

2.2.4.4 Hazards

The development site is not mapped as either flood or bushfire prone land and is not covered by any prospective resource development (including areas covered by exploration leases).

2.2.5 LANDSCAPE SENSITIVITY

Preliminary mapping and field inspections have been undertaken to gain an appreciation of the landscape and visual characteristics of the site, and identify planning considerations relevant to the protection of scenic amenity values. A copy of this initial assessment is provided in **Appendix D**.

2.2.5.1 Landscape and visual characteristics of the site

The locality of Glanmire is on the western edge of the Great Dividing Range in the Macquarie River plain, also known as the Bathurst Plains. The Bathurst Plains are described in the *Bathurst Vegetation Management Plan* as being '*typified by a treeless landscape*' which '*provides a contrast to the builtup area of the urban environment*' of Bathurst (Bathurst Regional Council, 2019).

The site itself has a gently undulating terrain, forming a series of small valleys and dams. The site is currently occupied by open grazing pastures and sown paddocks with some scattered trees in central parts of the site, and a dense corridor of trees to the north east of the site, adjacent to an existing dwelling, '*Woodside*' (formerly Woodside Inn). The landscape surrounding the site is characterised by largely open paddocks, with corridors of vegetation located along boundaries and roads, ornamental gardens surrounding scattered rural dwellings, vegetated creeks, cleared drainage lines and ridgelines.

The hills of the Great Dividing Range to the east, form a scenic backdrop to the valley, and Mt Panorama can be seen amongst the hills beyond Raglan and Bathurst to the west. This includes a clear view of the iconic Mt Panorama sign. Within the local visual setting, there are attractive views south east across the Salt Water Creek valley towards the more elevated areas of Brewongle.

There is an existing rail corridor and transmission lines in the vicinity of the site. This includes a 66 kV line which runs past the site adjacent to the Highway and towards Raglan, and a 132 kV line about one kilometre to the south of the site.

2.2.5.2 Planning considerations

The *Bathurst Vegetation Management Plan 2019* (BVMP, Bathurst Regional Council 2019) identifies that the landscapes surrounding the city give it a sense of containment and provide a backdrop to the views from within and into the city. In particular, the Bathurst Plains are '*particularly significant as a natural gateway feature*' which are '*viewed from the eastern approach to Bathurst City*' from the Great Western Highway (p.36). While the Region's '*agricultural land*' is generally considered to comprise '*significant landscapes for visual amenity and valued vistas into and out of the Region*', the site is not identified as part of the '*visually significant portion*' of the Bathurst Plains landscape. The '*floodplain*' and '*prominent ridges and hillsides*' surrounding Bathurst are described as contributing to the unique '*rural identity*' of the city (p.35).

Section 11 provides guiding principles to enhance the '*gateways*' or main entrances to Bathurst and surrounding villages. The land between Glanmire and Raglan, along the Great Western Highway (Eastern Approach to Bathurst) is described as a '*predominately a rural setting situated on the generally treeless Bathurst Plains*', with existing roadside vegetation consisting of '*exotic grasses, widely dispersed small isolated clumps of immature Silver Wattle and Hawthorn*' (s. 11.3.3). Objective 4 aims to '*create a significant eastern gateway (Great Western Highway) into Bathurst that enhances the rural vistas, provides unity amongst many discordant visual effects and reflects the heritage values of the City*'.