

PLANNING & NATURAL SYSTEMS

ATTACHMENT B

**DA 407/2017- MANUFACTURED HOME
ESTATE - 303 BLACKHEAD RD, TALLWOODS**

ORDINARY MEETING

27 SEPTEMBER 2017

VISUAL IMPACT ASSESSMENT



GATEWAY LIFESTYLE HALLIDAYS POINT NSW

Prepared for: Gateway Lifestyle
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1.0 INTRODUCTION

1.1 BACKGROUND

NBRARCHITECTURE have been commissioned by Gateway Lifestyle Pty Ltd to prepare a Visual Impact Assessment (VIA) for the proposed residential development of Gateway Lifestyle Tallwoods.

The purpose of this assessment is to assist the Development Application (DA) for Mid Coast Council relating to the proposed development known as The Proposal by Gateway Lifestyle Pty Ltd. The assessment aims to outline and analyse the existing and emerging visual setting within which the The Proposal would exist. The assessment is based on the Landscape Development Application as described in Section 2.3.

Recommendations for mitigation of determined impacts have been provided as part of this assessment to assist in understanding how the likely impacts may be managed.

1.0 INTRODUCTION

1.2 METHODOLOGY

1.2.1 Identification of Existing and Emerging Character Units (EECs)

The first component in carrying out a visual assessment is to identify and map the existing character of the surrounding area as units. Considering the area surrounding The Site is vastly an emerging urban settlement zoned for residential development, the emerging character was also assessed as part of this report. For the purpose of this report character units have been described as Existing and Emerging Character Units (EECs).

EECs reflects a combination of land-form, vegetation, land use and human settlement that are consistently recognised and viewed as a distinct patterns, features and characters. EECs can reflect a sense of place for different areas as a result of such elements perceived. The methodology for the identification of EECs is detailed below:

- Aerial photography to identify distinct homogeneous and heterogeneous patterns;
- Site verification of distinct patterns that reflect the particular settlement and / or visual features within the visual environment and local characters.
- For the purpose of this report, research of existing and proposed development within a 1km radius.

1.2.2 Assessment of Impacts

The methodology used in this Visual Impact Assessment has been adopted from Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management & Assessment 2002). The methodology in this guideline has been modified to suit the characteristics and requirements of this particular proposal.

This VIA involves the qualitative assessment of key Viewpoints surrounding The Proposal, in particular the assessment of Visual Sensitivity and the magnitude of Visual Effect The Proposal has on each Viewpoint.

Visual Sensitivity

Visual Sensitivity is the capacity of a character unit or view to absorb change. Visual Sensitivity refers to the number and type of viewing receptors affected, viewing location, land use, and the distance the viewer is from The Proposal. Refer to Assessment Table 1.0.

For instance, a significant change not frequently viewed may result in a low visual sensitivity, although its impact on the landscape context may be high. The following principals usually apply:

- Visual Sensitivity decreases as the receptor time decreases;
- Visual Sensitivity decreases as the receptor distance increases;
- Visual Sensitivity is often related to receptor activity, i.e. receptor engaging in a sporting activity will likely be more affected compared to a receptor travelling past in a car.

Visual Effect

Visual Effect is the interaction between The Proposal and the existing visual environment. It is often referred to as the assessment of contrast of The Proposal against the existing setting. Visual Effect takes into account scale, form and character when compared to the existing condition. Refer to Assessment Table 2.0.

TABLE 1.0

ASSESSMENT OF VISUAL SENSITIVITY	
Sensitivity	Definition
High	<ul style="list-style-type: none"> - Occupiers of residential properties with long viewing periods, within close proximity to the proposed development - Users of outdoor recreational area including nature reserves, and nature based recreation (walking, horse riding trails, water based activities such as swimming and fishing) where their attention is focussed, in part, on the landscape and its amenity - Communities that place value upon the landscape and enjoyment of views of their landscape setting
Medium	<ul style="list-style-type: none"> - Outdoor workers who have a key focus on their work who may also have intermittent views of the Project Area - Outdoor recreation users (i.e. sporting activities) where their attention is focussed predominantly on the activity being undertaken - Occupiers of residential properties with long viewing periods, at a distance from or screened from the Project Area
Low	<ul style="list-style-type: none"> - Road users in motor vehicles, trains or on transport routes that are passing through or adjacent to the study area and therefore have short term views -Viewers indoor at their place of work
Negligible	<ul style="list-style-type: none"> - Viewers from locations where there is screening by vegetation or structures where only occasional screened views are available and viewing times are short - Road users in motor vehicles, trains or on transport routes that are passing through/ adjacent to the study area and have partially screened views and short viewing times

(Landscape Institute and Institute for Environmental Management and Assessment, 2002).

1.0 INTRODUCTION

1.2 METHODOLOGY

TABLE 2.0

ASSESSMENT OF VISUAL EFFECT	
Impact	Definition
Large	A substantial/ obvious change to the urban character due to total loss of, or change to, elements, features or characteristics of the existing and emerging context. Would cause the urban character to be permanently changed and its quality diminished.
Moderate	Discernible change to the urban character due to partial loss of, or change to the elements, features or characteristics. Such impacts may be partly mitigated. The change would be out of scale with existing character, and at odds with the local pattern and land-form and will leave an adverse impact of recognised quality.
Small	Minor loss or alteration to one or more key urban character elements, features or characteristics, or the introduction of elements that may be visible but may not be uncharacteristic within the existing context.
Negligible	Almost imperceptible or no change in the view as there is little or no loss of/ or change to the elements, features or characteristics of the landscape and urban character. The existing urban character quality is maintained but be slightly at odds to the scale, land-form and pattern of the surrounding area.

Adopted from Landscape Institute and Institute for Environmental Management and Assessment, 2002.

Significance of Impact

For the purpose of this report the likely impacts as a direct result of The Proposal have been weighted based on combining the rating of the Visual Sensitivity and the Visual Effect to form an overall Significance of Impact rating as per Table 3.0 below.

TABLE 3.0

SIGNIFICANCE OF IMPACT					
		Visual Effect			
		Large	Moderate	Small	Negligible
Visual Sensitivity	High	Major Significance	High Significance	Moderate Significance	Minor Significance
	Medium	High Significance	Moderate Significance	Minor Significance	Not Significant
	Low	Moderate Significance	Minor Significance	Not Significant	Not Significant
	Negligible	Minor Significance	Not Significant	Not Significant	Not Significant

(Landscape Institute and Institute for Environmental Management and Assessment, 2002).

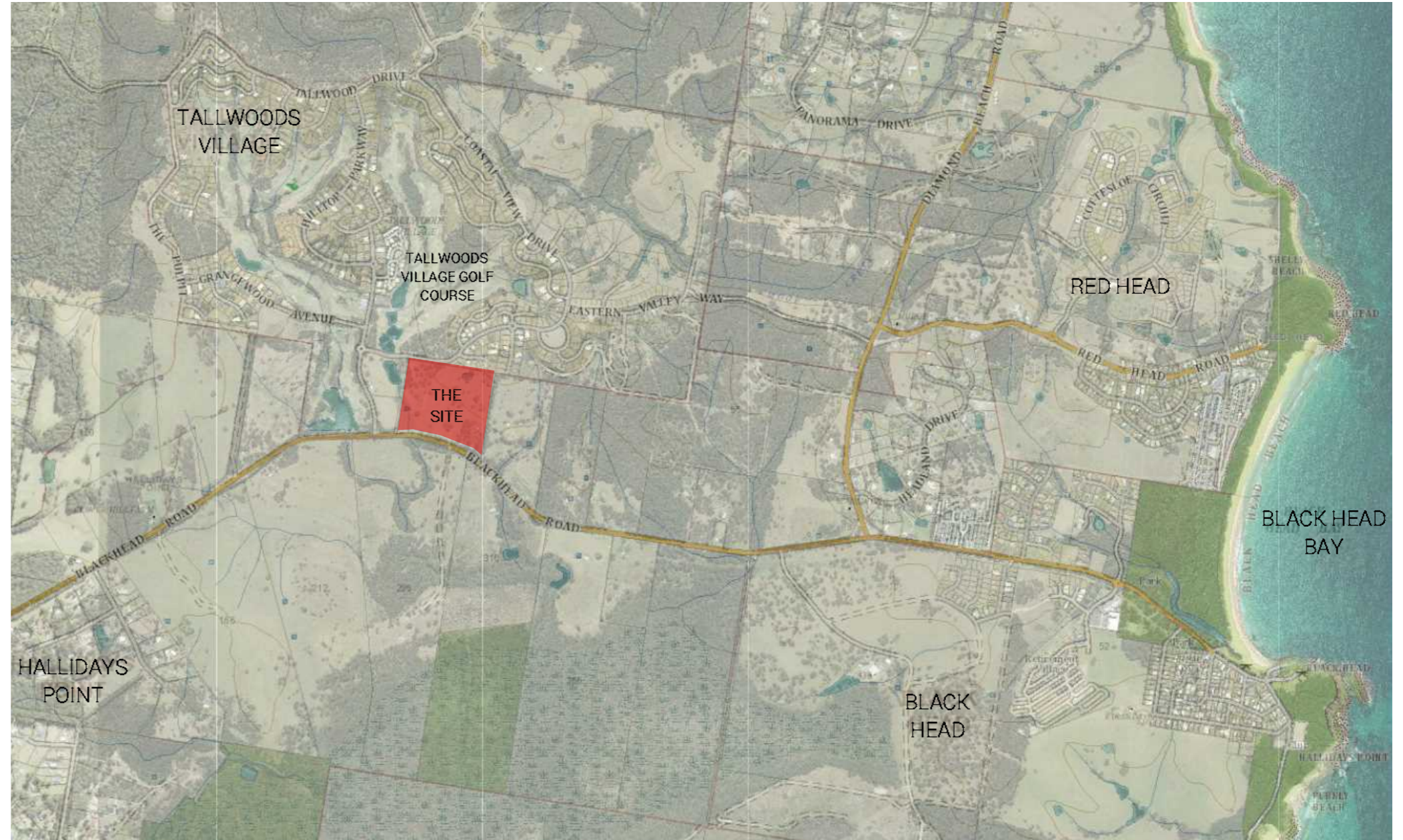
2.0 SITE ANALYSIS

2.1 LOCALITY & CONTEXT

The subject land referred to as 'The Site' is described as Lot 3 DP242332 at 303 Blackhead Road, Hallidays Point NSW.

The Site is located approximately 13km north of Forster-Tuncurry and 3km west of Black Head Beach, located within the Local Government Area of Mid Coast Council, formerly Greater Taree Council. The Site is located on the southern edge of the Tallwoods Village residential area, adjacent the Tallwoods Village entry from Blackhead Road (CoastPlan 2017).

Under the Greater Taree LEP 2010 The Site is zoned as R1- General Residential and RE1 - Public Recreation.



1 SITE LOCALITY PLAN
1:20000 @A3



(SIX MAPS, 2017)

(Figure 1.0)

2.0 SITE ANALYSIS

2.2 THE SITE

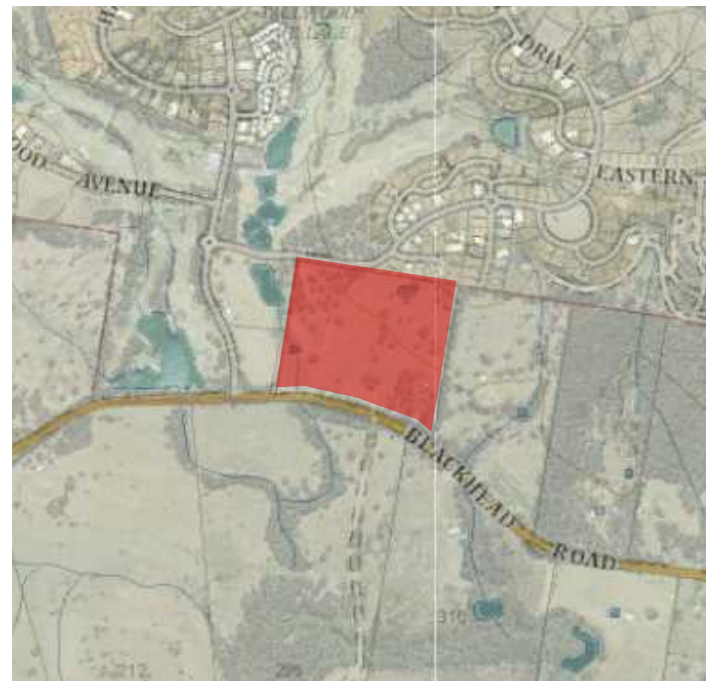
The Site is generally square in shape and occupies approximately 10 hectares or 101243 square meters of land.

The Site is occupied as a single rural property with a detached dwelling located in the south east corner. Much of the land is currently utilised for low intensity agricultural uses, particularly grazing of livestock, while a portion of the north western side is utilised for vegetable and crop production.

From north east to south west the site falls in elevation with the highest point of elevation of 45m above sea level and lowest point of 9m above sea level in the south east corner. The Site is generally open and made up of manicured or grazed grassland with scattered native tree vegetation. Native and exotic trees are densely located around the existing rural dwelling in the south east corner, while vegetation located on the adjacent lot follows the eastern boundary forming screening and wind breaks.

Existing tree vegetation along the southern boundary part of the Blackhead Road verge similarly visually screens The Site from the road corridor providing partitioned views at present.

To the west of The Site the land is zoned as RE1 for future sports fields as well as RE2- Private Recreation containing the former Tallwoods sales office now gymnasium and medical centre including parking (CoastPlan 2017). To the east a rural residential property and isolated paddock exists with approved zoning for medium density residential and rural residential use. To the north detached residential dwellings exist as part of the Tallwoods Village estate as well as Coastal View Drive bounding The Site. Blackhead Road bounds the southern extent of The Site with large rural residential allotments as well as the tourist park under construction opposite.



1 KEY PLAN
1:15000 @A3

(SIX MAPS, 2017)

(Figure 2.0)



2 EXISTING SITE PLAN
1:2000 @A3

(Figure 3.0)

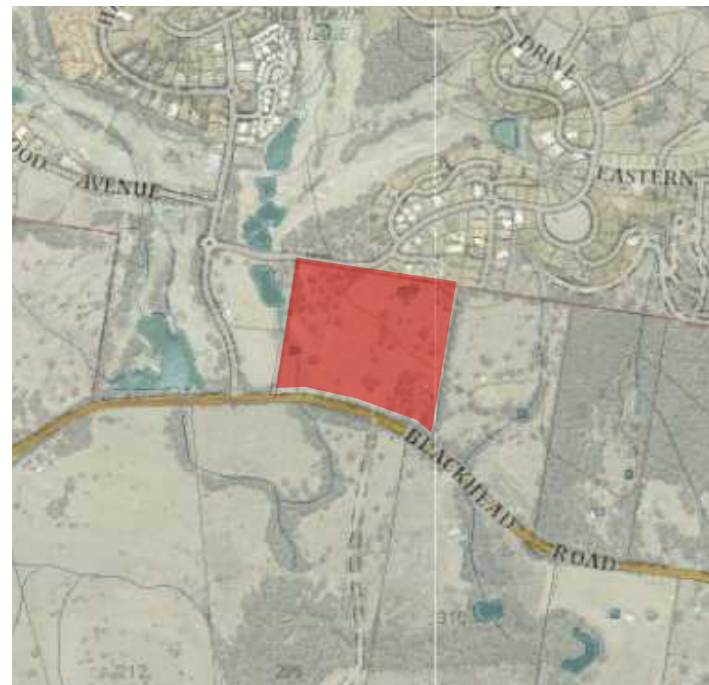
(SIX MAPS, 2017)

2.0 SITE ANALYSIS

2.3 THE PROPOSAL

The Proposal involves the establishment of a manufactured home estate and construction of public recreational facilities including the dedication of land. The Proposal will create 202 housing sites for the placement of manufactured homes, plus the construction of community clubhouse, recreational facilities and caravan parking (CoastPlan 2017).

The public recreational facilities includes the playing fields identified for the south western corner of The Site, as well as the construction of the public road access and car park, construction of a cycleway along the frontage of Blackhead Road and dedication of land on the southern boundary to Council (CoastPlan 2017).



1 KEY PLAN
1:15000 @A3

(SIX MAPS, 2017)

(Figure 4.0)



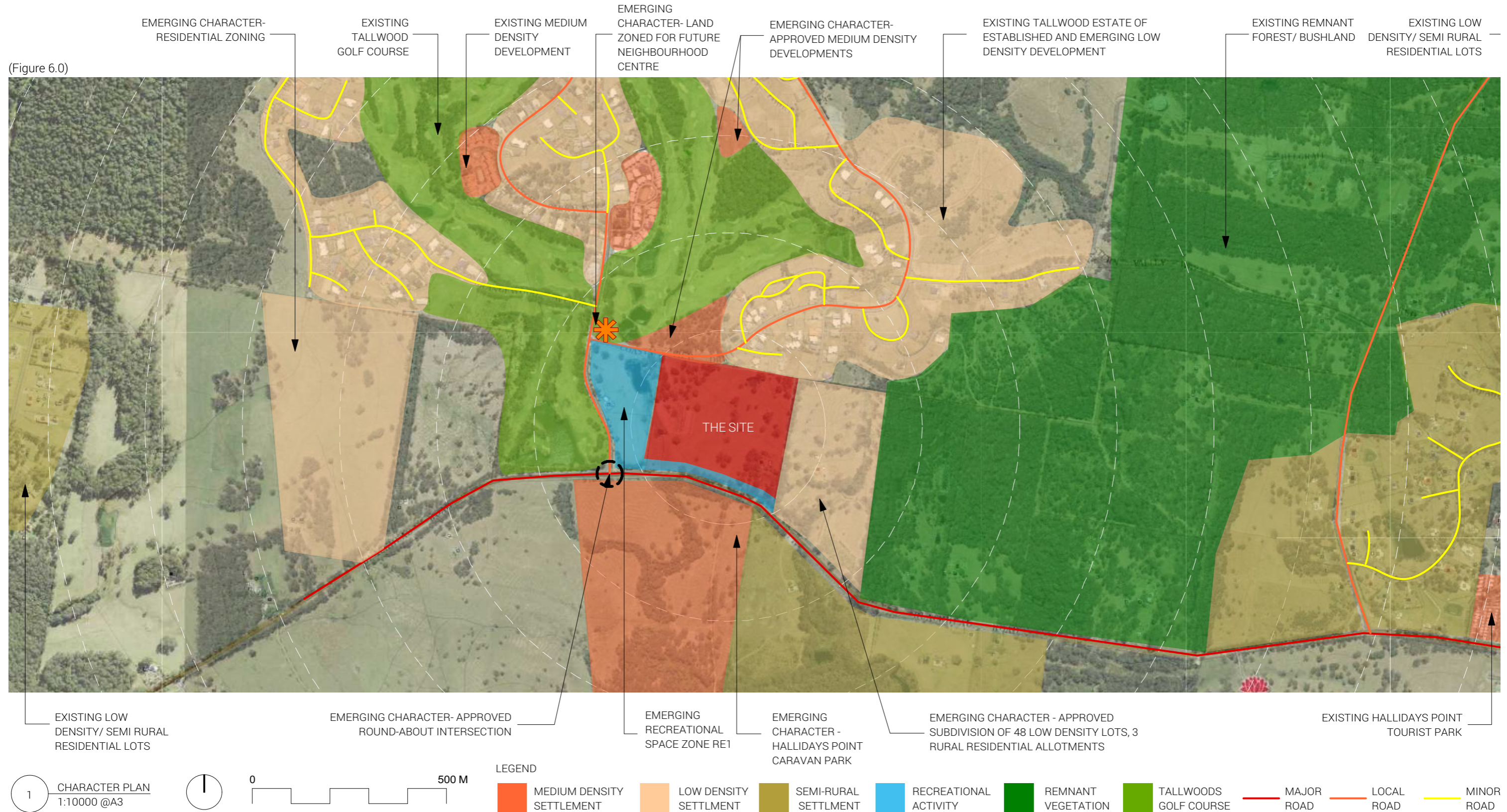
(Figure 5.0)

(SIX MAPS, 2017)

2.0 SITE ANALYSIS

2.4 EXISTING AND EMERGING CHARACTER UNITS

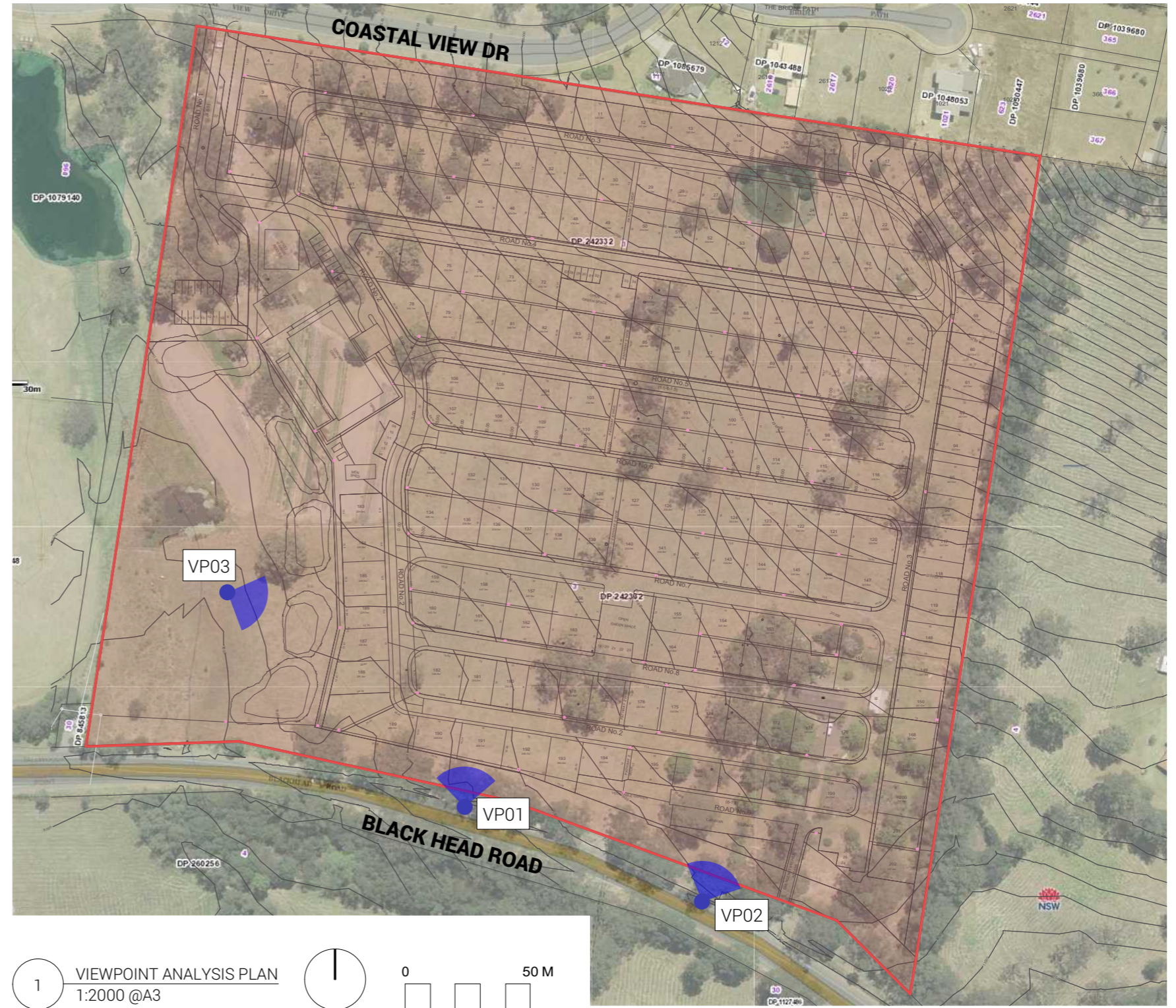
The context of The Site and its surrounding environment have been classified into homogeneous and distinct units of character (Existing and Emerging Character Units). These Existing and Emerging Character Units (EECs) are summarised below and form the elements of the local visual context. The character surrounding The Site is generally made up of both existing and emerging low-medium density development of modified/ managed landscapes.



3.0 VIEWPOINT ANALYSIS

3.1 SELECTED VIEWPOINTS

The likely impact of The Proposal on the existing urban character is considered in this part of the assessment by selecting viewpoints to represent typical views towards The Site. For the purpose of this assessment viewpoints were selected at the request of Mid Coast Council. A total of 3 viewpoints were selected with 2 viewpoints taken along Blackhead Road and 1 on the proposed sporting field. Refer to Figure 7.0 for locations in relation to the proposed site plan.



(Figure 7.0)

(SIX MAPS, 2017)

3.0 VIEWPOINT ANALYSIS

3.2 VIEWPOINT ASSESSMENT

VIEWPOINT VP01	
LOCATION	Blackhead Road, Hallidays Point
ELEVATION	19m
COORDINATES	32°03'44.46" S 152°30'36.55" E
VIEWING DIRECTION	North East
NEAREST DISTANCE TO SITE	12m
VISUAL SENSITIVITY	Low
VISUAL EFFECT	Small
SIGNIFICANCE OF IMPACT	Not Significant
VIEWPOINT DESCRIPTION	
<p>This photograph taken on Blackhead Road looks north to approximately the middle of The Site and represents Viewpoint 02. Existing residential dwellings are visible on the horizon part of the Tallwoods Village Estate, while dense vegetation is visible in to the east and west framing the Viewpoint. The Visual Sensitivity of this viewpoint has been rated as Low due to the viewpoint representing road users passing along Blackhead Road with short terms views.</p>	
VIEWPOINT IMPACT	
<p>From this viewpoint glimpse views of The Proposal are likely to be evident, particularly the home sites on the southern boundary and distant roof-lines. However, vegetation existing and proposed would assist in screening The Proposal and mitigate impact.</p> <p>The Visual Effect of this viewpoint has been rated as Small in accordance with Table 2.0. This rating is a result of the proposed development being in line with the existing and emerging urban character of the area and mitigation methods proposed.</p> <p>The overall Significance of Impact has been rated as Not Significant in accordance with Table 3.0.</p>	



3.0 VIEWPOINT ANALYSIS

3.2 VIEWPOINT ASSESSMENT

VIEWPOINT VP02	
LOCATION	Blackhead Road, Hallidays Point
ELEVATION	19m
COORDINATES	32°03'45.61" S 152°30'37.27" E
VIEWING DIRECTION	North East
NEAREST DISTANCE TO SITE	12m
VISUAL SENSITIVITY	Low
VISUAL EFFECT	Small
SIGNIFICANCE OF IMPACT	Not Significant
VIEWPOINT DESCRIPTION	
<p>This photograph taken on Blackhead Road looks to the north eastern portion of The Site and represents Viewpoint 03. This Viewpoint looks through existing trees outside the southern boundary situated along the Blackhead Road. The rise in topography in the far north eastern corner of The Site is visible from this viewpoint along with the dense screening vegetation outside the eastern boundary. The Visual Sensitivity of this viewpoint has been rated as low due to the viewpoint representing road users passing along Blackhead Road with short terms views.</p>	
VIEWPOINT IMPACT	
<p>From this viewpoint minor views of proposed roof lines would be likely, particularly as the topogaphy rises to the north east. It is expected that visibility of the proposed home sites would be screened by existing trees and mitigated by proposed vegetation including trees and shrubs along the southern boundary.</p> <p>The Visual Effect of this viewpoint has been rated as Small in accordance with Table 2.0. This rating is a result of the proposed development being in line with the existing and emerging urban character of the area and mitigation methods proposed.</p> <p>The overall Significance of Impact has been rated as Not Significant in accordance with Table 3.0.</p>	



3.0 VIEWPOINT ANALYSIS

3.2 VIEWPOINT ASSESSMENT

VIEWPOINT VP03	
LOCATION	Proposed Playing Field
ELEVATION	13m
COORDINATES	32°03'43.17"S 152°30'31.82" E
VIEWING DIRECTION	North East
NEAREST DISTANCE TO SITE	80m
VISUAL SENSITIVITY	Medium
VISUAL EFFECT	Small
SIGNIFICANCE OF IMPACT	Minor
VIEWPOINT DESCRIPTION	
<p>This photograph taken on the proposed playing field looks generally east to the proposed home sites and represents Viewpoint 01. This viewpoint illustrates the worst case scenario receptor view from this direction, positioned on the western side of the playing field.</p> <p>The Visual Sensitivity of this viewpoint has been rated as Medium as a result of the outdoor recreation users anticipated, whereby their attention is focussed predominately on the activity being undertaken.</p>	
VIEWPOINT IMPACT	
<p>From this viewpoint the western boundary including home sites 188-184 are likely to be most visible as well as western the façades. Roof lines associated with home sites in the elevated north eastern part of the site would also be likely visible due to the rise in topography. It is anticipated that the proposed vegetation along the western boundary including screening shrubs and trees behind home sites 188-183 would assist in mitigating the visual amenity.</p> <p>The Visual Effect of this viewpoint has been rated as Small in accordance with Table 2.0. This rating is a result of the proposed development being in line with the existing and emerging urban character of the area and mitigation methods proposed.</p> <p>The overall Significance of impact has been rated as Minor in accordance with Table 3.0.</p>	



4.0 PHOTOGRAPHIC MONTAGES

4.1 MONTAGE PROCESS

At request of Mid Coast Council photographic montages have been prepared to assist in the impact assessment of The Proposal. Three photographic montages were prepared, representing the proposed impact likely from Viewpoints 01, 02, 03. These montages represent the views anticipated from Blackhead Road and the proposed playing field.

Photographic Montage Process

Photographic montages are representations of The Proposal superimposed onto photographs of The Site. The process for preparing these illustrations includes preparing a computer generated 3D model of The Proposal including home sites, dwellings, fences and topography. Due to site complexity dwellings modelled were positioned at the highest elevated of each home site to represent the worst case scenario. Dwellings modelled represent the typical and average dimensions of a manufactured home by Gateway Lifestyle, 7.8m x 11.8m with a roof height of 4.2m. Vegetation illustrated is shown as per the Landscape Development Application in each photographic montage and scaled based on photographic and modelling software. Vegetation illustrated is represented as fully matured and established species.

For accuracy, photographic montages of Viewpoints 01 and 02 were prepared by importing the 3D model into Google Earth at the precise geographic location. Google Street View was then used to view the model at locations that best replicate viewpoints 01 and 02.

For the photographic montage of Viewpoint 03 a perspective view of the 3D model was captured at the precise viewpoint location using the modelling software. The perspective view was transparently positioned over Viewpoint 03 photograph and then accurately scaled based on site boundaries and topography.

The process for photographic montage development is illustrated below in figures 8.0-13.0.

Limitations

Photographic Montages of Viewpoint 01 and 02 hold minor limitations due to the use of Google Street view to accurately locate the 3D model in view. The montages prepared represent proposed views slightly higher than the typical human eye and are represented at approximately 2.4m from ground level.

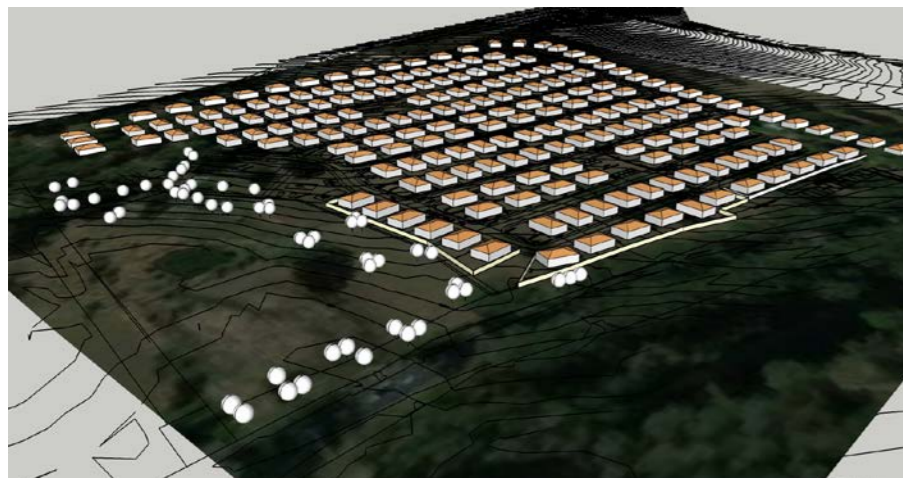


FIGURE 8.0. 3D generated model of The Proposal and The Site.



FIGURE 9.0. Google Street View is angled at the closest location to the subject Viewpoint in Google Earth.



FIGURE 10.0. Google Earth Model Viewer function is used to view the 3D model from the same location Street View location then overlaid on the photographic image.



FIGURE 11.0. Exact location of Viewpoint photo is located in the 3D model.

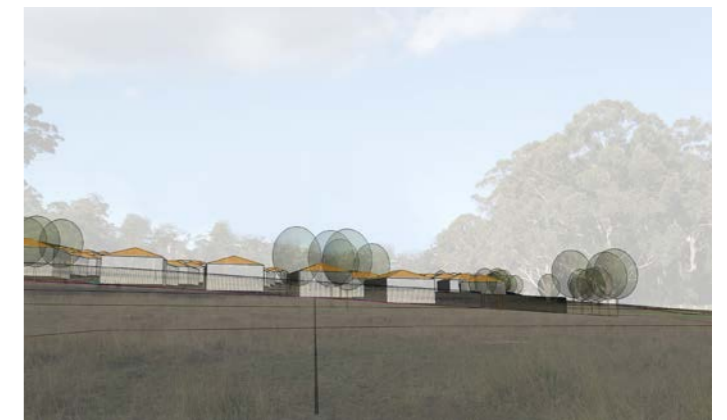


FIGURE 12.0. Perspective view is captured at precise viewpoint location in the 3D model then overlaid on the photographic image. Transparency settings are used to accurately place the model based on site boundaries and topography.



FIGURE 13.0. Vegetation proposed is illustrated using Photoshop and represented at full maturity.

4.0 PHOTOGRAPHIC MONTAGES

4.1 PHOTOMONTAGE VP01

PHOTOMONTAGE VP01A



VP01A: PROPOSED VIEW WITHOUT PROPOSED VEGETATION

(Google Earth 2017)

Notes:

- Roof-lines illustrated as orange for clarity
- Solid fencing illustrated as yellow for clarity
- Built form illustrated at 75% opacity for background clarity

PHOTOMONTAGE VP01B



VP01B: PROPOSED VIEW WITH PROPOSED VEGETATION

(Google Earth 2017)

Notes:

- Proposed vegetation illustrated at 75% opacity
- Built form illustrated at 100% opacity

4.0 PHOTOGRAPHIC MONTAGES

4.1 PHOTOMONTAGE VP02

PHOTOMONTAGE VP02A



VP02A: PROPOSED VIEW WITHOUT PROPOSED VEGETATION

(Google Earth 2017)

Notes:

- Roof-lines illustrated as orange for clarity
- Solid fencing illustrated as yellow for clarity
- Built form illustrated at 75% opacity for background clarity

PHOTOMONTAGE VP02B



VP02B: PROPOSED VIEW WITH PROPOSED VEGETATION

(Google Earth 2017)

Notes:

- Proposed vegetation illustrated at 75% opacity
- Built form illustrated at 100% opacity

4.0 PHOTOGRAPHIC MONTAGES

4.1 PHOTOMONTAGE VP03

PHOTOMONTAGE VP03A



VP03A: PROPOSED VIEW WITHOUT PROPOSED VEGETATION

Notes:

- Roof-lines illustrated as orange for clarity
- Built form illustrated at 75% opacity for background clarity

PHOTOMONTAGE VP03B



VP03B: PROPOSED VIEW WITH PROPOSED VEGETATION

Note:

- Proposed vegetation illustrated at 75% opacity.
- Water quality basins have not been shown as part of this report

5.0 VISUAL IMPACT

5.1 SUMMARY OF VISUAL IMPACT

The highest Visual Impact based on this assessment is from the west on the proposed playing field relating to Viewpoint 03. The impact from this viewpoint is a result of the receptor activity being users of the recreational playing field and for lengthy periods of time. Although focus of receptors on the field would predominantly be on an outdoor activity, receptor focus on The Proposal is likely to increase from time to time, for instance in between games and on breaks. As a result, the Visual Sensitivity of Viewpoint 03 has been rated as Medium compared to Low of Viewpoints 01 and 02, increasing the overall Significance of Impact rating. The viewpoint receptors represented in Viewpoints 01 and 02 have been assessed as road users travelling along Blackhead Road in motor vehicles whereby views are short and fleeting, reducing the overall Significant of Impact.

Although the Visual Sensitivity varies between viewpoints as part of this assessment, the Visual Effect has been consistently rated as Small for all viewpoints. This consistent rating is a result of The Proposal being in character within the local context that includes existing and emerging medium density developments. Additionally, the Visual Effect typically includes only minor loss or alteration to existing character elements such as trees and vacant land zoned for development.

The level of vegetation proposed, particularly around the western and southern boundaries assists in mitigating the Visual Effects by providing integration with existing vegetation based on colour, scale and texture. Overall, existing and proposed vegetation reduces the level of contrast between the built form of The Proposal and background, lowering the Visual Effect rating based on effective screening.

Due to the progressive nature of The Proposal, it is likely the highest visual impact will be felt during construction and immediately after, particularly before vegetation proposed establishes and reaches maturity. Mitigation measures proposed in Section 5.2 of this assessment include recommendations to reduce effects of The Proposal where possible.

TABLE 4.0

SUMMARY OF VISUAL IMPACT					
	LOCATION	DISTANCE TO SITE	VISUAL SENSITIVITY	VISUAL EFFECT	SIGNIFICANCE OF IMPACT
VIEW POINT 01	Blackhead Road	12m	Low	Small	Not Significant
VIEW POINT 02	Blackhead Road	12m	Low	Small	Not Significant
VIEW POINT 03	Playing Field	80m	Medium	Small	Minor Significance

5.2 MITIGATION METHODS

The recommendations below aim to provide additional information to reduce the visual impact of The Proposal from both the subject viewpoints as well as from the greater visual context. These principles include considerations to the built form of The Proposal, directly influencing the overall appearance.

- Preserve additional pockets of existing vegetation where possible to reduce the effects of The Proposal, particularly along boundaries;
- Preserve additional vegetation between proposed home sites to fragment and break up the visual effect;
- Densely vegetate the most western boundary of the proposed playing field to increase the degree of integration and further screen The Proposal;
- Dwellings to avoid vibrant colours and blend with existing tones on built form within the context to increase visual integration;
- Proposed dwellings to avoid reflective materials likely to decrease integration with the existing visual context.

6.0 CONCLUSION

6.1 CONCLUSION

The objective of all Visual Impact Assessments is to determine how The Proposal will impact the existing visual amenity and urban character of an area and not whether the development is visible or not.

It is inarguable that The Proposal will not have some form of impact on the existing character of the surrounding Hallidays Point and Tallwoods Village area. However, it is vital that this proposal is assessed in context of not only the existing setting of low to medium density development, but also the emerging context. Existing low to medium density development has been evident in the context for at least the past 15 years. While many lots surrounding The Site appear vacant and may form a visual character of their own at present, it should be understood that these lots form part of the emerging character and are zoned or approved for development of similar nature. The Hallidays Point and Tallwoods Village area, particularly around the Tallwoods Golf Course is a progressive urban fabric whereby increased settlement is imminent as a result of the intended land use.

Core character elements and values of the context to be retained assist to visually integrate The Proposal with elements of the existing character. Most commonly this includes existing vegetation to be retained along boundaries that provide segregated and screened views.

When implemented with the proposed recreational land including trees and screening vegetation, as well as the recommended mitigation measures, the built form associated with The Proposal is likely to be undertaken with minimal visual impact, in keeping with the surrounding character.

7.0 REFERENCES & BIBLIOGRAPHY

7.1 PUBLICATIONS AND REPORTS

Landscape Institute and Institute of Environmental Management & Assessment (2002) *Guidelines for Landscape and Visual Impact Assessment*.

Coastplan Group (2017) *Statement of Environmental Effects for Gateway Lifestyle Tallwoods Development Application*.

7.2 MAPS

Land and Property Management Authority, Spatial Information Exchange, 2017. <http://maps.six.nsw.gov.au>