



Anambah Residential Land Lease Community

Landscape and Visual Impact Assessment



We at Moir Studio acknowledge the traditional custodians of the lands and waters of Australia - most notably the Awabakal Nation in which our office resides and the Mindaribba, on whose traditional land this Project resides. As a practice, we recognise First Nations' ongoing contribution to Country and deep spiritual connection to Place. We pay our respects to Elders both past and present.

Anambah Residential Land Lease Community

Landscape and Visual Impact Assessment

Prepared for
Mid North Coast Projects

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Contents

1.0	Introduction	9	6.1	Viewpoint Analysis Methodology	23
1.1	Background	9	6.2	Viewpoint Selection Process	23
2.0	Study Method	10	6.3	Results of the Viewpoint Analysis	34
2.1	Overview of the Study Method	10	7.0	Summary of Visual Impacts and Recommendations	35
2.2	Overview of the Study Method	10	7.1	Summary of Visual Impacts	35
2.3	Visual Impact Assessment	12	7.2	Mitigation Measures and Recommendations	35
2.4	Assessment Objectives	13	8.0	Conclusion	36
3.0	Project Overview	14	8.1	Conclusion	36
3.1	Regional Context	14			
3.2	The Site	14			
3.3	The Project	15			
4.0	Existing Landscape Character	17			
4.1	Study Area	17			
4.2	Existing Landscape Character Analysis	17			
4.3	Key Landscape Features	17			
4.4	Land Zoning	18			
4.5	Land Use	18			
5.0	Zone of Visual Influence	21			
5.1	Overview of Zone of Visual Influence	21			
5.2	Summary of Zone of Visual Influence	21			
6.0	Viewpoint Analysis	23			

Figures

Figure 01	Site Location Map	9
Figure 02	Project Boundary and Adjacent Development	15
Figure 03	Concept Masterplan - The Project and Adjacent Development	16
Figure 04	Project Site	17
Figure 05	Land Zoning Map	19
Figure 06	Land Use Map	20
Figure 07	ZVI	22
Figure 08	Viewpoint Locations	24

Tables

Table 01	Scenic Quality Frame of Reference	11
Table 02	Receptor Sensitivity Rating	11
Table 03	Visual Sensitivity Rating	12
Table 04	Visual Impact Rating	13
Table 05	Viewpoint Visual Impact Summary	34

Images

Image 01	Primary Production land within the Project boundary extents.	14
Image 02	Rural dwellings within the Study area.	14

Glossary of Terms

Applicant

The party or developer proposing the Project.

Development Application (DA)

A formal application was made to seek development consent for the Project and submitted to the relevant approval authority.

Geographical Information Systems (GIS)

A system that captures, stores, analyses, manages, and presents data linked to specific locations. This spatial data is linked to a digital database.

Land Zoning

Local environment planning documentation and relevant SEPP documentation typically regulate land classification for specific uses or activities.

Land Use

The existing land is used for residential, commercial, industrial, agricultural, or conservation purposes, but it is not limited to these.

Landscape and Visual Impact Assessment (LVIA)

A technical assessment is needed to identify and assess the potential visual effects of the Project on the landscape, individual receivers, and the overall visual amenity of the region in which the Project is sited.

Landscape

A holistic area contains all the visible features, including landforms, vegetation, buildings, and infrastructure.

Landscape Character

Landscape character refers to the distinct and recognisable pattern of physical elements that occur consistently in a particular landscape. The character of an area is generally defined by the most dominant element or unique combination of elements within that landscape. It reflects how particular combinations of geology, landforms, soils, vegetation, land use, and human settlements create a particular sense of place for different areas within the landscape.

Landscape Values

The qualities and attributes of a landscape that contribute to its overall visual, aesthetic, cultural, and environmental significance.

Local Government Area (LGA)

An administrative division of local governance and planning.

Mitigation Measures

Potential strategies or actions implemented to minimise or offset the adverse visual impacts of the Project.

Photographic Survey & Fieldwork

A systematic process of collecting visual data in the form of photographs and surveys taken from various viewpoints within the Study Area to document the existing visual conditions.

Study Area

The geographical region or area under consideration when preparing an LVIA or VIA assessment.

Viewpoint

A specific location from which a view or landscape is observed. A viewpoint location is the geographic location or physical position (in GPS format) where the viewpoint was captured.

Visual Amenity

The overall visual quality of a landscape considers factors such as views, natural features, and the built environment.

Visual Impact

The observable and measurable change in the visual catchment caused by the Project. This is determined by considering the visual sensitivity and magnitude of change.

Visual Magnitude

The degree of visual change resulting from the Project, including but not limited to the size, scale, compatibility and duration of effect.

Visual Receivers/Receptors

Individuals and defined groups of people who have the potential to be affected by the Project.

Visual Sensitivity

The susceptibility of a landscape or visual resource to absorb impacts from a Project, land use change or introducing a new element into the landscape.

Visual Impact Assessment (VIA)

The process for determining the day-to-day visual effects of a Project on people's views from the private and public domain.

Visualisation

A computer-generated simulation, photomontage, or other technique illustrates the projected object's predicted appearance and massing within the Project landscape.

Zone of Visual Influence (ZVI)

The extent of the landscape area from which the Project can be theoretically viewed based on topography alone.

Abbreviations

AHD	Australian Height Datum
DA	Development Application
DTM	Digital Terrain Model
FOV	Field of View
GIS	Geographic Information System
ha	Hectares
LGA	Local Government Area
LVIA	Landscape and Visual Impact Assessment
NSW	New South Wales
VP	Viewpoint
ZVI	Zone of Visual Influence

1.0 Introduction

1.1 Background

Moir Studio has been commissioned by Third.I Communities to prepare a Landscape and Visual Impact Assessment (LVIA) for the proposed Manufactured Home Estate (referred to hereafter as 'the Project'). The Project is located at 559 Anambah Road, Gosforth approximately 8 km north of Rutherford, within the Maitland City Council LGA (refer to **Figure 01**). This VIA report provides a qualitative and quantitative assessment of the project's visibility and potential visual impacts. This report will be submitted to accompany the Development Application (DA) to Maitland City Council.

1.1.1 Relevant Experience

Moir Studio is a professional design practice and consultancy specialising in Landscape Architecture, Landscape Planning and Landscape Visual Impact Assessments (LVIA). Our team has extensive experience undertaking LVIA's for large-scale infrastructure projects, including renewable and industrial and commercial developments in visually sensitive areas. Our capabilities include digital terrain modelling, view shed assessment, photomontage development, landscape character assessments and community consultation.



Figure 01 Site Location Map
Basemap Source - GoogleEarth, 2024

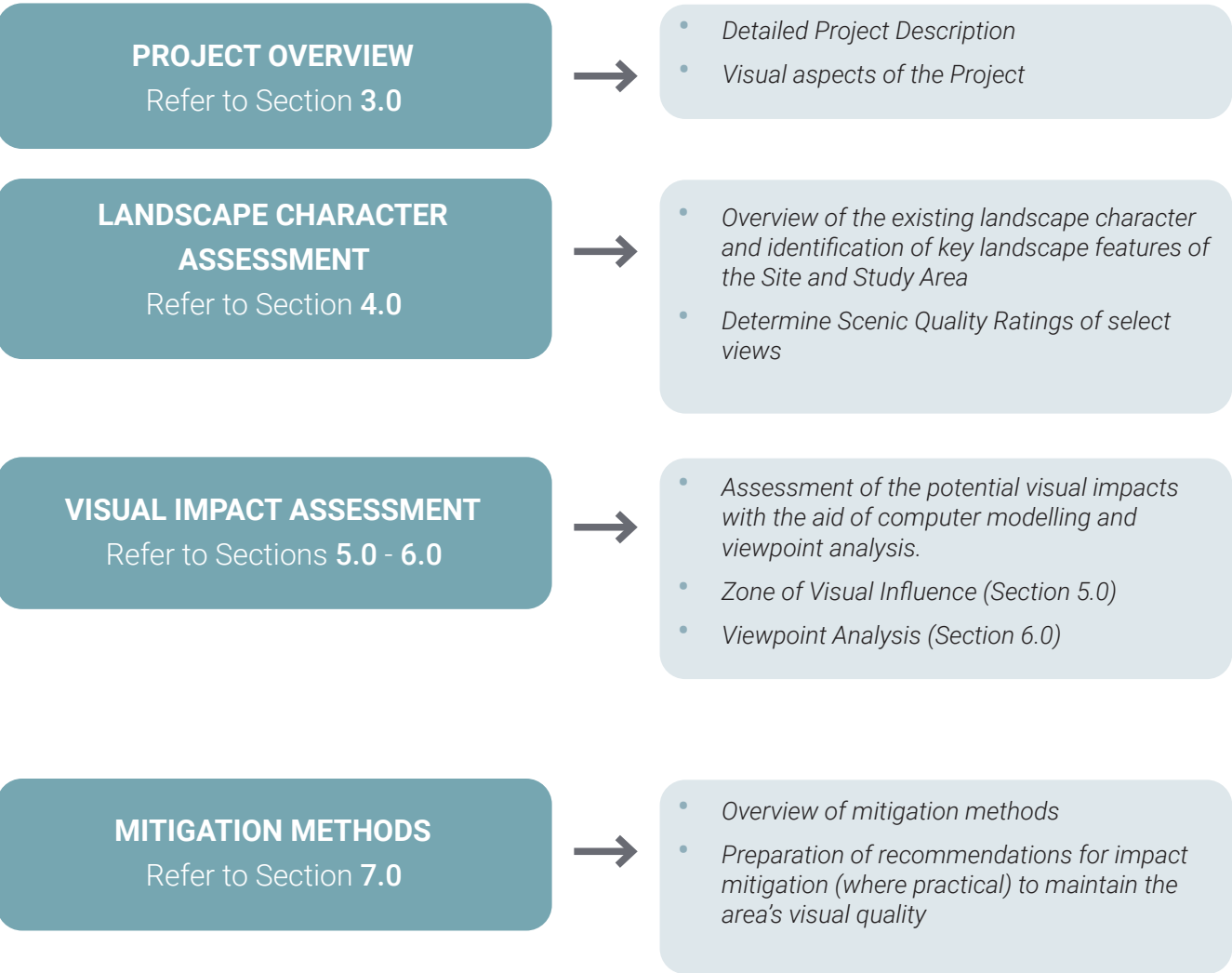
Not to Scale (Locally Only)



2.0 Study Method

2.1 Overview of the Study Method

The following provides an overview of the Study Method utilised for undertaking the LVIA. This methodology is based on the relevant policies, frameworks and our experience in undertaking LVIA for large infrastructure projects. The LVIA was undertaken in the stages as noted below:



2.2 Overview of the Study Method

Landscape Character refers to the distinct and recognisable pattern of elements that occur consistently in a particular landscape. The Landscape Character of an area is generally defined by the most dominant landscape element or unique combination of elements that occur within that landscape. It ‘reflects how particular combinations of geology, landforms, soils, vegetation, land use and human settlements create a particular sense of place for different areas within the landscape’ (Landscape Institute, 2013).

The Landscape Character of the Study Area has been assessed at a regional, local and site scale. This assessment will utilise existing topographic maps, site imagery and land use maps using two (2) kilometres as the defined 'Study Area' from the Project Area.

2.2.1 Landscape Character Scenic Quality

Once the Landscape Character has been assessed, the scenic quality of individual views (as outlined in the Viewpoint Analysis) will be determined and combined with the 'Receptor Sensitivity' (refer to **Table 02**) to determine the overall visual sensitivity of each view and assess the overall landscape character.

Scenic Quality refers to the ‘relative scenic, cultural or aesthetic value of the landscape within the view shed based on the presence or absence of key landscape features’ (DPE, 2022).

Viewpoint Type	Low Scenic Quality	Moderate Scenic Quality	High Scenic Quality
	←		→
Landform	<ul style="list-style-type: none">Large expanses of flat or gently undulating terrain.Indistinct, dissected or unbroken landforms that provide little illusion of spatial definition or landmarks with which to orient	<ul style="list-style-type: none">Steep, hilly and undulating ranges that are not visually dominantBroad shallow valleysModerately deep gorges or moderately steep valley wallsMinor rock outcrops	<ul style="list-style-type: none">Isolated peaks, steep rocky ridges, cones or escarpments with distinctive form and/or colour contrast that become focal pointsLarge areas of distinctive rock outcrops or bouldersWell defined, steep sided valley gorges
Vegetation	<ul style="list-style-type: none">Extensively cleared and cropped areas with very limited variation in colour and texturePastoral areas, human created paddocks, pastures or grasslands and associated buildings typical of grazing lands	<ul style="list-style-type: none">Predominantly open forest or woodland combined with some natural openings in patterns that offer some visual reliefVegetative stands that exhibit a range of size, form, colour, texture and spacing including human influenced vegetation such as vineyards, and orchards	<ul style="list-style-type: none">Strongly defined patterns with combinations of native forest, naturally appearing openings, streamside vegetation and/or scattered exoticsDistinctive stands of vegetation that may create unusual forms, colours or textures in comparison to surrounding vegetation
Waterbodies	<ul style="list-style-type: none">Absence of natural waterbodyFarm dams, irrigation canals or stormwater infrastructure	<ul style="list-style-type: none">Intermittent streams, lakes, rivers, swamps and reservoirs	<ul style="list-style-type: none">Visually prominent lakes, reservoirs, rivers, streams, wetlands and swampsPresence of harbour, inlet, bay or open ocean
Social & Cultural	<ul style="list-style-type: none">Places of worship, cemeteries/memorial parks, private open spaces	<ul style="list-style-type: none">Local heritage sitesDistinguishable entry ways to a regional city identified in the Transport and Infrastructure SEPP	<ul style="list-style-type: none">Culturally important sites, world heritage areas, national parks/reserves,Commonwealth and state heritage sites
Human Presence	<ul style="list-style-type: none">Dominating presence of infrastructure, human settlements, highly modified landscapes and higher density populations such as regional cities, industrial areas, agricultural transport or electricity infrastructure	<ul style="list-style-type: none">Dispersed yet evident presence of human settlement such as villages, small towns, isolated pockets of production and industry, lower scale and trafficked transport infrastructure	<ul style="list-style-type: none">Natural/undisturbed landscapeMinimal evidence of human presence and production

Table 01 Scenic Quality Frame of Reference
Source: Adapted from the DPE Technical Supplement - LVIA

2.2.2 Receptor Sensitivity Rating

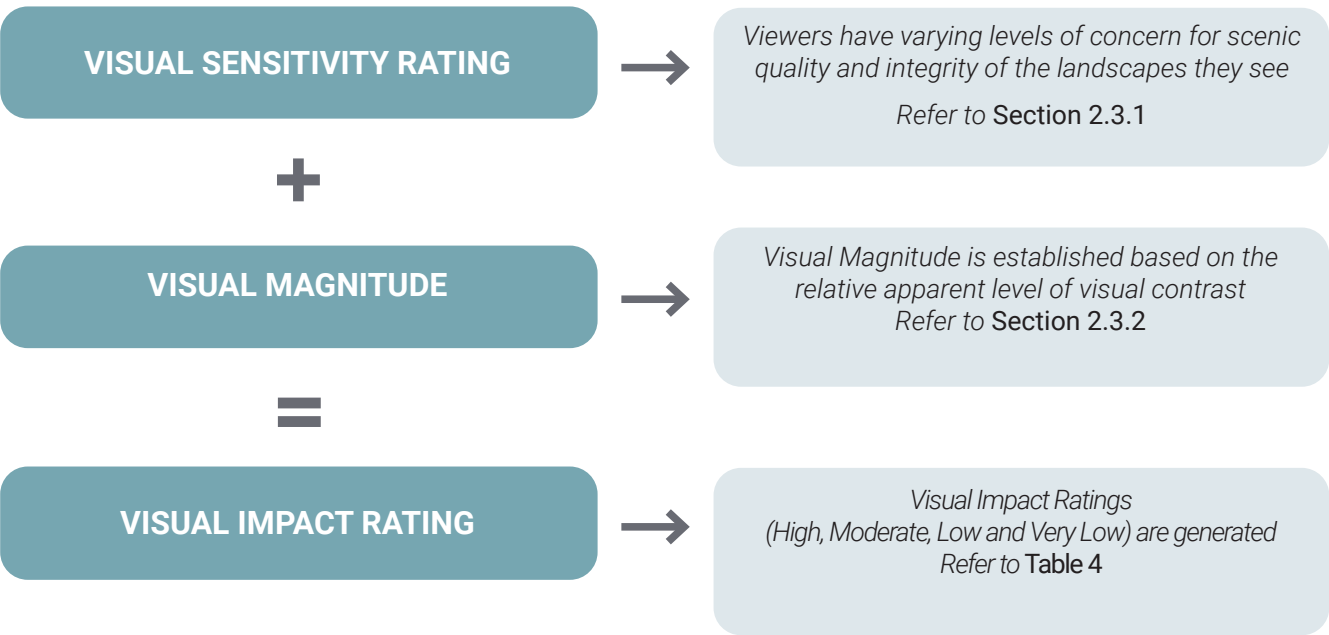
Receptor sensitivity relates to the relative importance of receptors (refer to **Table 02**) and the value that the community or visitors may place on landscapes viewed from public use areas, public travel ways and private receptors such as dwellings. The sensitivity of each viewpoint into one of four (4) sensitivity ratings ('Very Low', 'Low', 'Moderate', 'High'). The intent is to classify the viewer sensitivity of the viewpoint in which the Project is being viewed and assessed based on the Landscape Character Assessment.

Receptor Sensitivity Rating	
Very Low	<ul style="list-style-type: none">Local sealed and unsealed roadsPassenger rail lines with daily daylight servicesState highways, freeways and classified main roadsWalking tracks and navigable waterways
Low	<ul style="list-style-type: none">Secondary view from dwellings in rural areas (zoned RU1, RU2, RU3, RU4 and RU6), large lot residential areas (zoned R5) and in environmental or conservation areas (zoned C2, C3 and C4)Tourist roads and scenic drivesWalking tracks and navigable waterwaysCemeteries, memorial parks
Moderate	<ul style="list-style-type: none">Primary view from dwellings in rural areas (zoned RU1, RU2, RU3, RU4 and RU6), large lot residential areas (zoned R5) and in environmental or conservation areas (zoned C2, C3 and C4)Tourist and visitor accommodation and places of worship (such as bed and breakfasts, motels, hotels)Tourist uses in tourist areas (zoned SP3)Publicly accessible green and open spaces including picnic areas, parks, public recreation areasTown centres and central business districts
High	<ul style="list-style-type: none">Dwellings in residential areas and rural villages (land zoned R1, R2, R3, R4 and RU5)Historic rural homesteads/residences on the national, state or local heritage list

Table 02 Receptor Sensitivity Rating
Source: Adapted from the DPE Technical Supplement - LVIA

2.3 Visual Impact Assessment

The potential visual impact of the Project is then assessed based on the relationship between the visual sensitivity (refer to Section 2.3.1) and visual magnitude (refer to Section 2.3.2).



2.3.1 Visual Sensitivity

Sensitivity refers to the qualities of an area, the number and type of receivers and how sensitive the existing character of the setting is to the proposed change. Visual Sensitivity, defined by the DPE ‘refers to the quality of the existing view and how sensitive the view is to the proposed change’. In some cases, the visual sensitivity is also related to the direction of the view and where it can be viewed from (such as resident’s living room). The ‘visual sensitivity is determined by identifying the sensitivity of each viewpoint and categorising the scenic quality of the area in view’. (DPE, 2022).

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. Generally the following principles apply:

Visual sensitivity decreases as the viewing time decreases;

Visual sensitivity decreases as the number of potential viewers decreases; and

Visual sensitivity can also be related to viewer activity (e.g. a person viewing a Project Site whilst engaged in recreational activities will be more effected by change than someone passing a scene in a car travelling to a desired destination).

Visual Sensitivity ratings are defined as ‘High’, ‘Moderate’ and ‘Low’ based on the Scenic Quality and Receptor Sensitivity.

Visual Sensitivity Rating				
		Scenic Quality		
		High	Moderate	Low
Receptor Sensitivity	High	High	High	Moderate
	Moderate	High	Moderate	Moderate
	Low	Moderate	Low	Low
	Very Low	Low	Very Low	Very Low

Table 03 Visual Sensitivity Rating
Source: Adapted from the DPE Technical Supplement - LVIA

2.3.2 Visual Magnitude

Visual magnitude refers to the extent of change that will be experienced by receptors. Factors that are considered when assessing the magnitude of change include (AILA, 2018):

- the proportion of the view / landscape effected;
- extent of the area over which the change occurs;
- the size and scale of the change;
- the rate and duration of the change; and
- the level of contrast and compatibility.

2.3.3 Visual Impact

Visual Impact refers to the change in appearance of the landscape as a result of the Project. Visual Impact is the combined effect of visual sensitivity and visual magnitude. Various combinations of visual sensitivity and visual magnitude will result in 'High', 'Moderate', 'Low' and 'Very Low' overall visual impacts (refer to **Table 04**).

2.3.4 Visual Impact Analysis

This process involves a qualitative assessment of the conclusions of visual impact ratings for each viewpoint. The analysis takes into consideration other relevant influencing factors not easily addressed through the process of quantitative analysis.

2.4 Assessment Objectives

The objective of this LVIA is to assess the Project against the assessment documentation requirements of the Development Application, which is outlined as -
An assessment of the potential visual impacts of the Project including mitigating measures set out by Maitland City Council to avoid or minimise impacts.

Visual Impact Rating					
		Visual Magnitude			
		High	Moderate	Low	Very Low
Visual Sensitivity	High	High	Moderate	Moderate	Low
	Moderate	Moderate	Moderate	Low	Low
	Low	Moderate	Low	Low	Very Low
	Very Low	Low	Low	Very Low	Very Low

Table 04 Visual Impact Rating
Source: MLA, 2023

3.0 Project Overview

3.1 Regional Context

The Project is located within the Maitland Region in New South Wales, 9.0 km from Maitland CBD (refer to **Figure 01**). Maitland LGA is adjoining Port Stephens LGA to the northeast, Newcastle LGA to the southeast and Cessnock LGA to the southwest. Maitland LGA encompasses a total area of approx. 392 sq km, with key urban areas within the region including East Maitland, Ashtonfield, Metford, Maitland and Rutherford.

3.2 The Site

The Site is identified as Lot 177 DP 874171 and Lot 55 DP 874170 at 559 Anambah Road, Gosforth. The Project is located to the west of Anambah Road approximately 12 km northwest from Maitland Town Centre, to the south of the existing suburb of Gosforth and to the north of the existing suburb of Windella. Within the proposed Site boundary, the landscape is predominantly cleared for farming and grazing with intermittent groups of established vegetation to the southwest portion of the Site (refer to **Image 01 and Image 02**). There are no existing dwellings within the proposed site boundaries. Two Creek lines are located to the southern edges of the site orientated in an east west direction. The terrain within the Site is undulating with the highest point to the northwest rising to approx. 40-50 m to the low point at the creek line at approx. 20 - 30 m in the south.



Image 01 Primary Production land within the Project boundary extents.



Image 02 Rural dwellings within the Study area.

3.3 The Project

The Project is a residential community land lease subdivision of approximately 60 ha and is to include the following;

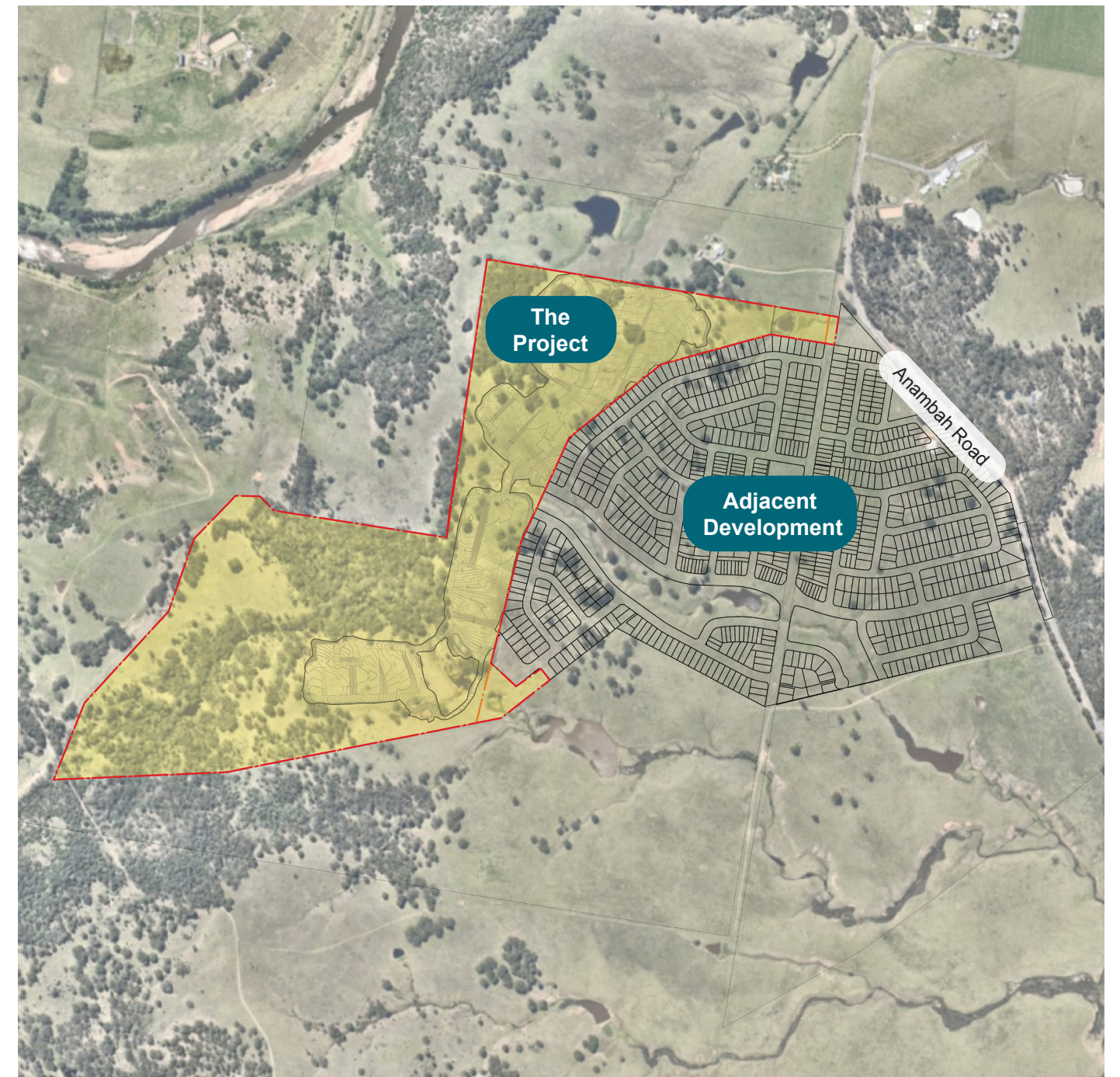
- Community open spaces,
- Parks,
- Cycleway connections,
- Riparian corridor and,
- Recreational facilities including tennis courts and community garden.

The Project is to become an extension of the adjacent development to the east of the Project (refer to **Figure 02** and **Figure 03**).

The adjacent project extends to meet Anambah Road and will be viewed as a foreground element to the Project. The proposed adjacent development is to include the following;

- New Urban subdivision of approximately 66 hectares (ha)
- Approximately 900 residential lots,
- Open spaces and parks,
- Services and drainage infrastructure,
- Neighbourhood centre

The visual impact assessment will take into consideration the proposed adjacent works in conjunction with the existing and proposed development within the Study Area.



LEGEND

Project Boundary and Adjacent Development

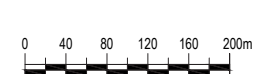
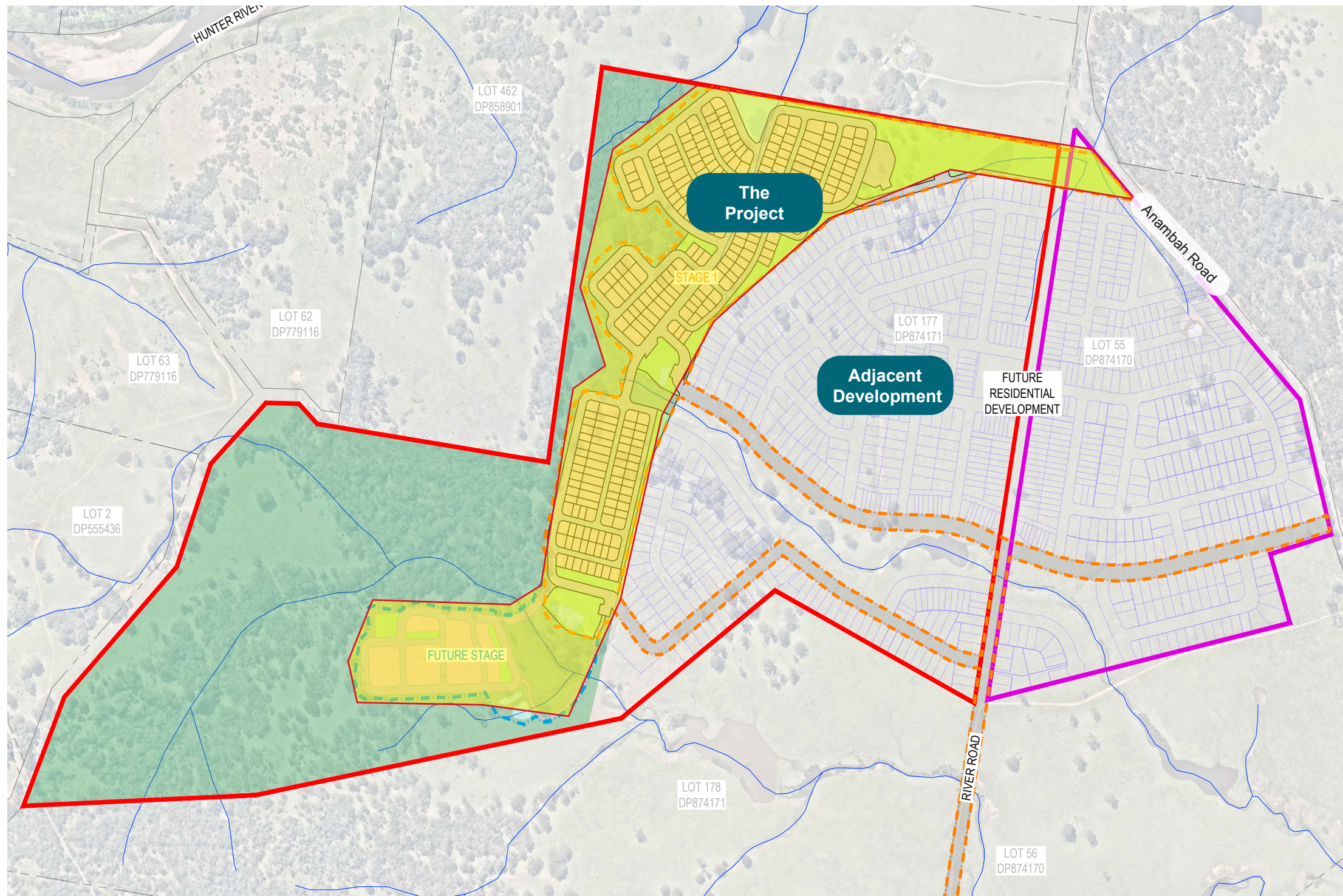


Figure 02 Project Boundary and Adjacent Development
Basemap Source - Peter Andrews + Associates Pty Ltd, 2024



Concept Masterplan

Refer to Section 3.0

LEGEND

LEGEND

Project Boundary

0 40 80 120 160 200m



Figure 03 Concept Masterplan - The Project and Adjacent Development

Basemap Source - MAKERENG

4.0 Existing Landscape Character

4.1 Study Area

The Study Area has been established to define the areas existing visual baseline. The landscape character within the Study Area is assessed to understand the existing landscape character, through an assessment using desktop analysis, aerial imagery, and on-site photography for the purpose of this report. The Study Area is 2000 m from the Project Area and has been defined to consider the visual impact on the surrounding landscape.

4.2 Existing Landscape Character Analysis

The purpose of the Landscape Character analysis is to establish the existing landscape and visual conditions through descriptions, mapping and photographic representation to capture the sense of place and provide a baseline study against which the potential visual impacts of the Project can be assessed.

4.3 Key Landscape Features

4.3.1 Topographic and Hydrological Character

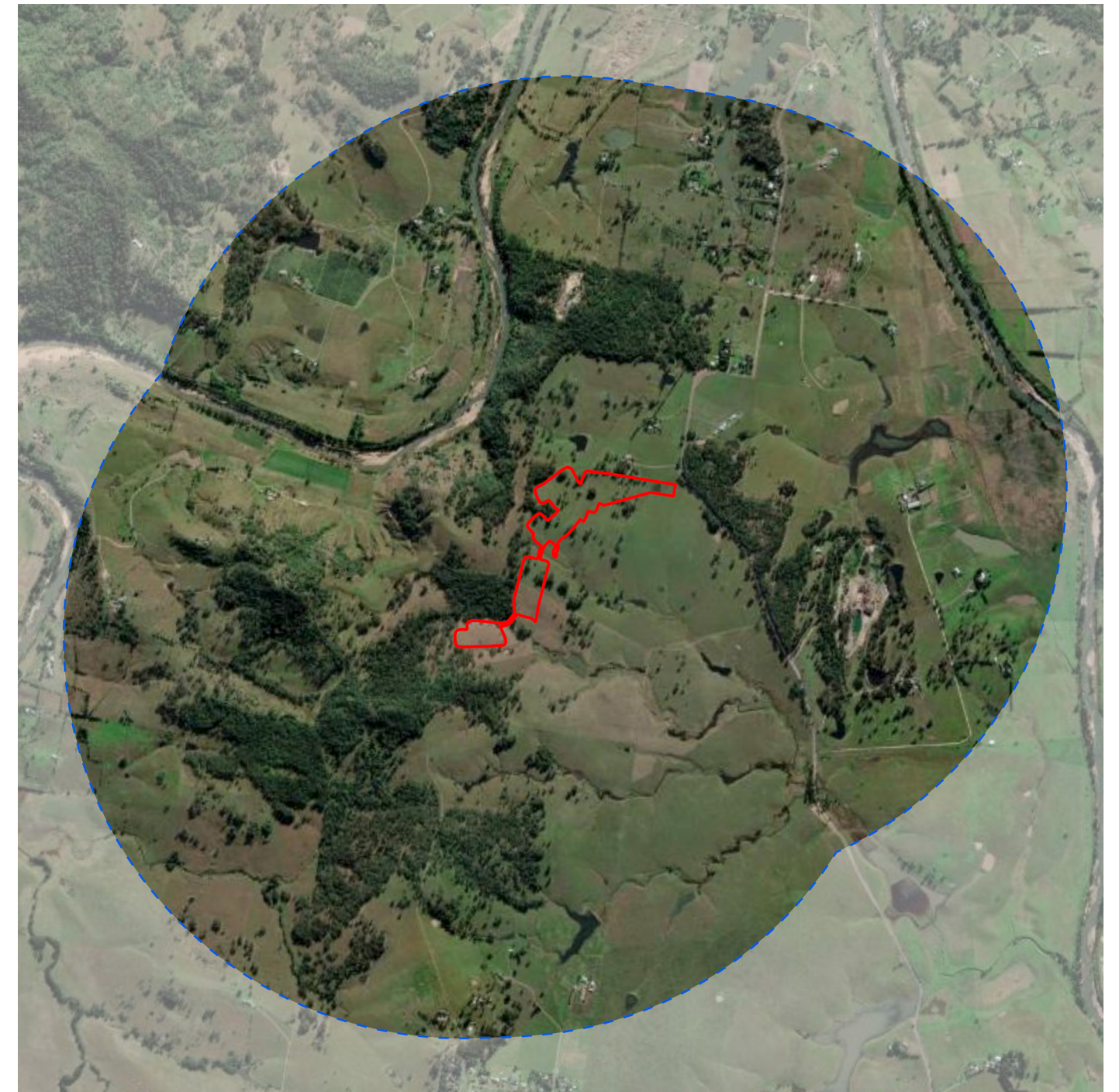
The terrain within the Study Area is predominantly rural featuring a small number of residential dwellings. The topography is typically classified as undulating, rising to the North of the Study Area to form a localised ridge, and rising West to form a hill. The Study Area is hemmed in from the North, East and West by the Hunter river, a major watercourse of the Maitland region.

4.3.2 Vegetation Character

Dense Vegetation surrounds the study area to the West, becoming sparse and scattered to the Southeast, which filters the view of the study area from Anambah Road. This Vegetation reaches its lowest density level towards the northern end of the project where views are unfiltered and open towards the study Area. Vegetation becomes increasingly dense along Anambah road to the southern end of the project, filtering views.

4.3.3 Infrastructure

Anambah Road is two lane sealed road providing residential access from Rutherford and Maitland to Gosforth. Overhead electrical Infrastructure is evident along Anambah Road. Other secondary roads include Durham Street, Maitland Vale Road and Melville Ford Road further connecting the residential zone of Gosforth which is situated to the north of the Project.



LEGEND

- Project Boundary
- Study Area

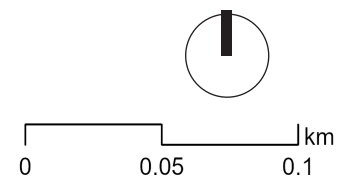


Figure 04 Project Site
Basemap Source - Esri ArcGIS 2024

4.4 Land Zoning

The Project is located within the Maitland LGA whereby the Maitland Local Environment Plan (LEP) 2011 applies. The following provides an overview of the land zoning within the immediate surrounding area of the Project, as shown in **Figure 05**.

4.4.1 RE1 Public Recreation

Land zoned as RE1 is located southeast of the Project. The objectives of this zone relevant to visual considerations include -

- To protect and enhance the natural environment for recreational purposes.

4.4.2 RU1 Primary Production

Land zoned as RU1 is located north and west of the Project. The objectives of this zone relevant to visual considerations include -

- To minimise fragmentation and alienation of resource lands.
- To minimise conflict between land use zones within this zone and land uses within adjoining zones.

4.4.3 RU2 Rural Landscapes

Land zoned as RU2 is located northwest of the Project. The objectives of this zone relevant to visual considerations include -

- To maintain the rural landscape character of the land.

4.4.4 C4 Environmental living

Land zoned as C4 is located south of the Project. The objectives of this zone relevant to visual considerations include -

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic value.
- To ensure that residential development does not have an adverse effect of those values.

4.4.5 Additional Land Zoning

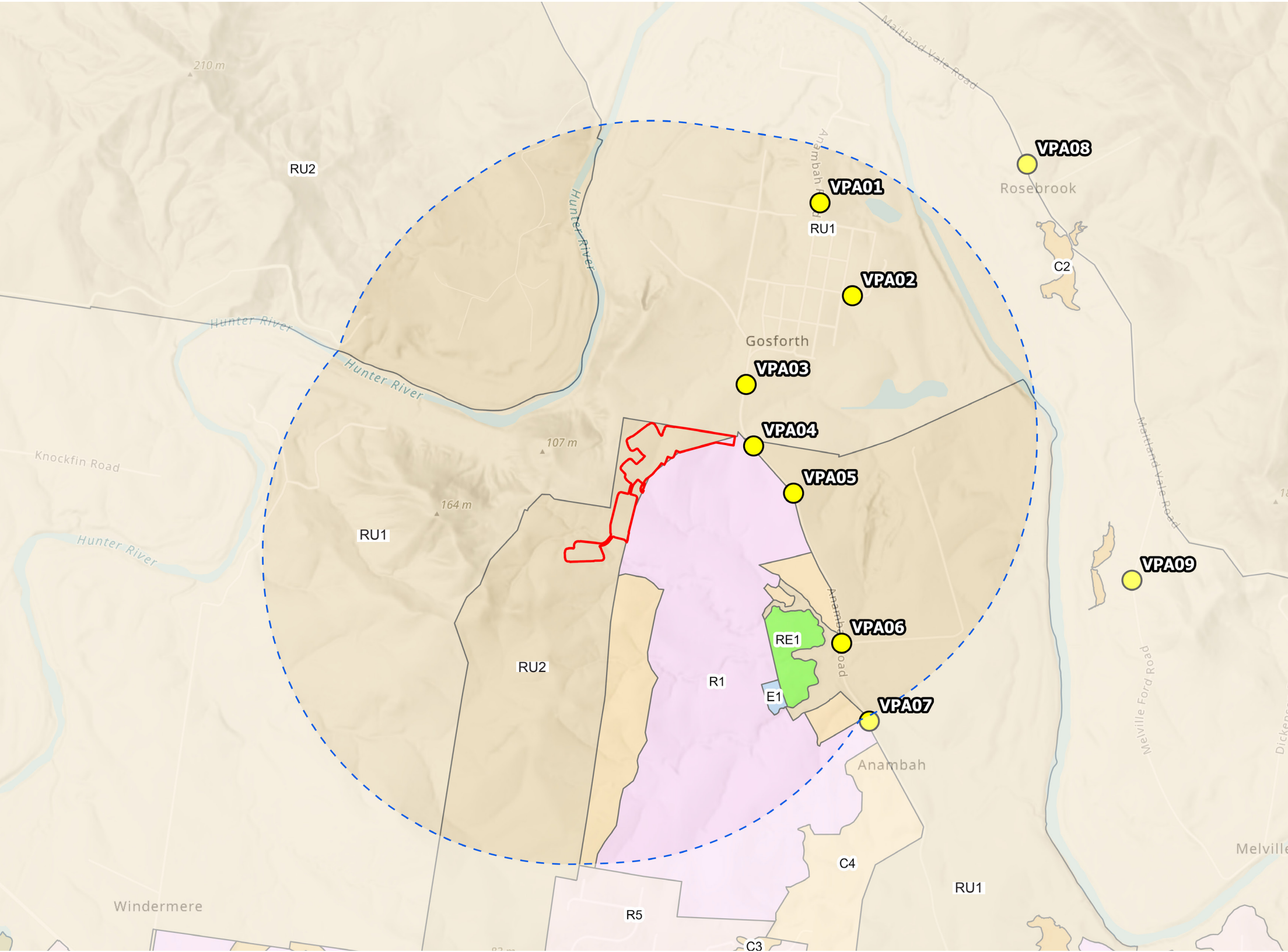
As the Project Area is located within the rural region of Maitland, there is a mix of land zoning under the Maitland LEP forming part of the zoning character. Additional land zones not listed above include:

- R1 General Residential and E1 Local Centre.

4.5 Land Use

The land use within and surrounding the Project are as follows (as shown in **Figure 06**):

- 2.1.0 Grazing Native Vegetation
- 3.2.0 Grazing modified pastures
- 3.4.0 Perennial Horticulture
- 3.6.0 Land in Transition
- 5.2.0 Intensive Animal Production
- 5.4.0 Residential and Farm Infrastructure
- 5.7.0 Transport and Communication
- 5.8.0 Mining
- 6.2.0 Reservoir/dam
- 6.3.0 River



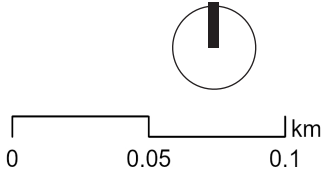
Land Zoning Map

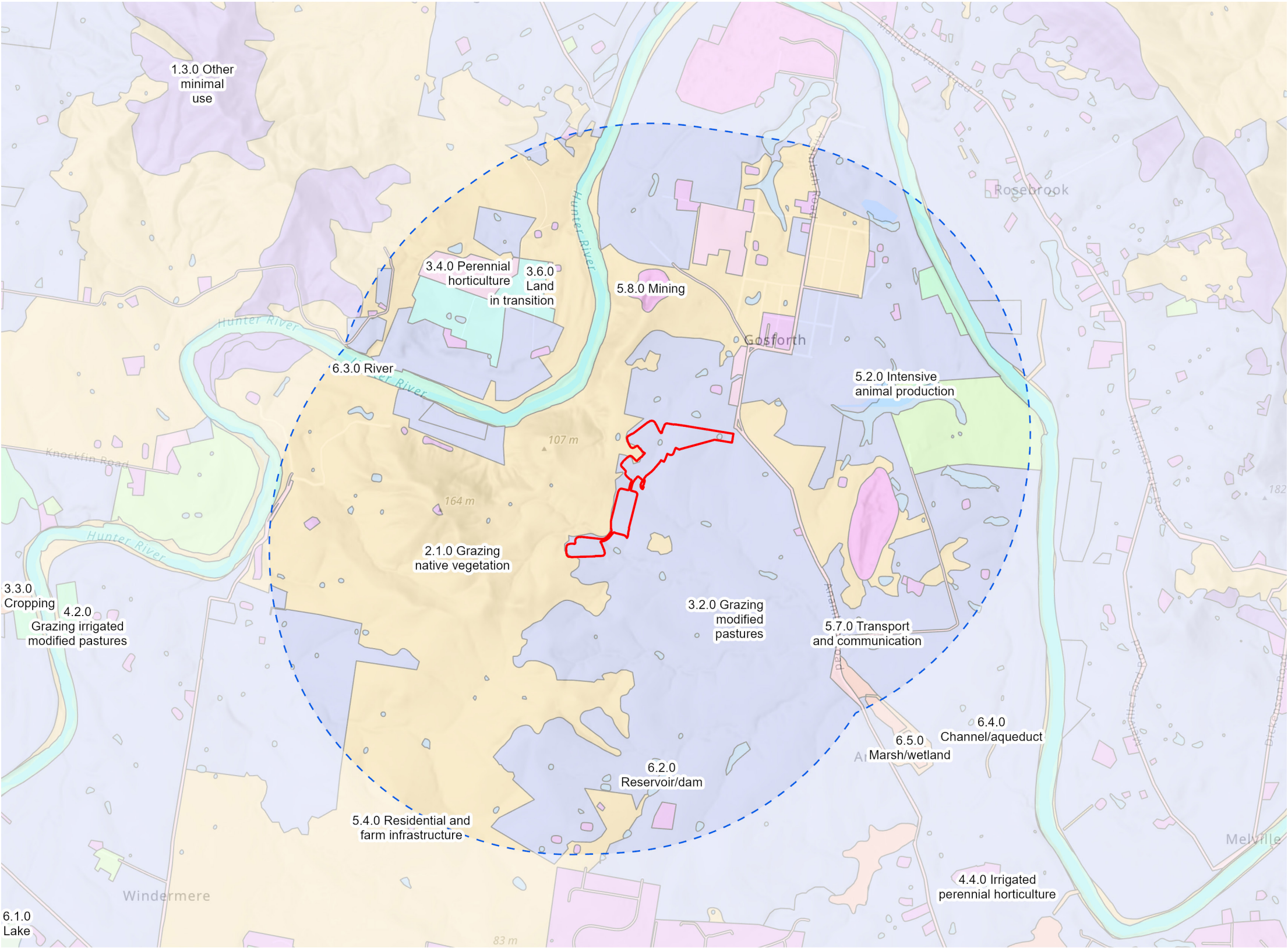
Refer to Section 4.4

LEGEND

- Project Area
- Public Viewpoint
- C2 - Environmental Conservation
- C3 - Environmental Management
- C4 - Environmental Living
- E1 - Local Centre
- R1 - General Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RU1 - Primary Production
- RU2 - Rural Landscape
- Study Area

Figure 05 Land Zoning Map
Basemap Source - Esri ArcGIS 2024





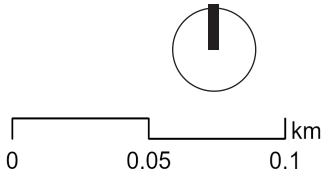
Land Use Map

Refer to Section 4.5

LEGEND

- Project Boundary
- Study Area
- 1.3.0 Other minimal use
- 2.1.0 Grazing native vegetation
- 3.2.0 Grazing modified pastures
- 3.3.0 Cropping
- 3.4.0 Perennial horticulture
- 3.6.0 Land in transition
- 4.2.0 Grazing irrigated modified pastures
- 4.4.0 Irrigated perennial horticulture
- 5.2.0 Intensive animal production
- 5.4.0 Residential and farm infrastructure
- 5.7.0 Transport and communication
- 5.8.0 Mining
- 6.1.0 Lake
- 6.2.0 Reservoir/dam
- 6.3.0 River
- 6.4.0 Channel/aqueduct
- 6.5.0 Marsh/wetland

Figure 06 Land Use Map
Basemap Source - Esri ArcGIS 2024



5.0 Zone of Visual Influence

5.1 Overview of Zone of Visual Influence

An initial visibility assessment was undertaken utilising Zone of Visual Influence (ZVI) mapping. This tool assists in defining the 'Visual Catchment' for the project.

The ZVI represents the area over which a development can theoretically be seen, and is based on a Digital Terrain Model (DTM). The ZVI is a desktop tool intended to make the fieldwork and assessment more efficient by clearly excluding areas that are screened by topography. Fieldwork assessments are then undertaken predominantly within the areas with the potential for visual impacts.

The ZVI presents a bare ground scenario - ie. a landscape without screening, structures or vegetation, and is usually presented on a base map. It is also referred to as a zone of theoretical visibility (LIIEMA, 2002). As accurate information on the height and coverage of vegetation and buildings is unavailable, it is important to note the ZVI is based solely on topographic information. This form of mapping is acknowledged as providing a worst case scenario and is used purely as a desktop assessment tool to determine areas for further investigation.

5.2 Summary of Zone of Visual Influence

A ZVI has been prepared to analyse the theoretical extent of visibility for the Project, Anambah Residential Land Lease Community Subdivision. The ZVI has been used to identify areas of potentially high visibility which informs fieldwork ground truthing and the viewpoint analysis (refer to **6.0**) to identify locations requiring detailed assessments.

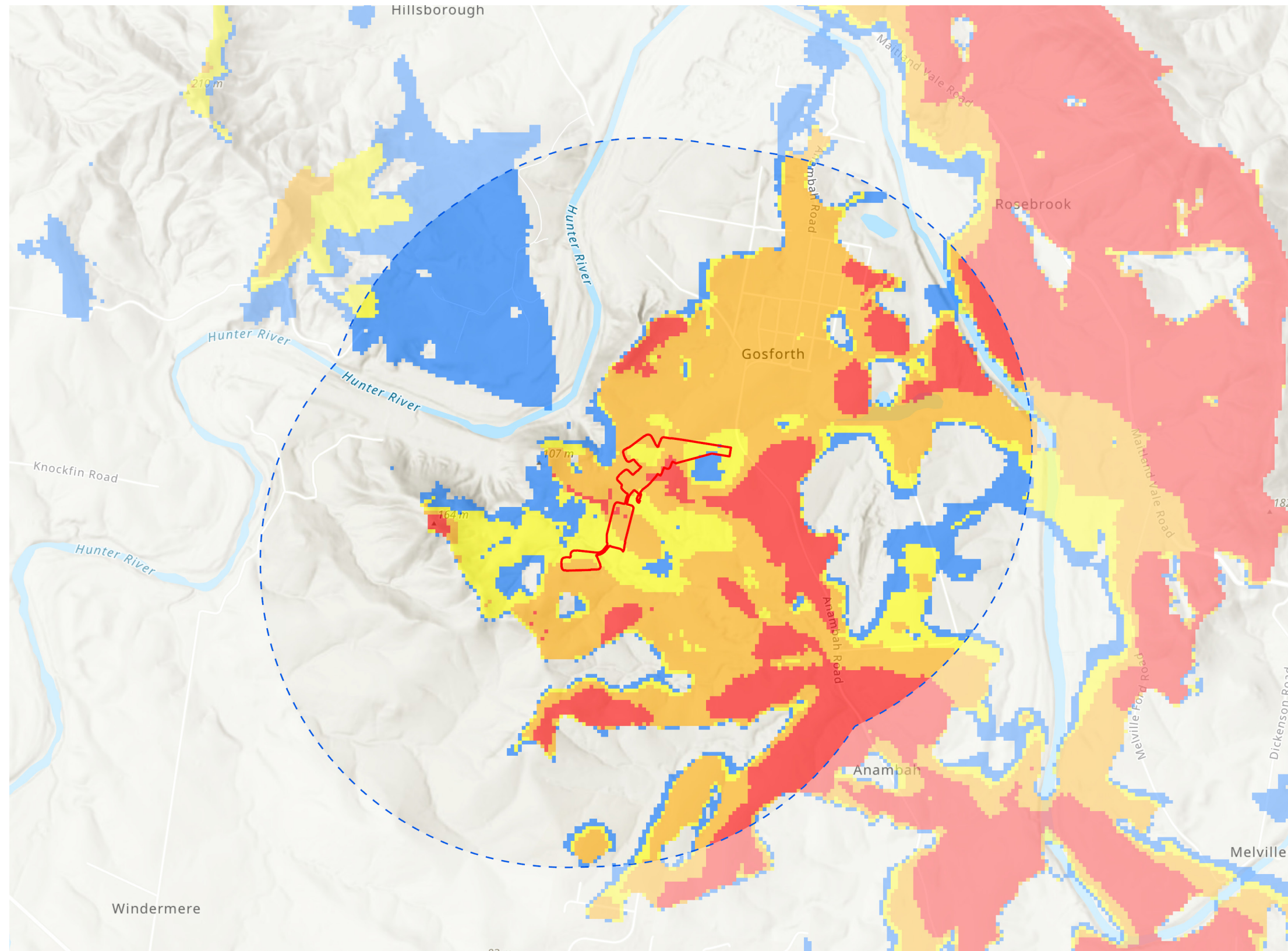
The ZVI was prepared on the development footprint for an overall building height of 8.5m from ground level which is greater than the proposed dwelling height to represent the worst case scenario. The maximum anticipated roof ridge line of the proposed dwellings is at 8.0m above ground level.

5.2.1 Summary of Findings

Due to the topographic character and undulating hills of the Study Area, the Project may be visible to the west along Anambah Road and from the Gosforth residential area. View may be available, however it is likely that intervening vegetation will screen or filter views from the surrounding areas within the Study Area.

The ZVI has been used to identify areas of potentially high visibility which will inform fieldwork ground truthing and the viewpoint analysis (refer to **6.0**) to identify locations requiring detailed assessments.

It is noted that existing screening including structures or vegetation were not been considered within the preparation of the ZVI's. Further assessment and fieldwork ground truthing is required to determine the potential visual impacts in the aforementioned locations.



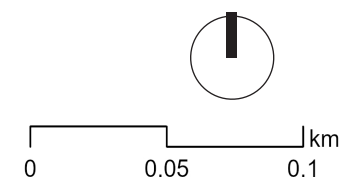
Zone of Visual Influence

Refer to Section 5.0

LEGEND

- Project Boundary
- Study Area
- 0% Visibility
- 1% - 25% Visibility
- 25% - 50% Visibility
- 50% - 75% Visibility
- 75% - 100% Visibility

Figure 07 ZVI
Basemap Source - Esri ArcGIS 2024



6.0 Viewpoint Analysis

6.1 Viewpoint Analysis Methodology

The viewpoint analysis considers the likely visual impacts of the Project on the existing landscape character and visual amenity by selecting prominent sites, otherwise referred to as viewpoints.

Once the viewpoints have been selected, panoramic photographs are taken on a level tripod at a height of 1.5 m (to represent eye level). Photographs were taken with a Canon EOS R5 through a 50mm fixed focal mirrorless lens which closely represents the central field of vision of the human eye.

The visual impact of the viewpoint is then assessed both on site and with the topographic and aerial information to ensure accuracy. For each viewpoint, the potential visual impacts are analysed through a combination of the 3D terrain modelling, topographic maps and on site analysis.

Viewpoint photographs and analysis have been included in the following pages. The findings of the viewpoint analysis have been quantified and are summarised in **Table 05**.

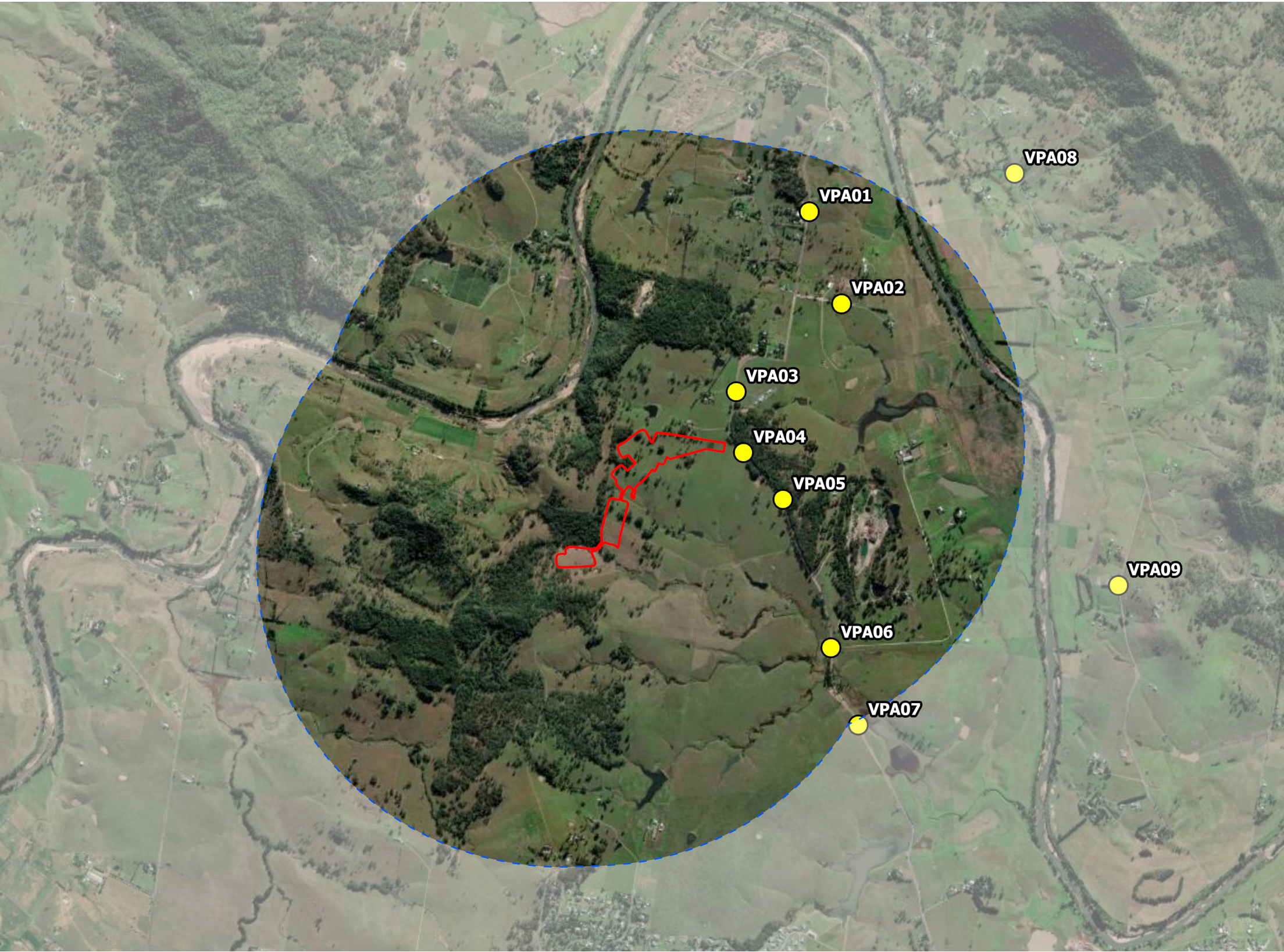
6.2 Viewpoint Selection Process

The locations of the viewpoints have been identified in **Figure 08**. The direction of the viewpoints is noted on each viewpoint sheet. The results were informed using topographical maps, fieldwork observations, and other relevant influences such as access, landscape character, and the popularity of vantage points to assist in the visual impact assessment.

A total of nine (9) viewpoints were selected to represent a range of views within the Study Area to best assess this sightline. The viewpoints which have been included represent the areas from where the development would appear most prominent, either based on the degree of exposure or the number of people likely to be affected.

Viewpoints are selected to illustrate a combination of the following:

- Areas of high landscape or scenic value
- Visual composition (eg. focused or panoramic views, simple or complex landscape pattern)
- Range of distances
- Varying aspects
- Various elevations
- Various extent of development visibility (full and partial visibility)
- Views from major routes



Viewpoint Locations

Refer to Section 6.2

LEGEND

- Project Boundary
- Study Area
- Public Viewpoint

Figure 08 Viewpoint Locations
Basemap Source - Esri ArcGIS 2024

Viewpoint:
VP01 Anambah Road, Anambah



Approximate extent of Project

Extent of Potential Visibility

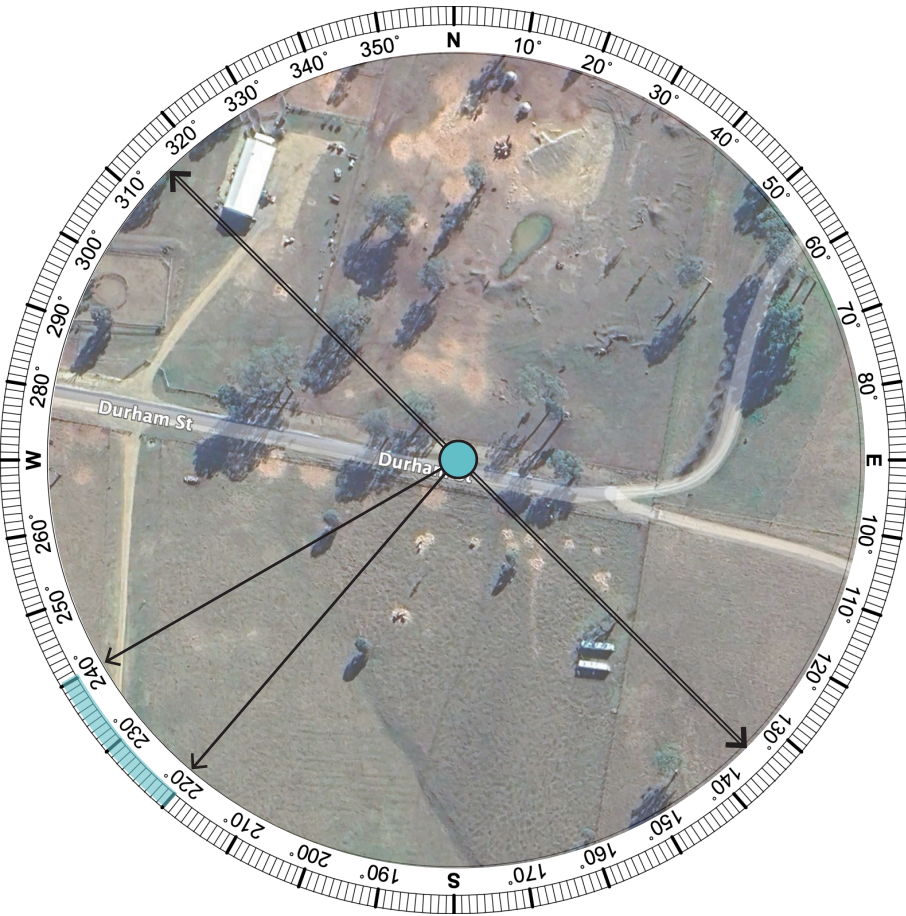
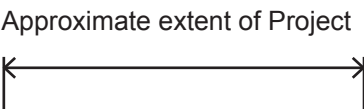


Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken opposite 739 Anambah Road, near built low-storey residential developments.	From this location, intervening vegetation will screen the Project.
Durham Street, Gosforth	39 m		
Coordinates:	Distance to Project:	The topography is undulating, with bodies of water collecting in the low areas of the landscape the the east.	The visual magnitude of change is NIL , resulting in a NIL visual impact.
32°38'58.48"S 151°29'38.77"E	1.66 Km	A double-lane sealed road provides circulation and access to residential dwellings along Anambah Road.	
Viewing Direction:		Scattered vegetation aligns the west of Anambah Road with intermittent trees to the east providing scattered views.	
South			
Visual Sensitivity:		Overhead electrical infrastructure forms part of this view.	
LOW			
Visual Magnitude:		The visual sensitivity of this viewpoint has been rated as LOW .	
NIL			
Visual Impact:			
NIL			

- Extent of Panorama
- Approximate Extent of Project

Aerial Source: Google Earth, 2023

Viewpoint:
VP02 Durham Street, Anambah



Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken along Durham Street, Anambah.	From this location, intervening vegetation will screen the Project.
Durham Street, Gosforth	29 m		
Coordinates:	Distance to Project:	The topography is gently undulating.	The visual magnitude of change is NIL , resulting in a NIL visual impact.
32°39'18.54"S 151°29'46.69"E	1.21 Km		
Viewing Direction:		A single-lane sealed road provides access from Anambah Road to dwellings along Durham Street.	
Southwest			
Visual Sensitivity:		Scattered vegetation filters the view southwest with dense vegetation screening distant views beyond.	
LOW			
Visual Magnitude:		The visual sensitivity of this viewpoint has been rated as LOW .	
NIL			
Visual Impact:			
NIL			

- Extent of Panorama
- Approximate Extent of Project

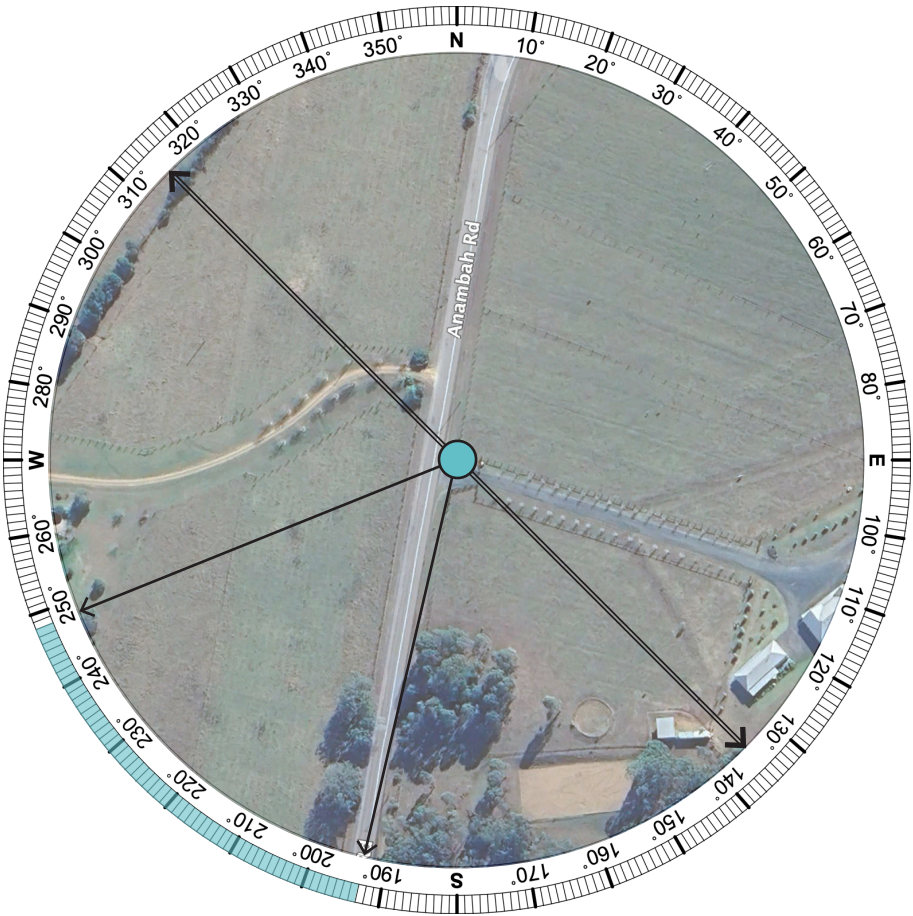
Aerial Source: Google Earth, 2023

Viewpoint:
VP03 Anambah Road, Anambah

Approximate extent of Project



Extent of Potential Visibility



Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken at the entry to 550 Anambah Road, Anambah.	From this location, intervening vegetation will screen the Project.
Anambah Road, Gosforth	35 m		
Coordinates:	Distance to Project:	The topography is undulating screening views beyond to the west and south towards the Project.	The visual magnitude of change is NEGLIGIBLE , resulting in a NEGLIGIBLE visual impact.
32°39'37.29"S 151°29'19.33"E	0.36 Km		
Viewing Direction:		A double-lane sealed road provides access along Anambah Road to the Gosforth residential area to the north.	
Southwest			
Visual Sensitivity:		The visual sensitivity of this viewpoint has been rated as LOW .	
LOW			
Visual Magnitude:			
NEGLIGIBLE			
Visual Impact:			
LOW			

- Extent of Panorama
- Approximate Extent of Project

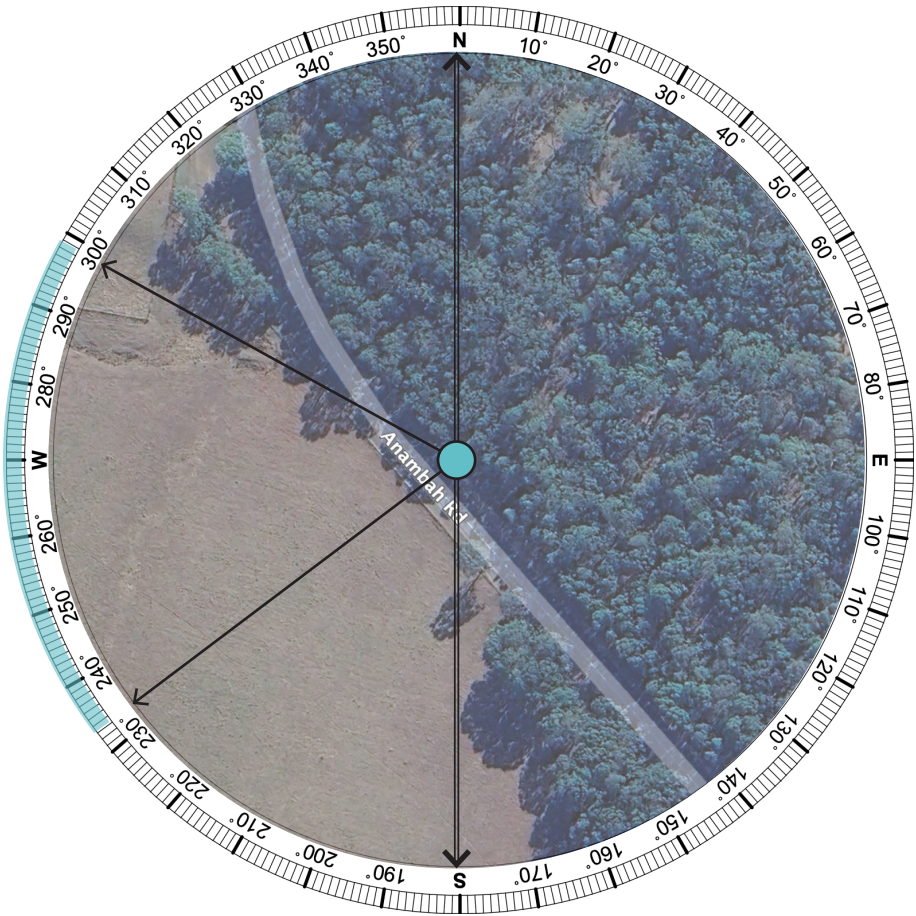
Aerial Source: Google Earth, 2023

Viewpoint:
VP04 Anambah Road, Anambah

Approximate extent of Project



Extent of Potential Visibility



Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken along Anambah Road, approximately 150 m south of the suburb of Gosforth. The topography is undulating. A double-lane sealed road provides access along Anambah Road to the Gosforth residential area to the north. Dense vegetation aligns the road east, with partial openings/ clearings of vegetation allowing for unobstructed views west towards the project.	Due to the proximity to the viewpoint, the Project will be viewed in the context of the proposed development to the west of the Project, identified in Figure 02 and Figure 03 as 'adjacent development' The visual magnitude of change is Moderate , resulting in a LOW visual impact.
Anambah Road, Anambah	28 m		
Coordinates:	Distance to Project:		
32°39'50.50"S 151°29'21.00"E	0.14 Km		
Viewing Direction:			
West			
Visual Sensitivity:			
MODERATE			
Visual Magnitude:			
MODERATE			
Visual Impact:			
LOW			

- Extent of Panorama
- Approximate Extent of Project

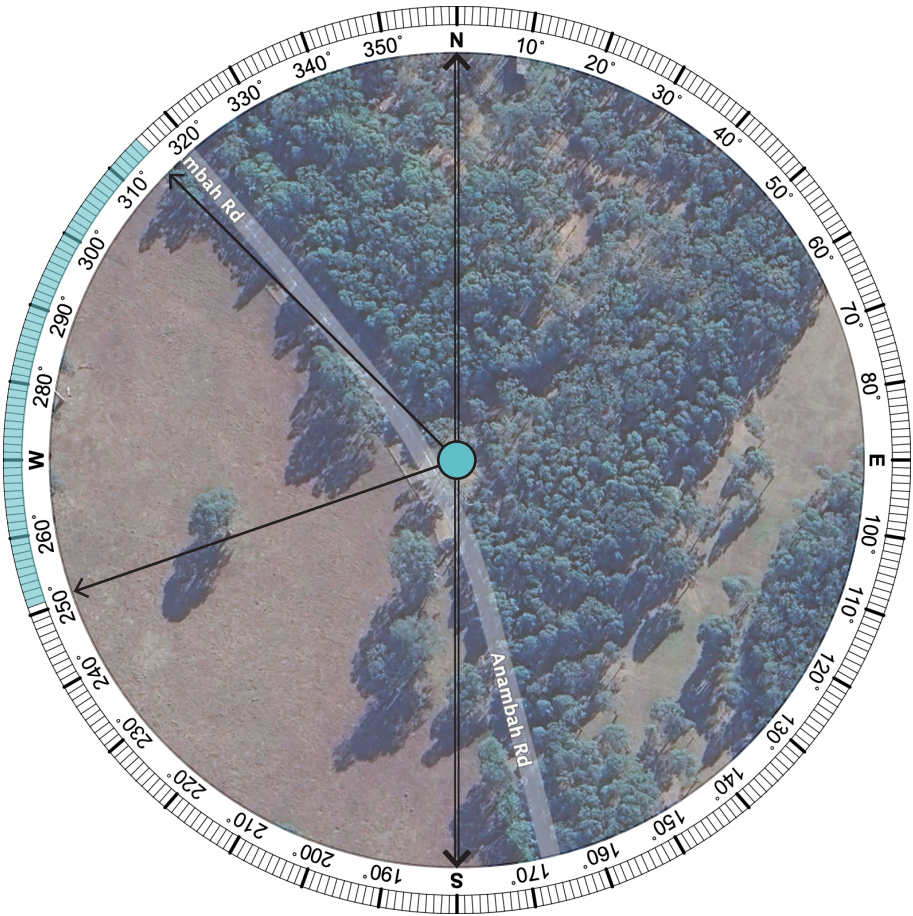
Aerial Source: Google Earth, 2023

Viewpoint:
VP05 Anambah Road, Anambah

Approximate extent of Project



Extent of Potential Visibility



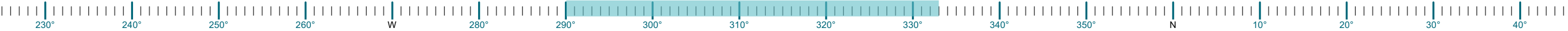
Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken opposite 452 Anambah Road. The topography is undulating.	Due to the proximity to the viewpoint, the Project will be visible to motorists travelling along Anambah Road through clearings in vegetation as demonstrated by this viewpoint.
Anambah Road, Anambah	50 m		
Coordinates:	Distance to Project:	A double-lane sealed road is used as a travel corridor providing access to Maitland and Gosforth. Dense vegetation aligns the road east, with partial openings/ clearings of vegetation allowing for unobstructed views west towards the project.	The visual magnitude of change is MODERATE , resulting in a LOW visual impact.
32°40'0.78"S 151°29'31.01"E	0.54 Km		
Viewing Direction:		The visual sensitivity of this viewpoint has been rated as MODERATE .	
West			
Visual Sensitivity:			
MODERATE			
Visual Magnitude:			
MODERATE			
Visual Impact:			
LOW			

- Extent of Panorama
- Approximate Extent of Project

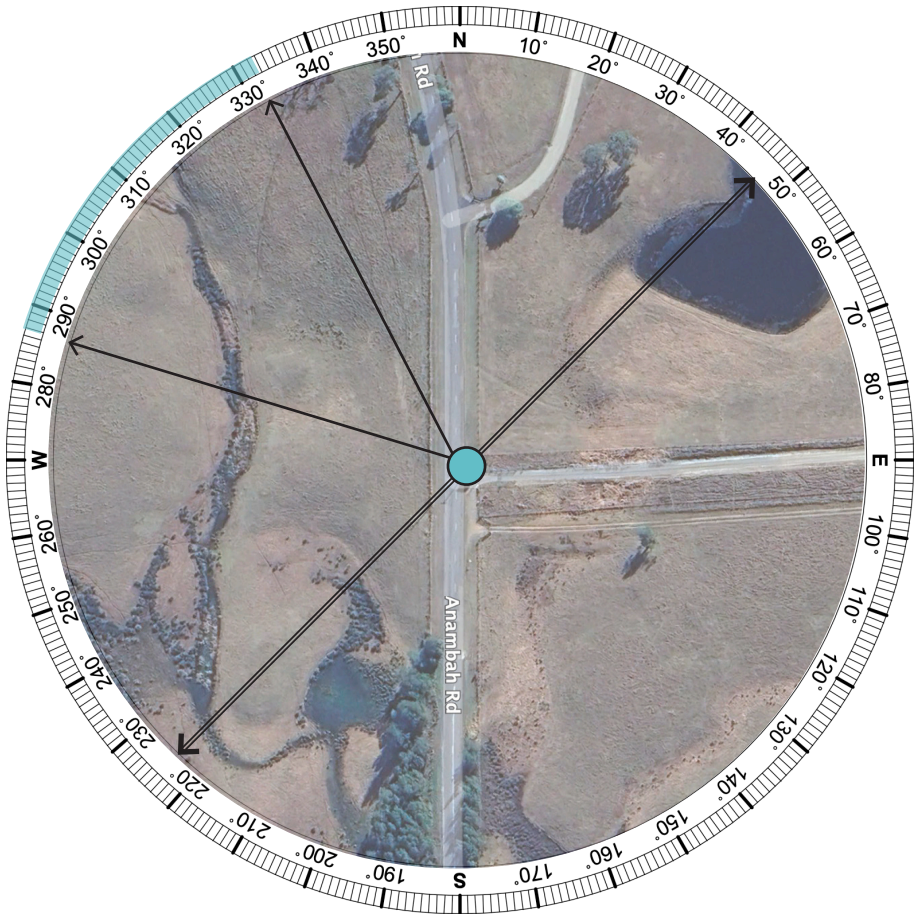
Aerial Source: Google Earth, 2023

Viewpoint:
VP06 Anambah Road, Anambah

Approximate extent of Project



Extent of Potential Visibility



Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken at the driveway of 396 Anambah Road, Anambah	From this location, intervening vegetation will screen the Project.
Anambah Road, Anambah	14 m		
Coordinates:	Distance to Project:	The topography is undulating and screens views towards the Project.	The visual magnitude of change is NEGLIGIBLE , resulting in a NEGLIGIBLE visual impact.
32°40'33.12"S 151°29'42.67"E	1.54 Km		
Viewing Direction:		A double-lane sealed road provides access along Anambah Road to the Gosforth residential area to the north.	
Northwest			
Visual Sensitivity:		Scattered vegetation aligns the east of Anambah Road and the views are open towards the Project where the topography is not intervening.	
Low			
Visual Magnitude:		The visual sensitivity of this viewpoint has been rated as LOW .	
NEGLIGIBLE			
Visual Impact:			
NEGLIGIBLE			

- Extent of Panorama
- Approximate Extent of Project

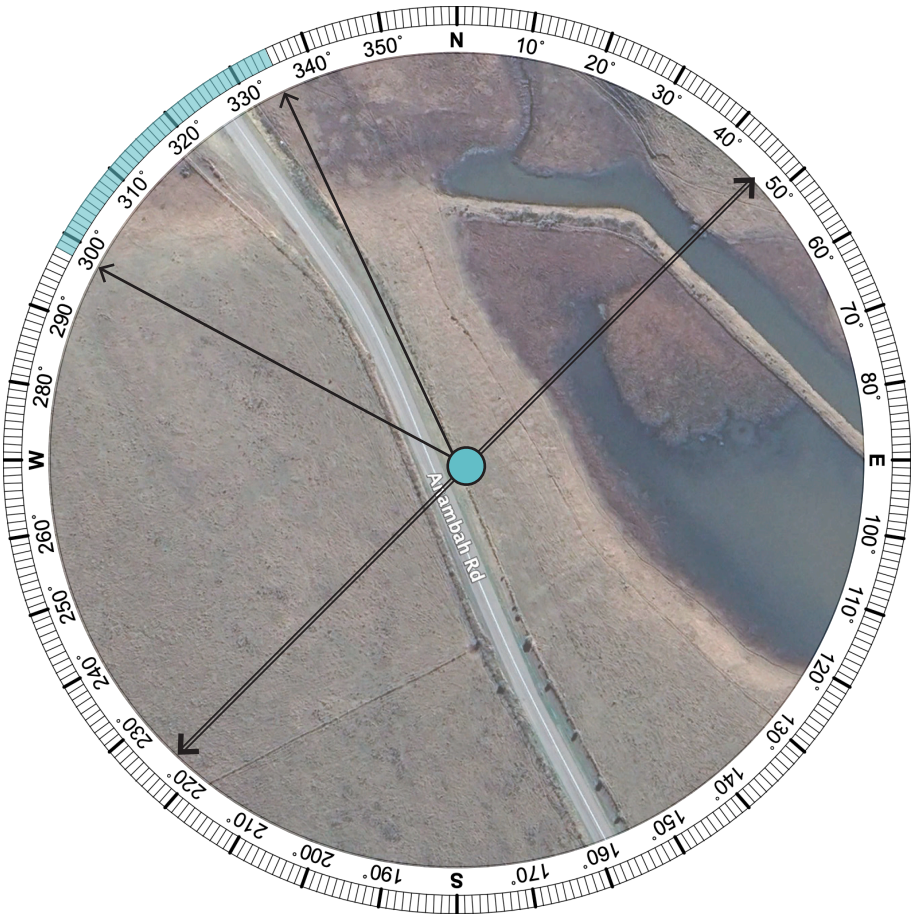
Aerial Source: Google Earth, 2023

Viewpoint:
VP07 Anambah Road, Anambah

Approximate extent of Project



Extent of Potential Visibility



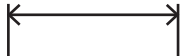
Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken along Anambah Road, Anambah.	From this location, intervening vegetation will screen the Project.
Anambah Road, Anambah	15 m		
Coordinates:	Distance to Project:	The topography is undulating screening views towards the Project.	The visual magnitude of change is NIL , resulting in a NIL visual impact.
32°40'49.95"S 151°29'49.44"E	2 Km		
Viewing Direction:		A double-lane sealed road provides access along Anambah Road to the Gosforth residential area to the north.	Scattered vegetation aligns the northwest of Anambah Road.
Northwest			
Visual Sensitivity:		The visual sensitivity of this viewpoint has been rated as LOW .	
LOW			
Visual Magnitude:			
NIL			
Visual Impact:			
NIL			

- Extent of Panorama
- Approximate Extent of Project

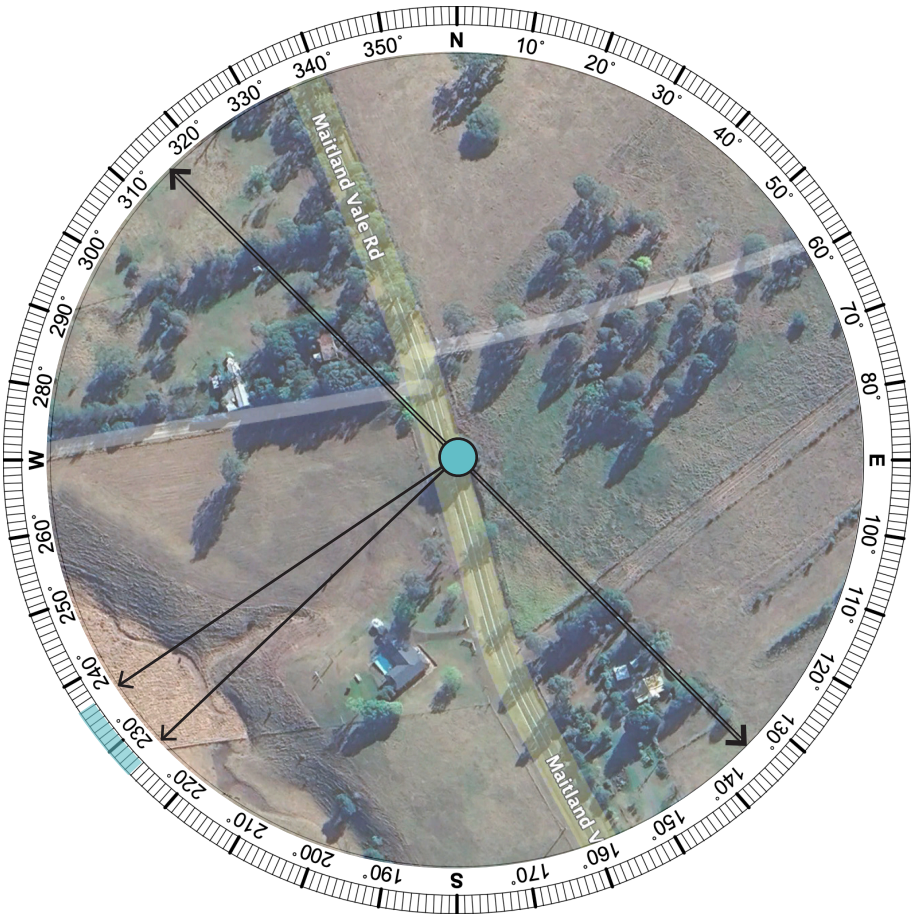
Aerial Source: Google Earth, 2023

Viewpoint:
VP08 Maitland-Vale Road, Rosebrook

Approximate extent of Project



Extent of Potential Visibility



Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken opposite 953 Maitland Vale Road near existing single storey properties.	From this location, intervening vegetation will screen the Project.
Maitland-Vale Road, Rosebrook	35 m		
Coordinates:	Distance to Project:	This viewpoint is located on the ridge line looking west to the Project	The visual magnitude of change is NIL , resulting in a NIL visual impact.
32°40'49.95"S 151°29'49.44"E	2.66 Km		
Viewing Direction:		The topography is undulating.	
Northwest		A double-lane sealed road provides circulation and access along Maitland Vale Road.	
Visual Sensitivity:		Scattered vegetation allows for intermittent views southwest towards the project with distant views contained.	
LOW		Overhead electrical infrastructure forms part of this view.	
Visual Magnitude:		The visual sensitivity of this viewpoint has been rated as LOW .	
NIL			
Visual Impact:			
NIL			

- Extent of Panorama
- Approximate Extent of Project

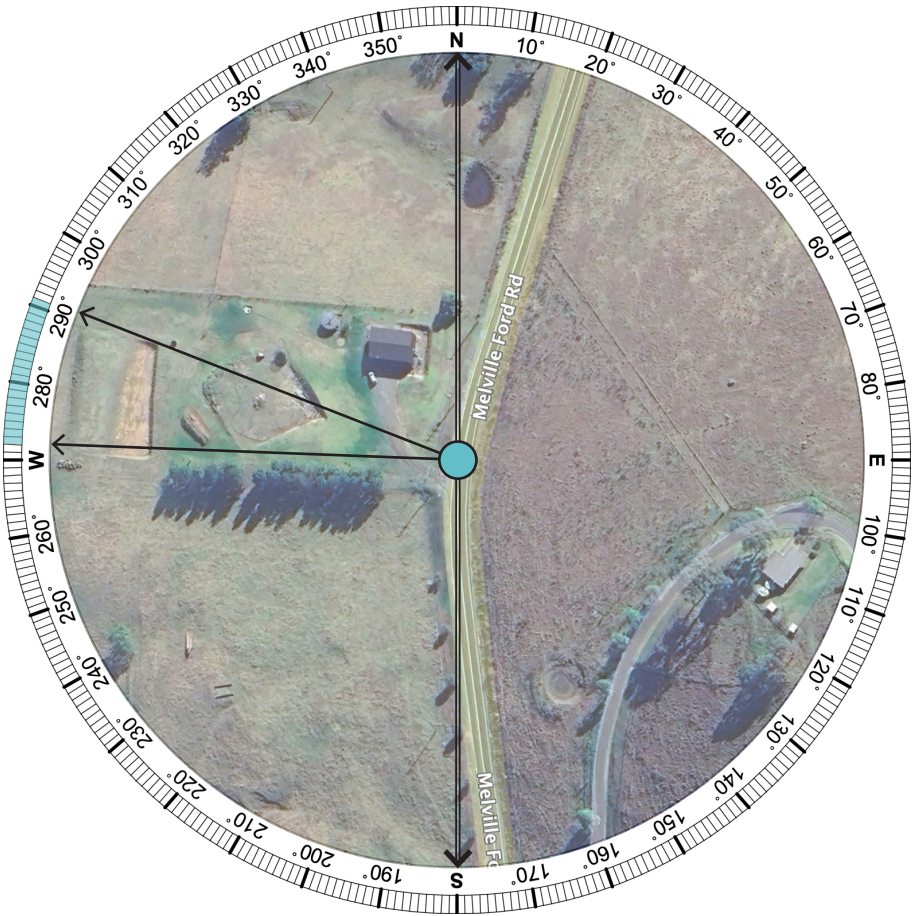
Aerial Source: Google Earth, 2023

Viewpoint:
VP09 Melville Ford Road, Melville

Approximate extent of Project



Extent of Potential Visibility



Viewpoint Summary:		Existing Landscape Character Description:	Potential Visual Impact:
Location:	Elevation:	This viewpoint was taken at 58 Melville Ford Road, near built low-storey residential developments.	From this location, a small portion of the Project will be viewed. The majority of the Project will be screened by intervening vegetation. Vehicle receptors may experience potential visual impacts, but the duration is limited.
Melville Ford Road, Melville	37 m		
Coordinates:	Distance to Project:	This viewpoint is located on the ridge line looking west to the Project.	The visual magnitude of change is NEGLIGIBLE , resulting in a NEGLIGIBLE visual impact.
3 2°40'20.47"S 151°30'56.65"E	2.82 Km		
Viewing Direction:		The topography is undulating.	
West		A double-lane sealed road provides circulation and access along Melville Ford Road.	
Visual Sensitivity:		Scattered vegetation allows for intermittent views southwest towards the project with distant views contained.	
LOW		Overhead electrical infrastructure forms part of this view.	
Visual Magnitude:		The visual sensitivity of this viewpoint has been rated as NEGLIGIBLE .	
Visual Impact:			
NEGLIGIBLE			

- Extent of Panorama
- Approximate Extent of Project

Aerial Source: Google Earth, 2023

6.3 Results of the Viewpoint Analysis

Viewpoint	Location	Receptor Rating	Overall Visual Sensitivity	Visual Magnitude	Potential Visual Impact
VP01	Anambah Road, Anambah	Low	Low	Nil	Nil
VP02	Durham Street, Anambah	Low	Low	Nil	Nil
VP03	Anambah Road, Anambah	Low	Low	Negligible	Negligible
VP04	Anambah Road, Anambah	Moderate	Moderate	Moderate	Low
VP05	Anambah Road, Anambah	Moderate	Moderate	Moderate	Low
VP06	Anambah Road, Anambah	Low	Low	Negligible	Negligible
VP07	Anambah Road, Anambah	Low	Negligible	Nil	Nil
VP08	Maitland-Vale Road, Rosebrook	Low	Low	Nil	Nil
VP09	Melville Ford Road, Melville	Low	Negligible	Negligible	Negligible

Note: the Viewpoint Visual Impact Summary is based on the visibility assessment criteria outlined in the **Section 2.3** of this report.

Table 05 Viewpoint Visual Impact Summary

7.0 Summary of Visual Impacts and Recommendations

7.1 Summary of Visual Impacts

In addition to the photographic viewpoint assessment the following section provides an overview of the potential visual impacts surrounding the Project. This is by no means an exhaustive description of the visibility from every residence or locality. It is intended to provide an overall assessment of the potential visual impacts on areas potentially affected by the Project.

As shown in the viewpoint analysis, the Project is most likely to be visible along Anambah Road. It is to be noted that these impacts will be likely experienced predominantly by motorists travelling from Maitland and Rutherford to the residential zone of Gosforth. Existing vegetation within the 2 km Study Area and dense vegetation that aligns the carriageway provides a separation from the Project and Anambah Road allowing for filtered views toward the Project when travelling along the road. It is noted that these opportunities are likely to be available for a short period of time and are unlikely to dominate the view and disrupt the key existing landscape features.

Two (2) locations (VP04 and VP05) have been identified as having a visual magnitude of change of moderate due to the close proximity of less than 500 m. The Project is likely to be visible, however, views will be filtered by topography and vegetation that aligns the roadway. Therefore, as a result, the visual impact rating will be low.

This Visual Impact Assessment has been assessed as a worst case scenario on the existing landscape and scenic quality. The proposed subdivision development to the east will extend to meet Anambah Road and become a foreground element of the Project proposed to the west.

As shown in the viewpoint analysis, there are minimal opportunities to view the entirety of the Project. Where views are available along Anambah Road and on the ridge line of Melville Ford Road and Maitland Vale Road, this will be experienced for a short period of time and unlikely to dominate the views. Therefore, a visual consideration has minimal impact to Anambah, Gosforth and the surrounding zones. Consideration to the proposed subdivision will result in the Project becoming a visual extension in the landscape by vehicular receptors. The Project will be viewed as an extension to this subdivision and when considered in combination with the proposed subdivision to the east, the visual impact is likely to be low.

7.2 Mitigation Measures and Recommendations

The proposed mitigation measures attempt to lessen the visual impact of the Project whilst enhancing the visual character of the surrounding environment. These recommendations seek to achieve a better visual integration of the Project and maintain the existing visual character of the area. Recommendations include the:

- Retention of existing vegetation aligning the road between the Project Area and Anambah Road.
- Retention of existing vegetation along the Project boundary to maintain the existing screening levels
- Consideration of building material to minimise contrast on the existing fabric; and
- Implementation of native screen planting following construction of the Project along Anambah Road and at the entry to the proposed development to match the existing native vegetation present. Voids in the vegetation that aligns Anambah road are to be identified and filled with established native screen trees to improve screening levels. Tree species consideration should be native species and have an established growth height of minimum 10 meters. This is to be developed in line with the Transport for New South Wales Road Design Guidelines.

8.0 Conclusion

8.1 Conclusion

With all visual impact assessments the objective is not to determine whether the Project is visible or not visible, it is to determine how the Project will impact on existing visual amenity, landscape character and scenic quality. The intent of the LVIA report is to determine if there is a potential for a negative impact on these factors, and investigated if and how this impact can be mitigated to the extent that the impact is reduced to an acceptable level.

The existing landscape character defined within the Study Area consists of primary production and rural landscapes with rural residential increasingly prominent to the north of the Project located at Gosforth. The scenic quality of the Study Area was classified as low, as per frame of reference outlined in the methodology.

The proposed development with a maximum roof ridge height of 8.0 m will be partially to completely screened from most locations due to vegetation and topography. The two (2) viewpoints (VP04 and VP05) have been taken at close range to the Project to define the character element of views when travelling along Anambah Road to the proposed development and to the Maitland and Gosforth suburbs. The proposed development to the east is proposed to extend to Anambah Road and become a foreground element within the landscape. The Project will be viewed as an extension of the larger subdivision to the east and once established the impact will be low.

Dense vegetation within the Study area and aligning Anambah Road are also a key characteristic of views from within the area. As the Project is unlikely to require major tree removal from the site, this is likely to remain unchanged or diminished as a result of the proposed development and further improved through installation of established trees as recommended. From publicly accessible areas within the broader context of the Project, a combination of vegetation and intervening topography are likely to screen or significantly fragment the views toward the Project.

When implemented with the mitigation recommendations, the visual impact upon views from Anambah Road and the public domain with consideration on the areas overall landscape character and proposed works to the east, the Project would be low visual impact and would be acceptable within the existing surrounding landscape character.

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