visual impact assessment

Diamond Beachfront Holiday Units

Lot 17 DP 576415, 391 Diamond Beach Rd, Diamond Beach

Beachfront Holiday units

Rev B
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1. Executive Summary

- The site has an area of 4.35 hectares and is the site for the Diamond Beachfront Holiday Units. Existing accommodation on site is mainly single storey and is in the south eastern portion of the site with 1 two storey construction located centrally.
- The proposal seeks to construct three or four storey tourist accommodation units ranging from between 12 to 16m in height respectively.
- Existing tourist accommodation sites in close proximity include Ramada Beachfront Resort Diamond Beach Resort and Seashells Beachfront resort.
- The footprint of the proposed development is shown in Figure 2 and is set back from the sand dunes as per the adjacent properties.
- This Visual Impact Assessment (VIA) has been prepared with regard to neighbouring properties, the beach and public in order to ensure there is minimal visual impact and an equitable availability of localised views is maintained. The scenic quality has been assessed in contrast with the current condition of the site with regard to the proposed development.
- Views from surrounding roads and properties are generally screened as a result of the landform, existing development, existing landscaping or by remnant bushland. There are views from the neighbouring properties and surrounding roads, however, views are limited to tourist accommodation sites, and associated access roads.
- Generally the visual impact on adjoining properties and from surrounding roads is low. The future development would sit comfortably in the landscape and blend in with the local character.
- It is considered that proposed development of the site would not result in development that would cause a negative impact on the existing visual quality of the area.
2. Introduction

Preamble

Terras Landscape Architects was commissioned to prepare a Visual Impact Assessment for the proposed tourist accommodation located at 391 Diamond Beach Road, Diamond Beach, NSW. Fieldwork was conducted in October 2015 and May 2016.

Objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities.
- To graphically portray the proposal in contextual settings from selected viewpoints.
- To determine the likely impacts development will have on the visual/landscape quality of the area.
- To identify locations where visual access is possible.
- To assess whether the proposed development of the site would have a negative visual impact on the visual quality of the locality.

Terminology

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

- The subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries.
- The study area consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase.
- The study locality is the area of land within the regional visual catchments whereby the proposal can be readily recognised. Generally this is confined to a 2 kilometre radius, however even from a 1 kilometre distance, the small scale of the proposed development will make it difficult to discern. Further, visual sensitivity generally declines significantly beyond the 1km range due to the limited vantage points. For this study the locality has been limited to the visual catchments as shown in Figure 3.
Methodology

The method applied to this study involved systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery as outlined in Appendix 1 (Visual Quality Preference Table).

The assessment was undertaken in three stages as noted below

1. A description of the existing visual environment.
2. The undertaking of a viewpoint analysis to identify sites likely to be affected by development of the site. Viewpoints are chosen that represent those locations where impacts will affect significant groups within the population (e.g. major roads, neighbouring properties etc).
3. An assessment of visual impacts.

The purpose of the above methodology is to reduce the amount of subjectivity entering into the impact assessment and to provide sufficient data to allow for third party verification of results.

3. existing visual environment

Site Location, Ownership & Zoning

The site is located to the south of Seashells Resort Road and north of Diamond Beach Road. The site is located directly between two existing tourist accommodation developments, both developed with one to two storey constructions. All three sites have direct access to the beach. Other surrounding land uses include: residential developments; small commercial premises; rural businesses; and, nature reserves / state forests. (Refer to Figure 1)

The proposal seeks to develop the site as either three or four storey tourist accommodation. The proposal will not exceed 12m or 16m in height respectively, with the proposed footprint to include both the developed and undeveloped areas of the site, refer to Figure 2.

The highest elevation on site occurs at the interface between the resort and the sand dune at approximately R.L 10.0 AHD falling away to the rear of the subject site at 1:20 grade to approximately R.L 5.0 AHD at the site boundary.
Figure 1: Site Location Plan. (Nearmap 2015 Used under licence).
Site Description

Diamond Beachfront Holiday Units currently occupies the eastern portion of the site with beach access provided through the sand dunes. The existing development consists of a series of single storey units in the south east and a two storey building located centrally. Existing structures are not visible from the beach which is screened by the level difference between the beach and the resort as well as the existing vegetation on the dunes, approximately 4m in height. The site slopes down east to west with the highest point being at the interface between the resort and the sand dunes.

The general area surrounding the site consists of existing tourist facilities including: Seashells Beachfront Resort; Ramada Resort; Diamond Beach Resort; residential development; sporting facilities; bushland; and, small rural holdings. The area is characterised by residential development and small rural holdings with views looking onto the beach / ocean from selected locations. Otherwise looking at coastal vegetation which blocks more distant views.

Description of Local Visual Environment

This section of the report describes the visual environment surrounding the site as a means of gaining an appreciation of the development’s local context.

As noted below, the study locality has four broad landscape units:

1. Small rural properties
2. Bushland
3. Tourist accommodation
4. Residential development

Small rural properties

The area is made up of pastures with scattered remnant vegetation. These properties are located to the west and south west of the subject site.

Bushland

Scattered areas of remnant bushland surround the area, generally located adjacent to lot boundaries. This vegetation separates and generally provides screening between properties and along road ways. Khappinghat Nature Reserve is located to the north.

Tourist accommodation

This is the landscape unit that the subject site falls within. There is a variety of tourist accommodation types servicing the area. These range between townhouse developments, scattered cottages, caravan parks and resorts such as Seashells Beachfront Resort and Ramada Resort. Generally the accommodation is set back from main roads and well screened.
Residential Development
Surrounding residential areas are made up of semi-rural and suburban lots. The main residential development which will be affected by the proposal is located directly to the south of the site with a few lots backing onto the subject site. The main urban centre close by is Taree approximately 30km north west. Other residential developments closer include Diamond Beach, Red Head and Black Head.

4. the proposal
The proposal seeks to develop the site as either three or four storey tourist accommodation. The main impact of which, in terms of visual impact, is the allowance of building height up to 12 or 16 metres above natural ground level.

The proposed development will set back approximately 35m and will not sit proud of the existing development on the site or any adjacent tourist/residential development. The site falls always from the sand dunes, approximately 5m to the rear of the subject site at 1:20 grade to approximately R.L. 5.0 AHD at the site boundary.

Figure 2: Proposed development area. (Nearmap 2015 Used under licence). Refer to Figure 18 for section
5. viewpoint analysis

Visual assessment considers the likely impact that the proposed development may have on the local environment. This is done by selecting particular sites, referred to as viewpoints, conducting inspections and determining what part of the development will be visible from the viewpoints.

The viewpoints, as shown on Figures 3 and 4, were selected to determine where the development would be visible and if so, where the most prominent views either based on degree of exposure or the number of people are likely to be affected. Refer to Figures 5 - 11 for detailed assessment of viewpoints where the site is visible. While additional photos taken from the surrounding area, the scale of the proposal meant that it will not be visible from these points. Refer to appendix 3 for photos.

impact assessment

This report uses an analytical process to provide an assessment of visual impact. It is not the intent of this assessment to state whether a development proposal is suitable or unsuitable, simply to state the potential visual impact from various viewing points and the frequency of that impact with respect to the number of viewers and any how the results relate to control documents that need to be considered.

A number of photographs were taken in the surrounding area to determine a visual catchment for the site. Generally due to the landform, vegetation and existing development, there are a few occurrences where the site is visible.

The two main areas where views are afforded onto the site were:

1. Neighbouring properties to the north and south. Refer to Figures 5-11.
2. Views from both Seashells Resort Road and Diamond Beach Road

A detailed analysis has been undertaken of the viewpoints where the site is visible to determine the level of impact future development may have on existing views.

In order to assess its potential impact a number of photos were taken from the beach to compare existing beachside development in relation to future development on the subject site. While there are no examples of 16m developments in comparable locations no views of the existing Ramada Resort 12m were afforded from the beach. A section has been drawn based on existing levels with both the 12 and 16m height proposed development being predominantly screened. Refer to Figure 11.
Figure 3: Viewpoint locations 01. (Nearmap 2015 Used under licence).

NOTE: Locations from where the site is visible are limited to locations in close proximity to the site, refer to Figure 4 and visual catchment shown in red.
Figure 4: Viewpoint locations 02. (Nearmap 2015 Used under licence).

NOTE: Locations from where the site is visible are limited to locations in close proximity to the site, refer to visual catchment shown in red.

Refer to Figure 3 for photo locations of the greater area.
**Location:** Diamond Beach Road

**Description:** View looking north from Diamond Beach Road looking over neighboring property

**Comments:** This viewpoint is located on Diamond Beach Road which also services Diamond Beach Resort. There are some residences in this area with similar views, however, views are generally obscured by existing vegetation. Generally it is only moving traffic affected at this point.

<table>
<thead>
<tr>
<th>Location of Site:</th>
<th>Foreground</th>
<th>Midground</th>
<th>Background</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewer Position:</td>
<td>Interior</td>
<td>Neutral</td>
<td>Superior</td>
<td>N/A</td>
</tr>
<tr>
<td>Viewer Access:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Sensitivity:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Effect:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Impacts:</td>
<td>Low</td>
<td>Moderate</td>
<td>High</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Figure 5:** Viewpoint 13 Analysis.
Figure 6: Viewpoint 14 Analysis.

<table>
<thead>
<tr>
<th>Location of Site:</th>
<th>Foreground</th>
<th>Middleground</th>
<th>Background</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewer Position:</td>
<td>Neutral</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Viewer Access:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Sensitivity:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Effects:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Impact:</td>
<td>Low</td>
<td>Moderate</td>
<td>High</td>
<td>N/A</td>
</tr>
</tbody>
</table>

This viewpoint is located at the existing entry to Diamond Beachfront Holiday Units on Diamond Beach Road. Views are prominent in this location with views from Diamond Beach Road being affected. Views from Diamond Beach Resort will be minimally affected due to existing vegetation and its orientation to the east. Additional vegetative screening on the boundary will soften the impact.
Figure 7: Viewpoint 15 Analysis.
**Location:** Seasibles Beachfront Resort

**Description:** View looking south from the adjacent tourist accommodation site. (Seasibles Beachfront Resort)

**Comments:** This viewpoint is located on the adjacent tourist accommodation site. Views are prominent from this location, however, the setback of the proposal is the same as the two storey unit block facing the proposed site. While southern views will be affected, more important eastern views from the communal garden area will not. Additional vegetative screening on the boundary will soften the impact.

<table>
<thead>
<tr>
<th>Location of Site:</th>
<th>Foreground</th>
<th>Middleground</th>
<th>Background</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewer Position:</td>
<td>Interior</td>
<td>Neutral</td>
<td>Superior</td>
<td>N/A</td>
</tr>
<tr>
<td>Viewer Access:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Sensitivity:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Effect:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Impacts:</td>
<td>Low</td>
<td>Moderate</td>
<td>High</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Figure 8:** Viewpoint 16 Analysis.
**Figure 9:** Viewpoint 17 Analysis.

**Location:** Diamond Beach Road

**Description:** View looking north east from elevated position on Diamond Beach Road.

**Comments:** This viewpoint is located on Diamond Beach Road and is afforded distant views of the site. There are a number of developments and existing vegetation breaking up the view. Development would likely be visible, however, due to the distance additional development would not impact on this view.
**Location:** Diamond Beach Road

**Description:** View looking north east from elevated position on Diamond Beach Road.

**Comments:** This viewpoint is located on Diamond Beach Road and offers distant views of the site. There are a number of developments and existing vegetation breaking up the view. Development would likely be visible; however, due to the distance, additional development would not impact this view.

**Figure 10:** Viewpoint 24 Analysis.
Figure 11: Viewpoint 6 Analysis.

**Location:** Diamond Beach

**Description:** View looking west from Diamond Beach, directly outside Seashells Beachside Resort.

**Comments:** This viewpoint is located on Diamond Beach. There are minimal views of the proposal due to level difference of the beach and the site with existing vegetation providing additional screening. Supplementary planting will ensure the development is screened from the beach. Refer to section for further analysis of potential views of the potential development.

<table>
<thead>
<tr>
<th>Location of Site:</th>
<th>Foreground</th>
<th>Middleground</th>
<th>Background</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewer Position:</td>
<td>Low</td>
<td>Neutral</td>
<td>Superior</td>
<td>N/A</td>
</tr>
<tr>
<td>Viewer Access:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Sensitivity:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Effect:</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>N/A</td>
</tr>
<tr>
<td>Visual Impact:</td>
<td>Low</td>
<td>Moderate</td>
<td>High</td>
<td>N/A</td>
</tr>
</tbody>
</table>
6. conclusion

It is considered that the impact of the proposed development is low. Having attempted to see the subject site from a number of locations in the area, views from public areas are minimal and generally screened by: the landform; existing development; and, the existing remnant vegetation. Based on the available viewpoints of the site, the visual catchment of the proposed development at both 12 and 16m in height is limited to the neighbouring tourist accommodation sites and adjacent roads.

The views from Diamond Beach Resort to the south are limited and are generally afforded to areas where there is some vegetative screening. Views from Seashells Beachfront Resort will be more prominent, however, existing two storey units, 9 m in height, currently dominates the southern elevation presenting to the subject site. As a result the impact is low and not inconsistent with the character of the area. The low to medium scale of the potential development imposes a similar visual impact as the existing adjacent tourist and residential developments in the area.

Due to the absence of 16m developments in comparable locations a section has been drawn based on existing levels with both the 12 and 16m height (Figure 11). Based on this it can be proved that the proposed development will be predominantly screened with some views afforded through gaps in the existing vegetation which can be supplemented to provide further screening.

The potential development would sit comfortably in the landscape and blend in with the local character. It is recommended that vegetation is supplemented to the top of the sand dunes in order to screen the development from the beach. In addition establishment of a vegetative screen planted along the northern and southern boundary will soften the appearance to the neighbouring tourist accommodation sites. Suitable species would include: Cupaniopsis anacardiodes, Melaleuca, Callistemon, Leptospermum, Lomandra.
references

Publications and Reports
Greater Taree City Council – LEP 2010

Maps
Nearmap, Aerial photo. 2015.
## APPENDIX A: VISUAL QUALITY REFERENCE TABLE

<table>
<thead>
<tr>
<th>RELIEF/LANDFORM Diversity &amp; Contrast</th>
<th>LOW</th>
<th>MEDIUM</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat terrain dominant.</td>
<td>Undulating terrain dominant.</td>
<td>High hills in foreground and middleground.</td>
<td></td>
</tr>
<tr>
<td>Ridgelines not often seen.</td>
<td>Little contrast or ruggedness.</td>
<td>Presence of cliffs, rocks and other geological features.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fidreeless prominent in only half or less of landscape unit.</td>
<td>High relief (eg steep slopes rising from water or plain).</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fidreeless prominent in most of landscape unit.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VEGETATION Diversity &amp; Contrast</th>
<th>LOW</th>
<th>MEDIUM</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>One or two vegetation types present in foreground.</td>
<td>Patterning in only one or two areas.</td>
<td>High degree of patterning in vegetation.</td>
<td></td>
</tr>
<tr>
<td>Uniformity along skyline.</td>
<td>3 or 4 vegetation types in foreground.</td>
<td>4 or more distinct vegetation types.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Few emergent or feature trees.</td>
<td>Emergent trees prominent and distinctive to region.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Stands of specimen or accent vegetation (eg palms, pines etc.)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NATURALNESS</th>
<th>LOW</th>
<th>MEDIUM</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dominance of development within many parts of a landscape unit.</td>
<td>Some evidence of development but not dominant.</td>
<td>Absence of development or minimal dominance within landscape unit.</td>
<td></td>
</tr>
<tr>
<td>Traditional built character.</td>
<td>Development in background and/or partially concealed.</td>
<td>Presence of parkland or other open space including beach, lakeside etc.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WATER Presence, Extent &amp; Character</th>
<th>LOW</th>
<th>MEDIUM</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Little or no view of water.</td>
<td>Moderate extent of water.</td>
<td>Dominance of water in foreground and middleground.</td>
<td></td>
</tr>
<tr>
<td>Water in background without prominence.</td>
<td>Presence of calm water.</td>
<td>Presence of flowing water, turbulence and permanent water.</td>
<td></td>
</tr>
<tr>
<td>Presence of polluted water or stagnant water.</td>
<td>No islands, channels meander ing water.</td>
<td>Inlets etc. shapes and river edges.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Interstitial alvars, lakes, rivers etc.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DEVELOPMENT Form &amp; Identity</th>
<th>LOW</th>
<th>MEDIUM</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presence of commercial and industrial structures.</td>
<td>Presence of established residential development.</td>
<td>Presence of rural structures (eg farm buildings, fences etc.).</td>
<td></td>
</tr>
<tr>
<td>Presence of large scale development (eg mining, infrastructure etc.)</td>
<td>Small scale industrial etc in middleground.</td>
<td>Heritage buildings and other structures apparent.</td>
<td></td>
</tr>
<tr>
<td>Newer residential development prominent.</td>
<td>Presence of sports and recreational facilities.</td>
<td>Isolated domestic scale structures.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CULTURAL</th>
<th>LOW</th>
<th>MEDIUM</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>No evidence present.</td>
<td>Presence of established, well landscaped development esp. in middleground and background.</td>
<td>Presence of established, maintained landscapes (eg farm buildings, fences etc., trees, gardens etc., old towns and buildings etc).</td>
<td></td>
</tr>
<tr>
<td>Area free of cultural landmarks.</td>
<td>Presence of new development.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
appendix 2 - visual assessment principles

Visual Quality

Visual quality of an area is essentially an assessment of how viewers may respond to designated scenery. Scenes of high visual quality are those that are valued by a community for the enjoyment and improved amenity that they can create. Conversely, scenes of low visual quality are of little scenic value to the community with a preference that they be changed and improved, often through the introduction of landscape treatments (e.g., screen planting).

As visual quality relates to aesthetics, its assessment is largely subjective. There is evidence to suggest that certain landscapes are continually preferred over others with preferences related to the presence or absence of certain elements.

The rating of visual quality of this study has been based on the following generally accepted conclusions arising from scientific research (DOP, 1988).

- Visual quality increases as relative relief and topographic ruggedness increases.
- Visual quality increases as vegetation pattern variations increase.
- Visual quality increases due to the presence of natural and/or agricultural landscapes.
- Visual quality increases owing to the presence of water forms (without becoming common) and related to water quality and associated activity.
- Visual quality increases with increases in land use compatibility.

Appendix A contains a visual quality preference table that has a more detailed breakdown of the above elements and their impact on visual quality.

Visual Sensitivity

Another aspect affecting visual assessments is visual sensitivity. This is the estimate of the significance that a change will have on a landscape and to those viewing it. For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high. Its assessment is based on a number of variables such as the number of people affected, viewer access, viewer location including distance from the source, viewer position (i.e., inferior, neutral, superior), the surrounding land use and degree of change. Generally the following principles apply:
• Visual sensitivity decreases as the viewer distance increases.
• Visual sensitivity decreases as the viewing time decreases.
• Visual sensitivity can also be related to viewer activity (e.g. a person viewing an affected site while engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).

The table on the following page is a guide to visual sensitivity based on the above criteria (EDAW, 2000). It generally describes general ratings, however, consideration also must be given to particular conditions that may modify the results for particular sites.

### VISUAL SENSITIVITY TABLE

<table>
<thead>
<tr>
<th>land use</th>
<th>distance zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Foreground (0-1km)</td>
</tr>
<tr>
<td>Residential: Rural or Urban</td>
<td>High Sensitivity</td>
</tr>
<tr>
<td>Tourist or Passive Recreation</td>
<td>High Sensitivity</td>
</tr>
<tr>
<td>Major Travel Corridors</td>
<td>Moderate Sensitivity</td>
</tr>
<tr>
<td>Tourist Roads</td>
<td>High Sensitivity</td>
</tr>
<tr>
<td>Minor Roads</td>
<td>Moderate Sensitivity</td>
</tr>
<tr>
<td>Agricultural Areas</td>
<td>Moderate Sensitivity</td>
</tr>
<tr>
<td>Industrial Areas</td>
<td>Low Sensitivity</td>
</tr>
</tbody>
</table>

**Visual Effect**

Visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed. This is particularly important should any proposed development extend above the skyline unless, once again, there are particular circumstances that may influence viewer perception and/or visual impact.

**Low visual effect** occurs when a proposal blends in with its existing viewed landscape due to a high level of integration of one or several of the...
following: form, shape, pattern, line, texture or colour. It can also result from the use of effective screening often using a combination of landform and landscaping.

**Moderate visual effect** results where a proposal noticeably contrasts with its viewed landscape, however, there has been some degree of integration (e.g. good siting principles employed, retention of significant existing vegetation, provision of screen landscaping, careful colour selection and/or appropriately scaled development.)

**High visual effect** results when a proposal presents itself with high visual contrast to its viewed landscape with little or no integration and/or screening.

**Visual Impact**

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

<table>
<thead>
<tr>
<th>VISUAL IMPACTS TABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>visual effect levels</td>
</tr>
<tr>
<td>High</td>
</tr>
<tr>
<td>High Impact</td>
</tr>
<tr>
<td>Moderate Impact</td>
</tr>
<tr>
<td>Low Impact</td>
</tr>
</tbody>
</table>

It should be noted that a high visual impact does not necessarily equate with a reduction in scenic quality, and the degree of visual impact has to be understood and assessed in relation to both the existing scenic quality of an area and the design merits of the proposal itself. For example, a well-designed proposal with a high visual impact may help to improve the visual environment of an area with low scenic quality.
appendix 3 - secondary viewpoint photos

The following images show how the proposed development will not be visible from the surrounding area.

Viewpoint 1. View looking west from Diamond Beach

Viewpoint 2. View looking west from Diamond Beach - Residential homes visible through low vegetation / over low sand dune.
**Viewpoint 3.** View looking west from Diamond Beach - Residential homes visible through low vegetation / over low sand dune.

**Viewpoint 4.** View looking west from Diamond Beach
**Viewpoint 5.** View looking west from Diamond Beach - Stair access to public carpark.

**Viewpoint 6.** View looking west from Diamond Beach - Outside Diamond Beachfront Holiday Units - Proposal visible, Refer to detailed viewpoint analysis.
**Viewpoint 7.** View looking south from within Ramada Resort. Proposal screened by existing development / vegetation.

**Viewpoint 8.** View looking south from within Summerland Subdivision. Proposal screened by existing development / vegetation.
**Viewpoint 9.** View looking south from within Summerland Subdivision. Proposal screened by existing development / vegetation.

**Viewpoint 10.** View looking south from within Summerland Subdivision. Proposal screened by existing development / vegetation.
**Viewpoint 11.** View looking south east from Ramada Resort access road. Proposal screened by existing vegetation.

**Viewpoint 12.** View looking east from Ramada Resort access road. Proposal screened by existing vegetation.
Viewpoint 13. View looking north east from Diamond Beach Road / Old Soldiers Road – Proposal visible, Refer to detailed viewpoint analysis.

Viewpoint 14. North from Diamond Beach Road – Proposal visible, Refer to detailed viewpoint analysis.
**Viewpoint 15.** View looking north from the carpark of Diamond Beach Resort – Proposal visible, Refer to detailed viewpoint analysis.

**Viewpoint 16.** View looking south from the communal area within Seashells Beachfront Resort - Proposal visible, Refer to detailed viewpoint analysis.
**Viewpoint 17.** View looking north east from Diamond Beach Resort access road / Diamond Beach Road – Proposal visible, Refer to detailed viewpoint analysis.

**Viewpoint 18.** View looking east from elevated position on Old Soldiers Road – Proposal not visible over existing vegetation.
**Viewpoint 19.** View looking north east from elevated position on Fig Tree Drive – Proposal not visible over existing vegetation.

**Viewpoint 20.** View looking north east from elevated position on Fig Tree Drive / Panorama Drive – Proposal not visible over existing vegetation.
**Viewpoint 21.** View looking north east from elevated position on Panorama Drive / Vincent Close - Proposal not visible over existing vegetation.

**Viewpoint 22.** View looking north east from elevated position on Vincent Close - Proposal not visible over existing vegetation.
**Viewpoint 23.** View looking north east from elevated position on Diamond Beach road - Proposal not visible over existing development and vegetation.

**Viewpoint 24.** View looking north east from elevated position on Diamond Beach road - Proposal visible. Refer to detailed viewpoint analysis.
**Viewpoint 25.** View looking north from Torquay Circuit – Proposal not visible due to distance.

**Viewpoint 26.** View looking north from Glenelg Crescent – Proposal not visible due to existing vegetation.
Viewpoint 27. View looking north from Glenelg Crescent / Cottesloe Circuit - Proposal not visible due to distance.

Viewpoint 28. View looking north east from elevated position on Diamond Beach road - Proposal not visible over existing vegetation / development.