

## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	Avenue Road.
DISTANCE	1km.
RECEPTORS	Road users, surrounding residences, future inmates.
NO. OF VIEWERS	Low.
EXISTING VIEW	This view is taken from a private residence driveway entrance along Avenue Road looking west over the Clarence Correctional Centre currently under construction. Land is generally open along the border between the CCC and the private residence with only a few sporadic trees.

### EXPECTED VISUAL IMPACT

Due to the current topography of the landform the proposed transmission line would not be visible from this location. Once the Correctional Centre is complete it will further prevent any views of the transmission line from this location. Two further residences are located in close proximity to this residence, however the significant tree planting both bordering and within these properties will prevent views of the transmission line.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	0	0	0	0.8
Visual Impact Rating	NEGLIGIBLE					

# VIEWPOINT 2



Viewpoint location



Viewpoint 2

## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	Pacific Highway and Livingstone Lane.
DISTANCE	50m.
RECEPTORS	Pacific Highway users, surrounding residences.
NO. OF VIEWERS	High.
EXISTING VIEW	This view looks west across open farmland that borders the Pacific Highway with the existing powerline running across it. The land is generally open grassland with sporadic groupings of trees and low fence lines running across it. In the distance can be seen further tree lines with the Gibraltar Range National Park in the distance.

### EXPECTED VISUAL IMPACT

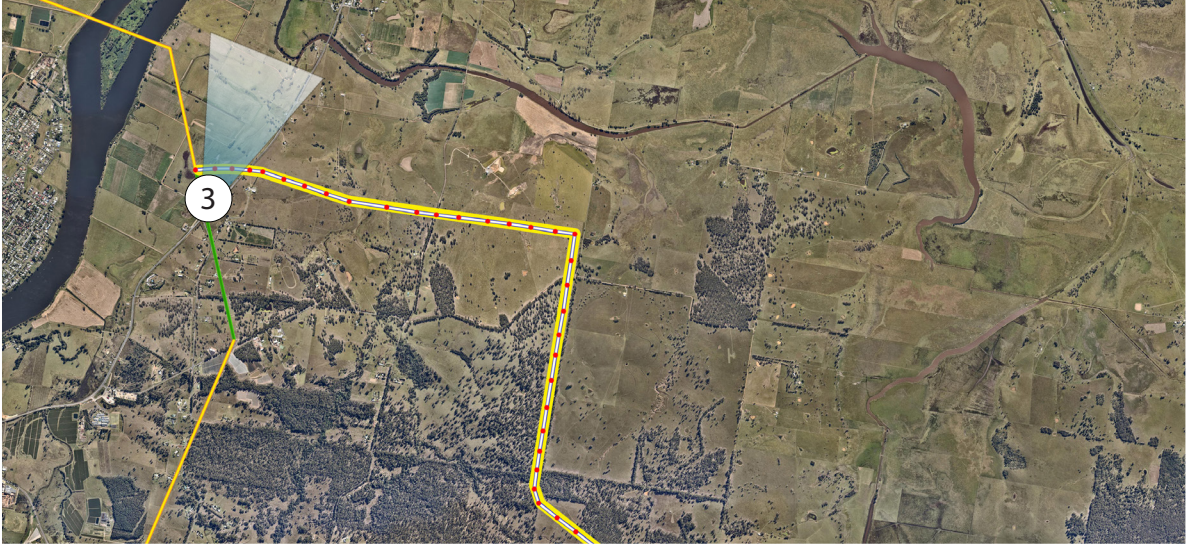
From here two pole structures would be visible with double circuit transmission line strung between them, with the transmission lines passing directly overhead from this location to a further pole structure on the opposite side of the highway directly behind this view. These poles will have concrete footings that will be approximately 1.5 metres above ground.

The pole structures and transmission line will be noticeable to motorists on the highway, however this will be for a brief period given the 100kmh speed limit along this highway. No pedestrian footpaths/walkways are present within the vicinity of the transmission line.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	2	1	1	1.8
Visual Impact Rating	MODERATE					



## VIEWPOINT 3



Viewpoint location



Viewpoint 3



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	Pacific Highway looking northeast.
DISTANCE	450m.
RECEPTORS	Pacific Highway users, surrounding residences.
NO. OF VIEWERS	High.
EXISTING VIEW	<p>This view looks north across the Pacific Highway. A residential dwelling and agricultural buildings can be seen in the distance on top of the gently rising topography.</p> <p>A single line of tree planting can be seen running along the crest of the hill from the dwelling, with the remainder of the hill comprising primarily of open grassland which affords views across the adjacent farmland from the dwelling.</p> <p>Existing powerlines can be seen running across the property to the left of the scene.</p>

### EXPECTED VISUAL IMPACT

The transmission line will be visible from this location passing over the Pacific Highway and then moving up the hill to the north of the existing private residence visible on top of the hill.

Both pole structures and the transmission line will be visible from the private residence on top of the hill, as well as from this vantage point to the side of the highway. Although the transmission line will be noticeably visible from this location, it will not be at odds with its surroundings due to the prevalence of transmission lines passing over the highway in this area.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	2	1	1	1.8
Visual Impact Rating	MODERATE					

# VIEWPOINT 4



Viewpoint location



Viewpoint 4



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	Centenary Drive.
DISTANCE	1.1km.
RECEPTORS	Road users, surrounding residences.
NO. OF VIEWERS	Low.
EXISTING VIEW	<p>This view looks northeast along Centenary Drive over farmlands, with a small number of private residences situated in the surrounding area. The landform is gently rolling with groupings of trees in the mid-ground as well as the distance.</p> <p>Powerlines can be seen running parallel to Centenary Drive and across the farmland. Low height post and wire fencing can also be seen criss-crossing the land.</p>

### EXPECTED VISUAL IMPACT

From this location it is unlikely that anything more than a highly filtered view of the transmission line will be discernible in the distance due to the existing vegetation. The current transmission line (visible in the image) that the proposed line will connect to is clearly visible from this location passing across private rural land.

Like the Pacific Highway, no dedicated footpath or pedestrian walkway is present on Centenary Drive, meaning that the majority of receptors from this location will be restricted to motorists. Because of the alignment of the transmission line it is unlikely that motorists would register its presence in the distance while driving.

The small number of residences within this area are also likely to only get highly filtered views (if any) of the transmission line due to the existing vegetation both in the distance and surrounding the residences.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	1	1	1	0	0.8
Visual Impact Rating	NEGLIGIBLE					

# VIEWPOINT 5



Viewpoint location



Viewpoint 5



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

<b>LOCATION</b>	Washpool Road
<b>DISTANCE</b>	1.3km.
<b>RECEPTORS</b>	Road users, surrounding residences.
<b>NO. OF VIEWERS</b>	Low.
<b>EXISTING VIEW</b>	<p>This view looks north from Washpool Road across existing open farmland. A private residence is situated directly behind this viewpoint on the opposite side of the road behind planting running along the road as well as surrounding the house.</p> <p>The immediate foreground is dominated by a mid-height wire fence and row of tree planting both running parallel to the road.</p>

### EXPECTED VISUAL IMPACT

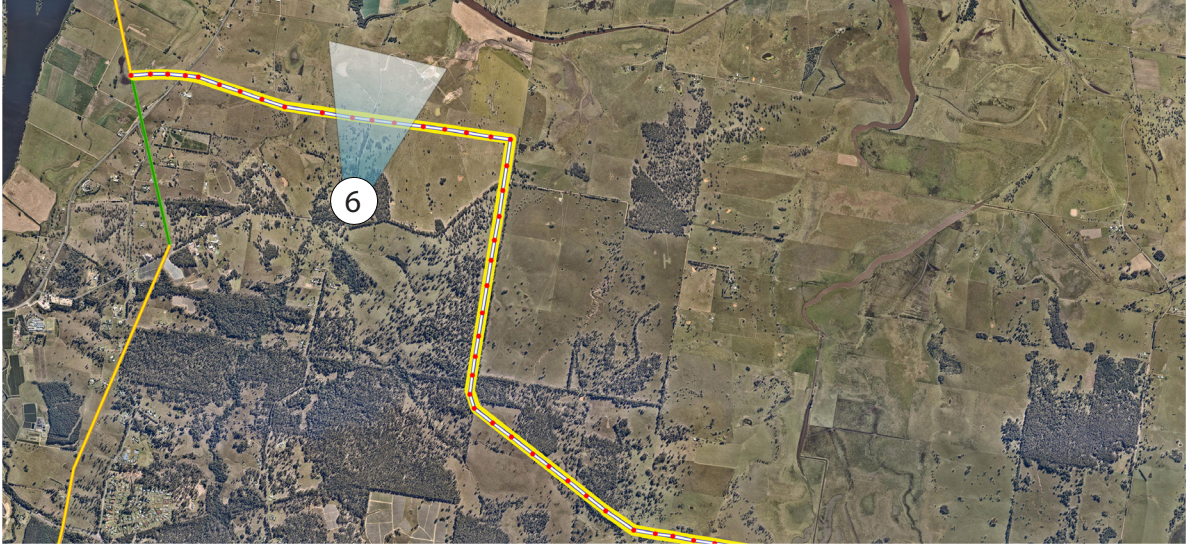
This view is taken from a minor road with a single residential driveway directly behind it. Due to an existing row of trees running parallel to the road (visible in the image) as well as trees in the distance, the transmission line will be only barely visible if being looked for.

From this location during the summer and spring months it would become even more difficult to distinguish the transmission line due to foliage on the trees that line the road (not present in this image).

Although a private residence is located behind this view, it has a cluster of established tree planting at the driveway entrance, as well as lining the driveway and surrounding the residence which will block views towards the transmission line in the distance to the north.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	1	1	1	0	0.8
Visual Impact Rating	NEGLIGIBLE					

# VIEWPOINT 6



Viewpoint location



Viewpoint 6



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	Northern end of Four Mile Lane.
DISTANCE	430m.
RECEPTORS	Road users, single residence.
NO. OF VIEWERS	Low.
EXISTING VIEW	This view is looking north from a private residence driveway across farmland. Individual and small groupings of trees can be seen in the foreground and receding into the distance where the Pinnacles can be seen.

### EXPECTED VISUAL IMPACT

The transmission line will be visible but filtered through existing vegetation in the fore and mid-ground. It is anticipated that from this location only one pole structure would be visible, with its distance from the viewpoint most likely eliminating the view of the cables between the pole structures.

Although the transmission line will be visible from this viewpoint, it will not dominate the overall visual scene due to the limited visual accessibility as a result of existing vegetation.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	3	1	2	1	1.6
Visual Impact Rating	MODERATE/LOW					

# VIEWPOINT 7



Viewpoint location

Basin I Location



Viewpoint 7



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

<b>LOCATION</b>	Four Mile Lane.
<b>DISTANCE</b>	1.67km.
<b>RECEPTORS</b>	Road users, surrounding residences.
<b>NO. OF VIEWERS</b>	Low.
<b>EXISTING VIEW</b>	<p>This view is looking north from Four Mile Lane, with a small number of dwellings to either side of the Lane (approximately 4). Tree planting on either side of the land from this location forms a tight linear view, obstructing much of the scene to either side of the Lane.</p> <p>Dense groupings of mature trees in the distance limits the availability of views looking north, especially as the elevation increases moving north.</p>

### EXPECTED VISUAL IMPACT

Due to the topography of the surrounding landform in this location, as well as existing mature vegetation in the distance, the transmission line will not be visible in terms of either pole structures or cables. Although a small number of private residences are located in this area the residents will not be able to see the transmission line due to surrounding vegetation.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	1	0	0	0	0.4
Visual Impact Rating	NEGLIGIBLE					

# VIEWPOINT 8



Viewpoint location



Viewpoint 8



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	Tancreds Lane.
DISTANCE	1km.
RECEPTORS	Lane users.
NO. OF VIEWERS	Low.
EXISTING VIEW	<p>This view looks north across open farmland from Tancreds Lane, with sporadic tree planting receding into the distance. To the left can be seen the edge of a more dense cluster of trees.</p> <p>The landform is gently rolling and the slightly elevated position of the viewpoint provides a relatively open view over a large area of land.</p> <p>No immediate private residences are within the vicinity of the viewpoint, and the lane has switched to a narrow gravel lane compared to the sealed surfaces leading to it, most likely a result of the low number of residences requiring access further along the lane.</p>

EXPECTED VISUAL IMPACT	
<p>The transmission line will be clearly visible when looking north across the agricultural land which is sporadically populated with individual trees as opposed to large groupings. As a result of the distance from Tancreds Lane to the transmission line, the line will form a minor element of the landscape.</p> <p>Tancreds Lane is nearly uniformly bordered by mature trees on either side, which means that although a clear view is visible in this image, this is not the consistent view when vehicles are using the lane, as the view is constrained by a continual lines of trees. Like many of the roads and lanes in this area there are no footpaths or walkways which means any pedestrian receptors are likely to be few in number.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	1	1	1	1.2
Visual Impact Rating	LOW					

# VIEWPOINT 9



Viewpoint location



Viewpoint 9



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

<b>LOCATION</b>	Private driveway off Tancreds Lane
<b>DISTANCE</b>	20m
<b>RECEPTORS</b>	Occupants of the house
<b>NO. OF VIEWERS</b>	Low.
<b>EXISTING VIEW</b>	Predominately open paddock fields with sporadic tree planting is visible from this location. The landform is gently undulating to either side of the driveway. Due to the undulating nature of the landform, long distance views to west are not possible from this location.

### EXPECTED VISUAL IMPACT

Due to the alignment of the transmission route, a small number of poles will be visible from this location (approximately 4), when looking west and south. As a result of the undulating landform, long distance views of the transmission line looking west will not be possible. Similarly, as a result of vegetation looking south, long distance views of the line will not be possible.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	1	1	1	2	1.2
Visual Impact Rating	LOW					

# VIEWPOINT 10



Viewpoint location



Viewpoint 10



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

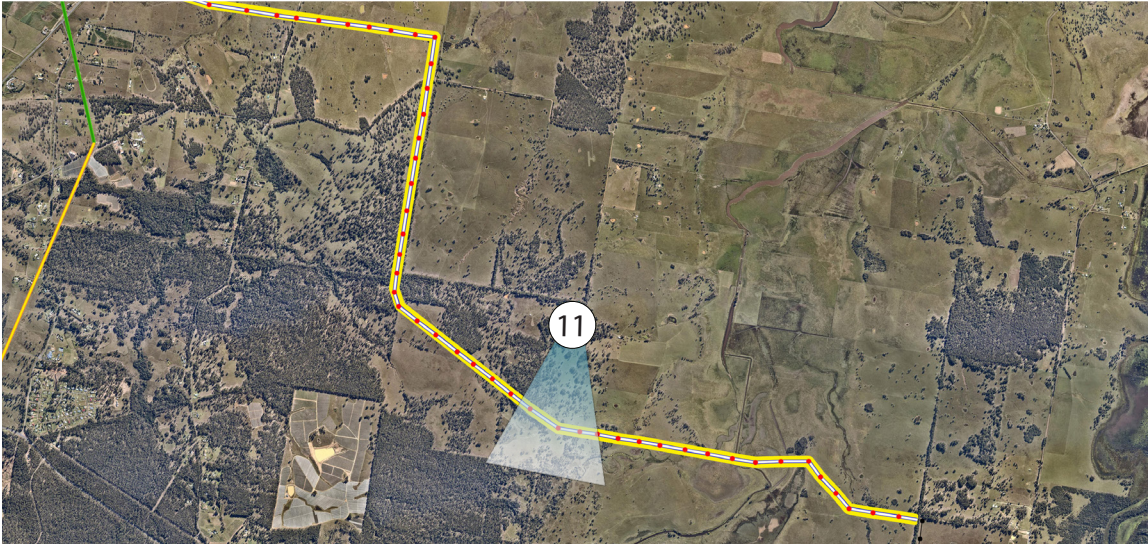
LOCATION	Timbs Lane.
DISTANCE	400m.
RECEPTORS	Lane users.
NO. OF VIEWERS	Low.
EXISTING VIEW	This view looks southwest from Timbs Lane over an area of open farmland running parallel to the lane. A band of dense tree planting prevents any views into the distance.

### EXPECTED VISUAL IMPACT

As a result of existing mature vegetation when looking across agricultural land, views of the transmission line will not be possible. Timbs Lane has only one private residential dwelling which is set back from the lane and will also not have views of the transmission line.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	0	0	0	0.6
Visual Impact Rating	NEGLIGIBLE					

## VIEWPOINT 11



*Viewpoint location*



*Viewpoint 11*



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	End of Timbs Lane.
DISTANCE	1.2km
RECEPTORS	Lane users.
NO. OF VIEWERS	Low.
EXISTING VIEW	<p>This view is looking south from the end of Timbs Lane at the entrance to a stock yard and cattle processing area, with no private residences in the immediate area.</p> <p>The landform is relatively flat looking south, with groups of trees allowing for heavily filtered views to the distance.</p>

### EXPECTED VISUAL IMPACT

This is at the termination point of Timbs Lane, with no further public access roads or lanes heading towards the transmission line. A mixture of agricultural land and wetlands lies beyond this point, with no private residential dwellings.

Views of the transmission line will not be visible from this location due to mature vegetation throughout the agricultural land.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	1	0	0	0	0.4
Visual Impact Rating	NEGLIGIBLE					

# VIEWPOINT 12



Viewpoint location



Viewpoint 12



## 7.0 IDENTIFICATION OF KEY VIEWS, VISTAS AND ANALYSIS

LOCATION	End of Reilleys Lane.
DISTANCE	1.07km.
RECEPTORS	Lane users.
NO. OF VIEWERS	Low.
EXISTING VIEW	This view is looking north from the end of Reilleys Lane at a small cattle herding area. Small groupings of trees surround the yard, with more dense stands of trees visible in the distance preventing any further views.

### EXPECTED VISUAL IMPACT

This view is at the termination point of Reilleys Lane, with a small stock area and no private residential dwellings. As a result of existing vegetation throughout the agricultural land, combined with the distance of the transmission line, it is anticipated that only an insignificant level of the line will be perceptible, mainly pole structures as the route heads east towards the CCC.

Like most of the surrounding lanes, a low number of private dwellings are served by the lane, with most being south back along the lane and not having views of the transmission line. No public footpaths or walkways are present along the lane, limiting any pedestrian receptors.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	1	0	0	0	0.4
Visual Impact Rating	NEGLIGIBLE					

8.0 Mitigation recommendations and conclusion



Ulmarra Jetty.



## 8.0 MITIGATION RECOMMENDATIONS AND CONCLUSION

---

### 9.1 APPROACHES TO MITIGATION

There are typically five broad approaches to mitigating the visual impacts of any change to a scene that entails built form development. These are through:

- Avoidance – where the visual impact of the proposal is deemed of a scale that cannot be mitigated by any of the approaches outlined below, this approach implies relocating the proposal elsewhere on the site with lesser visual impacts or not proceeding with the proposal on the site at all
- Reduction – typically this approach seeks to mitigate impacts through the reduction of some part of the proposed structure or development (ie. reduced height or omission of parts of the built structure/s)
- Alleviation – this approach entails design refinements to the proposal to mitigate visual impacts. These refinements might typically include built form articulation, choice of material and colours and/or planting design
- Off Site Compensation – where none of the above approaches will provide adequate visual impact mitigation for off site visual receptors, this approach entails off site works on the land from which the viewpoint is experienced (eg screening close to the viewpoint).
- Management – in this approach the mitigation response typically entails an operational or management action such as construction management.

Set out below are the relevant responses to these approaches with respect to the proposed transmission line.

### RECOMMENDED MITIGATION

The visual impact on the surrounding visual catchment is highly limited as a result of existing vegetation and topography, limiting the need for mitigation measurements. Of the mitigation techniques described above, the most appropriate technique would be Off site Compensation to any adversely affected residential properties.

This would involve the strategic use of planting to screen views of the transmission line from that particular viewpoint that would impact any residential receivers, should the residents request so. Based on the viewpoint analysis undertaken it is unlikely that any residential receivers would request screening as the visual impact is minor.

Of all the viewpoints assessed the most likely receiver for screening would be viewpoint 6 which is from a private residence. However, as noted in the assessment, the visibility of the transmission line from this location is so minor that it is unlikely that off site compensation would be required.

It is noted that the steel poles will have a shiny galvanised finished upon installation, but that this will naturally dull over time (at least 12 months) to a matt finish allowing for a more sympathetic blending with the surrounding landscape.

### CONSTRUCTION IMPACTS

The Project will involve a construction phase with associated additional temporary visual impacts. The following activities are likely to occur:

- clearing of vegetation
- setting up of site compounds
- stockpiling
- earthworks
- site fencing
- increased site traffic including heavy vehicles





Grafton Court House.



## 8.0 MITIGATION RECOMMENDATIONS AND CONCLUSION

---

During the construction period, all viewpoints studied within this report are likely to have increased visual impacts. Views of site compounds, storage areas and increased site traffic (including trucks) will lead to a reduction in visual amenity.

Impacts will reduce as viewing distance and screening vegetation increase.

Furthermore these visual impacts will be of a temporary nature and will reduce for all viewpoints once the project is complete and the construction areas made good.

### 9.2 CONCLUSION

A comprehensive landscape character and visual impact assessment of the proposed transmission line and of the surrounding area has been conducted.

The study has identified and evaluated the existing visual environment, key views and view types before progressing to an assessment of quantitative and qualitative criteria using best practice methodology.

Whilst it is acknowledged that the perceived visual impact of the proposal will vary from person to person, the methodology used to evaluate visual impact in this instance is informed by internationally accredited approaches and the author's 20 years of experience in the field of visual impact.

This methodology takes into consideration the local context and references both international standards and local legislation, policy and NSW Land and Environment Court principles.

In weighing up the overall implications of the visual impacts described in this assessment, the following conclusions can be drawn on the transmission lines impact to the visual amenity of the surrounding area:

- the visual catchment of the project is limited, due to topography and existing vegetation
- the number of residential visual receptors of the transmission line is very low due to the largely rural/agricultural nature of the land through which the transmission line passes
- established vegetation and topography surrounding the transmission line obscures large sections of the line from both residential visual receivers as well as anyone using the lanes and roads within proximity to it
- the part of the transmission line that will be the most visible to the largest group of receivers is as it passes over the Pacific Highway. However the impact is minimal due to other existing instances of transmission lines in the immediate vicinity, combined with the speed at which vehicles travel on the highway
- the proposed transmission line is not at odds with similar transmission lines within the surrounding area.

Summary of visual impact ratings:

- negligible ratings        7 views
- low ratings                2 views
- moderate/low ratings    1 views
- moderate ratings        2 views

On balance it is therefore the professional opinion of the authors of this assessment that the mostly modest scale, character and catchment of the visual impacts of this proposal are such that they would not constitute reasons for the proposed transmission line not to proceed on visual impact grounds.





# PART C

appendices







## APPENDIX A - DETAILED METHODOLOGY

---

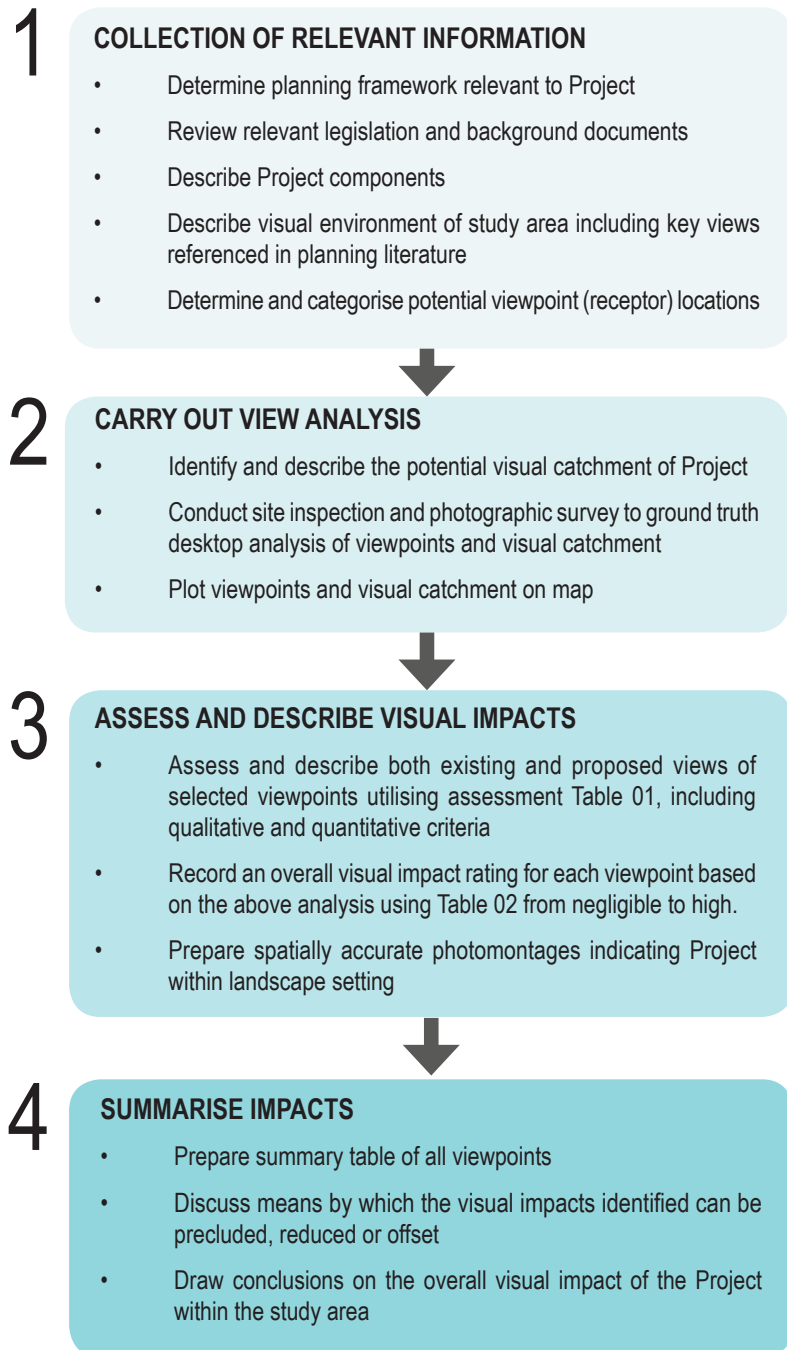


Figure 7.0 - Summary of CLOUSTON methodology



## APPENDIX A - DETAILED METHODOLOGY

---

### METHODOLOGY

Given the subjective nature of an individual's appreciation of any given scene, Visual Impact Assessment is by its nature not an exact science and consequently methodologies for preparing VIAs vary both in Australia and overseas.

Potentially subjective assessment material and differences of opinion about how to best assess visual characteristics, qualities, degrees of alteration and viewer sensitivity often arise.

As a consequence, and as identified by the NSW Land and Environment Court, the key to a robust process is to explain clearly the criteria upon which an assessment is made:

'The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated. Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.'

VIA methodologies are often inconsistent and while various governments have generated specific methodologies, no Australian national framework exists. Within NSW, there are two guidelines prepared by the NSW State Government that are recognised as best practice:

- Guidelines for Landscape Character and Visual Impact Assessment, WIA-N04, as published by the Roads and Maritime Service (RMS)
- Appendix D of the Sydney Harbour Foreshore Waterways Area Development Control Plan (SHFWA DCP), as published by the Department of Planning and developed for marina assessment.

Internationally, the following methodologies and guidelines are broadly considered best practice:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, as published by the Landscape Institute UK and IEMA
- Visual Assessment of Windfarms: Best Practice as published by Scottish Natural Heritage.

In the case of the former guidelines these have been widely adopted through Europe in seeking to meet the EU Directive 2011/92/EU concerning preparation of Environmental Impact Assessment (EIA).

## APPENDIX A - DETAILED METHODOLOGY

---

### Assessment methodology

CLOUSTON Associates has developed a best practice methodology based on these internationally accredited approaches and 20 years of experience in the field of visual assessment. There are several critical dimensions demonstrated through this assessment and evaluation:

- ensuring all receptors (viewers) have been adequately identified, even at distance, with emphasis on public domain views
- comprehensive evaluation of context to determine visual catchment of site from these areas
- being clear on and separately defining quantitative impacts (distance, magnitude, duration etc) as against qualitative impacts (viewer type and context of view)
- providing a clear rationale for how impacts are compared and contrasted
- ensuring photomontages include views from highest potential impact locations, identified from analysis above
- being clear on the differing forms of mitigation options, namely avoidance, amelioration (eg design), mitigation (eg screening) and compensation (on or offsite).

### Rating System

The overall visual impact rating of the Project on any given viewpoint/visual receptor is based on themes of magnitude and sensitivity, recorded using a six band scoring system from negligible to high - refer Table 02.

### Sensitivity

Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced (ie. at home, on the street, in a park etc.) This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts.

### Magnitude

A measure of the magnitude of the visual effects of the development within the landscape. A series of quantitative assessments are studied, including distance from development, quantum of view, period of view and scale of change. Table 01 describes the ratings assigned to these quantitative assessments and the numerical score allocated to each impact band.

### Overall Rating

The scores for each assessment factor are totalled and an average taken, determining the overall visual impact rating on a six band scale - refer Table 03.



	FACTOR		NEGLECTIBLE 0 POINT	LOW IMPACT 1 POINT	MODERATE IMPACT 2 POINTS	HIGH IMPACT 3 POINTS
QUALITATIVE	Viewer Sensitivity	<p>Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced. This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts.</p> <p>Number of viewers also has a bearing on sensitivity. Viewpoints have a varied number of potential receivers depending on whether the viewpoint is public or private, the popularity of the viewing location and its ease of accessibility. Views from public reserves and open space are often given the highest weighting due to the increased number of viewers affected.</p>	Vacant lot, uninhabited building, car park.	Minor roads, service providers.	Residential properties with limited views, commercial properties, scenic public roads (eg official tourist routes).	Public open space, public reserves, living areas or gardens/ balconies of residential properties with direct views of Project.
	Quantum of View	The quantum of view relates to the openness of the view and the receptor's angle of view to the scene. A development located in the direct line of sight has a higher impact than if it were located obliquely at the edge of the view. Whether the view of the Project is filtered by vegetation or built form also affects the impact, as does the nature of the view (panoramic, restricted etc.). A small element within a panoramic view has less impact than the same element within a restricted or narrow view.	Only a n insignificant part of the Project is discernible.	An oblique, highly filtered or largely obscured view of the Project or a view where the Project occupies a very small section of the view frame.	A direct view of the Project or its presence in a broader view where the Project occupies a moderate proportion of the view frame.	A direct view of the Project or its presence (sometimes in a very narrow or highly framed view), where the Project occupies the greater proportion of the view frame.
QUANTITATIVE	Distance of View	The effect the Project has on the view relating to the distance between the Project and the visual receptor. The distances are from the approximate boundary of the Project site.	Over 3000m	Viewing distance of between 1000-3000m.	Viewing distance between 100m and 1000m.	Viewing distance between 0 and 100m.
	Period of View	The length of time the visual receptor is exposed to the view. The duration of view affects the impact of the Project on the viewer - the longer the exposure the more detailed the impression of the proposed change in terms of visual impact.	Less than 1 second	1 to 10 seconds: often from a road or walking past.	1 to 5 minutes: usually from a road/ driveway entrance, walking past.	Significant part of the day: usually residential property.
	Scale of Change	Scale of change is a quantitative assessment of the change in compositional elements of the view. If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the scale of change is low. If the development radically changes the nature or composition of the elements in the view, the scale of change is high. Distance from the development would accentuate or moderate the scale and variety of visible elements in the overall view and hence influence this rating.	Project barely discernible	Elements and composition of the view would remain largely unaltered.	Elements within the view would be at odds with existing features in the landscape	Elements within the view would greatly dominate existing features in the landscape

Table 01 - Magnitude ratings

## APPENDIX A - DETAILED METHODOLOGY

0 - 1	Negligible	Only an insignificant part of the Project is discernible.
1 - 1.3	Low	The Project constitutes only a minor component, which might be missed by the casual observer or receptor. Awareness of the proposal would not have a marked effect on visual amenity.
1.4 - 1.7	Moderate/low	Whilst discernible, the Project does not dominate the visual scene and has only slight impacts on visual character.
1.8 - 2.3	Moderate	The Project may form a visible and recognisable new element within the overall scene that affects and changes its overall character.
2.4 - 2.6	Moderate/High	The Project is a discernible feature of the scene leading to moderately high impacts on visual character.
2.7 - 3.0	High	The Project becomes the dominant feature of the scene to which other elements become subordinate, and significantly affects and changes the visual character.

Table 02- Rating system.

### Common Terms

The following provides a brief explanation of the terms used within this report:

**View:** the sight or prospect of some landscape or scene.

**View Corridor:** a line of sight of an observer looking toward an object.

**View Frame:** the extent of the observable world that can be seen by an observer from a fixed location, moving their head from side to side.

**Visual Accessibility:** the extent to which an area or object is visible to an observer.

**Visual Amenity:** the measure of the visual quality of a site or area experienced by residents, workers or visitors. It is the collective affect of the visual components which make a site or an area pleasant to be in.

**Viewshed/Visual Catchment:** the area which the Project is visible to the human eye from a fixed vantage point.

**Receptor/Receiver:** the public or community at large who would have views of the Project site either by virtue of where they live and/or work or from transport routes, paths, lookouts and the like.



## APPENDIX A - DETAILED METHODOLOGY

### EXAMPLE

<b>LOCATION</b>	Newham Drive	Viewpoint location
<b>DISTANCE</b>	50 m	Distance to Project site boundary
<b>RECEPTORS</b>	Road Users	Description of viewers
<b>NO. OF VIEWERS</b>	Low	Number of viewers
<b>EXISTING VIEW</b>	As can be seen...	Description of current view
<b>EXPECTED VISUAL IMPACT</b>		
The Project will be..		Description of expected view

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	2	1	1.8
Visual Impact Rating	LOW/MODERATE					

Table 03 - Example assessment





CLOUSTON Associates  
65-69 Kent Street • Sydney NSW 2000  
PO Box R1388 • Royal Exchange NSW 1225 • Australia  
Telephone +61 2 8272 4999  
Email • [sydney@clouston.com.au](mailto:sydney@clouston.com.au)