towards site. Typical of pedestrians using footpath within Wallis Creek North

Site	Viewpoint 1	
Distance: 330m north	Viewer Access	Due to the low viewer number, viewer access is considered LOW.
View position: Neutral	Visual Effect	The visual effect is assessed as LOW, as the proposal will largely blend with the existing landscape.
Visual Quality: Low	Visual Sensitivity	The Visual Sensitivity of the site is considered HIGH as it will be viewed from passive recreation area.
	Visual Impact	Whilst the proposal will partially breach the distant ridgelines, the proposed development is in keeping with existing residential development resulting in an overall MODERATE visual impact from this location.

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				

viewpoint 1

Location: Public Footpath Along Redwood Drive



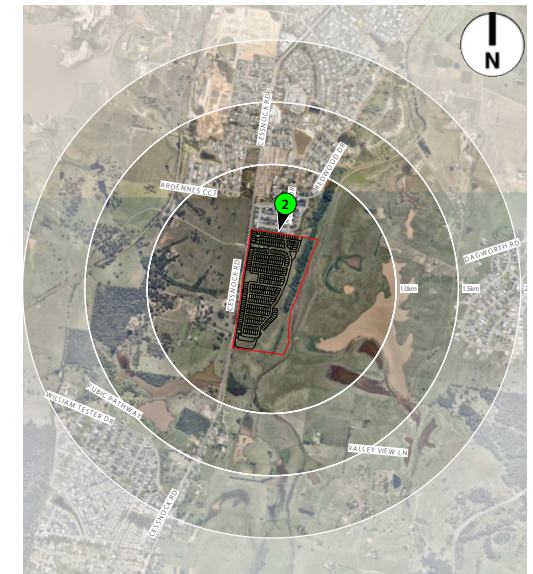
Image 32 View south towards site. Typical of pedestrians using footpath within Wallis Creek North

viewpoint 2

Location: Northern end of Aspen Drive



Image 33 Looking south from Aspen Drive



Site	Viewpoint 2	
Distance: 230m north	Viewer Access	Despite the low viewer number, viewer access is considered HIGH due to the long viewing duration and close proximity to the site.
View position: Neutral	Visual Effect	The visual effect is assessed as LOW, as the proposal will present as minimal to negligible contrast to existing.
Visual Quality: Low	Visual Sensitivity	The Visual Sensitivity of the site is considered MODERATE as it will be viewed within a residential context.
	Visual Impact	Although the proposal will partially breach the distant ridgelines, be within close proximity and long viewing duration, it will present little to no contrast to the existing streetscape, resulting in an overall LOW visual impact from this location.

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
LOW				

viewpoint 2

Location: Northern end of Aspen Drive



Image 34 Looking south from Aspen Drive

viewpoint 3

Location: Southern end of Ardennes Circuit



Image 35 View south-east towards site

Site	Viewpoint 3	
Distance: 320m north west	Viewer Access	Despite duration, viewer access is considered LOW due to the very low viewer numbers
View position: Neutral	Visual Effect	The visual effect is assessed as LOW, as the proposal will, to a large extent, be screened by existing foreground trees, grasses and topography with proposed Cessnock Road buffer vegetation filtering views to minimal views.
Visual Quality: Low/Medium	Visual Sensitivity	The Visual Sensitivity of the site is considered MODERATE due to its position at the end of a minor road.
	Visual Impact	The visual impact is LOW from this location due to the above factors.

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				

viewpoint 3

Location: Southern end of Ardennes Circuit



Image 36 View south-east towards site

viewpoint 4

Location: South Cessnock Road Travelling North

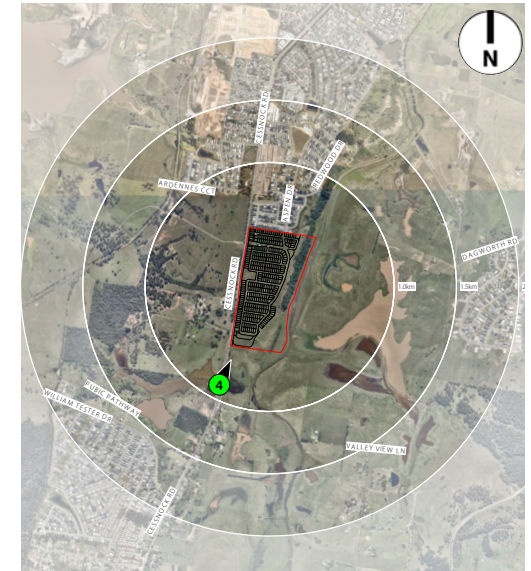


Image 37 View north towards site from Cessnock Road

Site	Viewpoint 4	
Distance: 360m south	Viewer Access	Viewer access is considered HIGH due to the high viewer numbers travelling north along Cessnock Road.
View position: Neutral / slightly inferior	Visual Effect	The visual effect is assessed as MODERATE, as the proposal will interrupt views of ridgelines in the north-east and of rural landscape and environmental conservation areas to the east of site. However, views will be further reduced due to proposed landscape screening along the south and west along Cessnock Road.
Visual Quality: Medium	Visual Sensitivity	The visual sensitivity is considered HIGH due to the major travel corridor of Cessnock Road
	Visual Impact	The visual impact is likely to be HIGH from this location due to the above factors.

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
High				

viewpoint 4

Location: South Cessnock Road Travelling North



Image 38 View north towards site from Cessnock Road

viewpoint 5

Location: Public Footpath (Access off William Tester Drive)

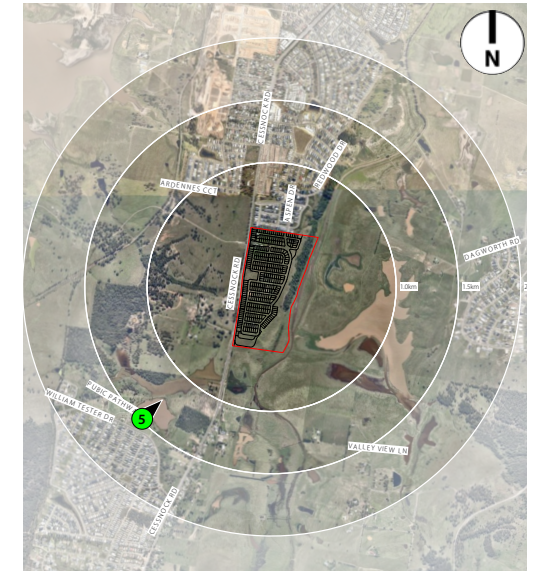


Image 39 View north-east towards site. Typical of pedestrians using the walkway within the Clifleigh development

Site	Viewpoint 5	
Distance: 920m south west	Viewer Access	This viewpoint is considered to have LOW viewer access due to the amount of users and subsequent low viewer numbers.
View position: Inferior	Visual Effect	The visual effect is assessed as LOW, as the proposal will blend with the existing viewed landscape due to its high level of integration and through further proposed screening vegetation.
Visual Quality: Medium	Visual Sensitivity	As this is viewpoint is from a passive recreation and less than 1km, the visual sensitivity is considered HIGH.
	Visual Impact	The visual impact is likely to be MODERATE from this location due to the above factors.

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Moderate				

viewpoint 5

Location: Public Footpath (Access off William Tester Drive)



Image 40 View north-east towards site. Typical of pedestrians using the walkway within the Clifleigh development

viewpoint 6

Location: William Tester Drive Travelling East

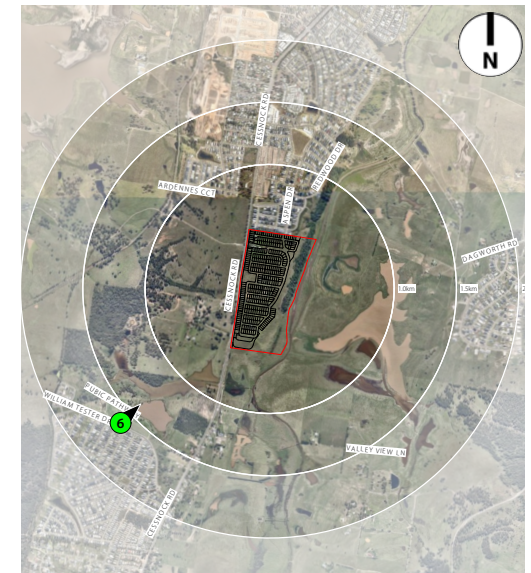


Image 42 View north-east towards site. Typical of motorists travelling east along William Tester Drive

Site	Viewpoint 6	
Distance: 1080m south west	Viewer Access	This viewpoint is considered to have MODERATE viewer access due to the amount of users and subsequent viewer numbers.
View position: Inferior	Visual Effect	The visual effect is assessed as MODERATE, as the proposal will blend with the existing viewed landscape due to its high level of integration and through further proposed screening vegetation but will partially contrast with views of rural landscape.
Visual Quality: Medium	Visual Sensitivity	As this is viewpoint is from a minor road exceeding 1km, the visual sensitivity is considered LOW.
	Visual Impact	The visual impact is likely to be LOW from this location due to the above factors.

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				

viewpoint 6

Location: William Tester Drive Travelling East



Image 43 View north-east towards site. Typical of motorists travelling east along William Tester Drive

viewpoint 7

Location: Valley View Lane Travelling West



Image 45 View north-west towards site. Typical of motorists travelling west along Valley View Lane

viewpoint 8

Location: Buchanan Road Travelling North



Image 46 View north west towards site. Typical of motorists travelling north along Buchanan Road. NOTE: Google Streetview used due to inability to stop in desired location as a result of road crests and overgrown verge

Site	Viewpoint 8	
Distance: 1990m south east	Viewer Access	Viewer access is considered MODERATE due to the high viewer numbers for a short amount of time over a long viewing distance.
View position: Neutral	Visual Effect	The visual effect is considered LOW as a result of large integration into the landscape from proposed screening vegetation
Visual Quality: Medium	Visual Sensitivity	LOW rating due to its minor road and the site in the mid-ground.
	Visual Impact	The visual impact is likely to be LOW from this location due to distance and screening landscaping from this filtered view

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				

viewpoint 9

Location: Buchanan Road Travelling North



Image 47 View north west towards site. Typical of motorists travelling north along Buchanan Road. NOTE: Google Streetview used due to inability to stop in desired location as a result of road crests and overgrown verge

Site	Viewpoint 9	
Distance: 2150m north west	Viewer Access	Similar to Viewpoint 8, viewer access is considered MODERATE due to the high viewer numbers for a short amount of time over a long viewing distance.
View position: Neutral	Visual Effect	The visual effect is also considered LOW as a result of large integration into the landscape from proposed screening vegetation
Visual Quality: Medium	Visual Sensitivity	LOW visual sensitivity rating due to its minor road and the site in the background.
	Visual Impact	The visual impact is likely to be LOW from this location due to distance and screening landscaping from this filtered view

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				

viewpoint 10

Location: End of Dagworth Road Travelling South



Image 48 View west towards site. Typical of motorists travelling south along Dagworth Road

Site	Viewpoint 10	
Distance: 1080 east	Viewer Access	Viewer access from this viewpoint is considered LOW due to low viewer numbers and short viewing time
View position: Neutral	Visual Effect	The visual effect is considered MODERATE as it can be expected to contrast to the surrounding established, rural landscape. However, commensurate soft landscaping is proposed between the viewpoint and the development, that once established, will provide screening while still adhering to the necessary Planning for Bush Fire Protection 2019 controls for planting in an Asset Protection Zone Inner Protection Area
Visual Quality: Medium	Visual Sensitivity	LOW rating due to its agricultural context.
	Visual Impact	The visual impact is likely to be LOW from this location due to reasons listed above.

Visual Evaluation Criteria				
	NEGLECTIBLE / VERY LOW	LOW	MODERATE / MEDIUM	HIGH
Viewer Access				
Visual Effect				
Visual Sensitivity				
Visual Impact - Significance rating based on above criteria:				
Low				

viewpoint 10

Location: End of Dagworth Road Travelling South



Image 49 View west towards site. Typical of motorists travelling south along Dagworth Road

viewpoint summary

8. VIEWPOINT SUMMARY

Viewpoint Summary				
	ACCESS	EFFECT	SENSITIVITY	IMPACT
Viewpoint 1 Public footpath along Redwood Drive (330m)	LOW	LOW	HIGH	MODERATE
Viewpoint 2 Northern end of Aspen Drive (230m)	HIGH	LOW	MODERATE	LOW
Viewpoint 3 Southern end of Ardennes Circuit (320m)	LOW	LOW	MODERATE	LOW
Viewpoint 4 South Cessnock Road travelling north (360m)	HIGH	MODERATE	HIGH	HIGH
Viewpoint 5 Public footpath (access from William Testers Drive) (920m)	LOW	LOW	HIGH	MODERATE
Viewpoint 6 William Tester Drive travelling east (1080m)	MODERATE	MODERATE	LOW	LOW
Viewpoint 7 Valley View Lane travelling west (860m)	LOW	HIGH	LOW	MODERATE
Viewpoint 8 Buchanan Road travelling north (1990m)	MODERATE	LOW	LOW	LOW
Viewpoint 9 Buchanan Road travelling north (2150m)	MODERATE	LOW	LOW	LOW
Viewpoint 10 End of Dagworth Road travelling west (1080m)	LOW	MODERATE	LOW	LOW

impact assessment

9. IMPACT ASSESSMENT

9.1. Discussion

This section considers the general impact the proposal may have on the local visual environment and identifies those areas where the visual impact may potentially be the most significant. This was done by undertaking a surrounding site inspection and broadly scoping the study area to identify where the proposed development would likely be visible and appear to be most prominent. Visual effect may be either based on the degree of exposure or the number of people likely to be affected.

Viewpoints 1 and 2 are considered from the northern Wallis Creek subdivision. Viewpoint 1, from the public footpath along Redwood Drive, despite producing a moderate result from the table, has been assessed as low. This is due to the extent of proposed works and the location of the lot boundary offset from the vegetated edge. This will produce views that present the new development as an extension of the existing and will have low visual impact overall from this viewpoint.

Similarly, Viewpoint 2, despite having a high viewer access rating due to location within the residential context, the overall viewpoint has been assessed as low, due to the proposed continuation of Aspen Drive into new works to create a smooth transition and present the new development as a seamless extension of the existing.

Viewpoint 3 is considered from the viewpoint of the end of the minor road, Ardennes Circuit, in the developing Western Precinct of Gillieston Heights. The final assessment has determined that the visual impact from this location will be very low, due to the slope of the land blocking views as the site slopes south, as well as existing and proposed vegetation along Cessnock Road providing a visual buffer. It is also noted that the viewpoint has a high degree of existing development within it.

Although travel time for viewers travelling north along Cessnock Road in Viewpoint 4 is short, the visual impact has been assessed as high due to the large amounts of traffic, close proximity and interruption of views towards the established, rural landscape and environmental conservation and management zone of Wallis Creek. The effect is reassessed to a moderate rating due to the proposed landscape screening to the southern extent of site and west along the Cessnock Road interface which will provide vegetation buffer screening, softening the built form from this approach. Furthermore, street tree planting will contribute to fragmented bulk and scale of built form once established as development slopes to the north of the site.

Despite low viewer numbers of Viewpoint 5, the visual impact rating has produced a moderate result. This is predominantly due to the distance to the site from a passive recreation zone. As the proposed development will be largely screened along this interface by proposed Cessnock Road screening and due to existing, established vegetation, this viewpoint has been reassessed as having a low overall impact.

Viewpoint 6, despite having moderate access and effect to surrounding viewed landscape, has produced a low

impact rating. This is a result of the proposal expecting to blend with the existing viewed landscape due to its high level of integration and through further proposed screening vegetation, and its position from a minor road exceeding 1km.

A high visual effect rating applies to Viewpoint 7 along Valley View Lane due to its location within an existing rural landscape context, however, a short viewing duration along this road and low viewer numbers, predominantly relating to local residents, produce a low viewer access rating. The site from this viewpoint will be largely exposed. The screening vegetation along the eastern and southern boundary of site will assist in achieving a moderate visual impact overall from this viewpoint. The screening vegetation along the eastern and southern boundary will be established through appropriately selected trees and understorey planting that adheres to Planning for Bush Fire Protection 2019 controls for planting in an Asset Protection Zone Inner Protection Area and will result in an overall moderate visual impact overall from this viewpoint.

Viewer access ratings for Viewpoints 8 and 9 produce a moderate result due to the large amounts of traffic along Buchanan Road. The final assessment considers the impact from these viewpoints to be very low. This is due to the distance to the site from this location, the viewing time and the existing vegetation within the view corridor, restricting views to the site. After screening vegetation is established along the eastern elevation, this will suppress views further.

Viewpoint 10 assesses the potential visual impact of the proposal from the end of a low-use residential road in Louth Park, east of site. Similarly to Viewpoint 7, the access and sensitivity are considered low due to viewer numbers. Visual effect is considered moderate due to the viewer distance exceeding 1000m. This will result in a low visual impact overall, as existing vegetation provides a substantial buffer along the eastern portion of site and furthermore, proposed screening vegetation along the south-eastern boundary will help soften the built form from this viewpoint.

The scope of the assessment included an offset of approximately 2.5 kilometres from the subject site, however the concentration of the assessment occurred within approximately 1000 metres. Existing development, topographic relief and existing vegetation limited and filtered views beyond this zone. Physical accessibility was also restricted due to private property ownership. The proposed impact is expected to be mainly localised and decreases as distance from the site increases.

Due to its land zoning and location within the East Precinct of Gillieston Heights Urban Release, as per City of Maitland DCP 2011-Amd.2022, the proposal is considered to be appropriate. The implementation of screening vegetation to the visually sensitive area along the south-eastern quadrant, screening buffer to the southern basin and Cessnock Road vegetation buffer is crucial in reducing visual impact from the surrounding landscape.

9.2. Conclusion and Recommendations

A review of the visual catchment of the proposed development showed that views of the site were limited to within approximately 2500m of the site due to the existing built environment, topography, and existing vegetation.

The viewpoints assessed are viewed within the context of the surrounding landscape, and the proposal will generally integrate with the existing built environment with some contrast to surrounding rural landscape.

The proposal, whilst contrasting to the rural character of the area, will have a low accumulative visual impact on the surrounding area, with the exception of immediate proximity views from Cessnock Road. The carefully considered and designed landscape masterplan will provide screening vegetation along south-eastern boundary, southern basin boundary and Cessnock Road buffer interface to reduce visual impact from the surrounding landscape. The landscape design has shown further consideration of site integration by introducing a native, endemic planting palette and materials that reflect the rural character of the area.

Recommended further mitigation measures:

- Ensure planting is implemented as per the landscape plan
- Canopy planting to eastern boundary of visually sensitive area of appropriately sized native species, maintained to ensure success to ensure screening from the east
- Tree planting to the eastern extents of the site to provide a vegetation buffer from views from the east
- Use of non reflective building materials within the subdivision
- Early works planting to the southern basin, Cessnock Road buffer and the dog park would be recommended to ensure vegetation screening is established in the early stages of the development

10. REFERENCES

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