
ANNEXURE A – LANDSCAPE VISUAL ASSESSMENT



existing vegetation provides a backdrop to views

views along hwy are blocked by existing vegetation and hillside

existing vegetation provides a backdrop to views



Visual Assessment

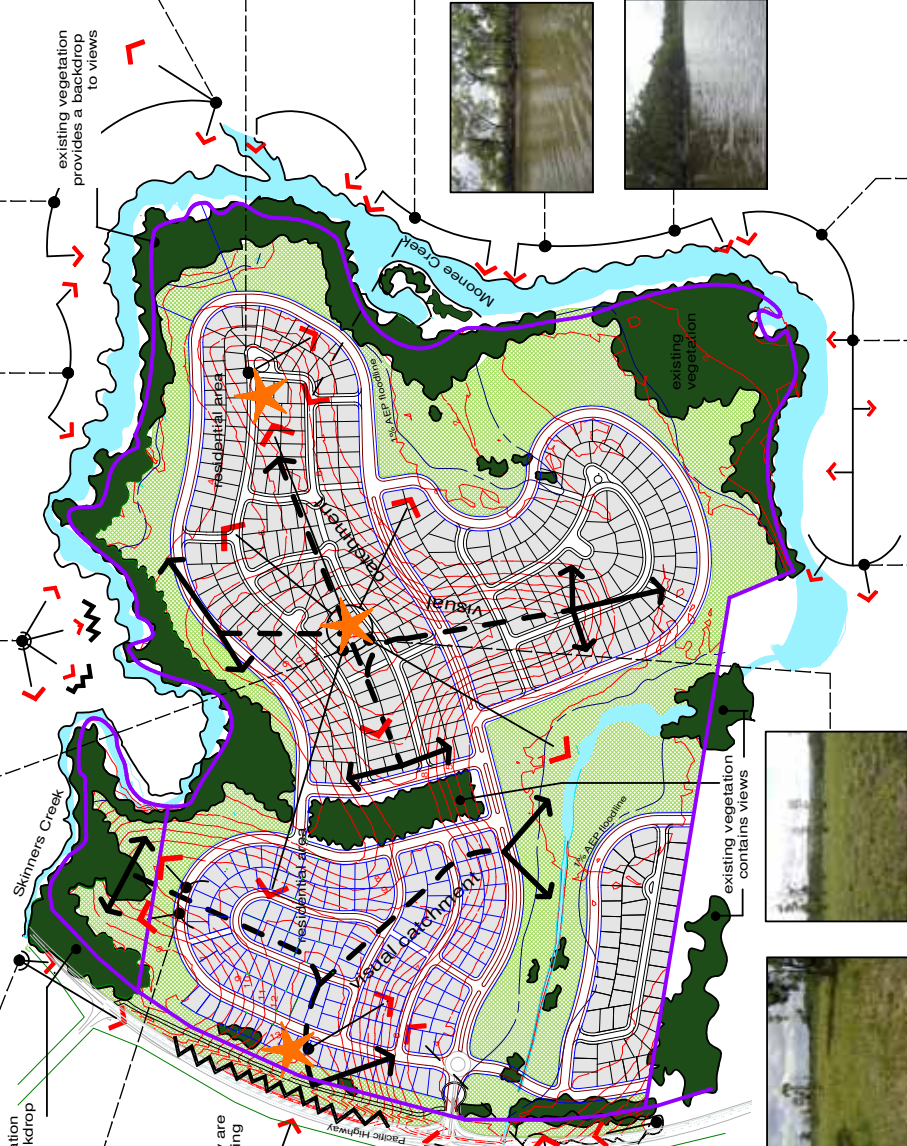
Existing views into and out of the site are over rolling hills backed by vegetation and or surrounding hills

The site is broken into discrete visual catchment areas

Views along the highway into the site are mostly filtered by a combination of existing vegetation and the fact that the hwy is cut into the hill side

Views along Moonee Creek into the site are constrained to the foreground and some mid ground views of creek edge vegetation made up of dense mangrove or eucalypt communities

Views along Skinners Creek into the site are confined solely to the foreground and are intimate in nature. Views of the vegetated bank edge are tunnelled along the creek.



Visual Impact

Overall the natural appeal and experience of Moonee and Skinners Creek will not be significantly affected. Visual impact will be introduced, elsewhere the enhancement of buffer zones should ensure that suburban blocks are not viewed from the creek environment

Due to a combination of topography, existing vegetation cover and proposed vegetation, the development will not have a low visual impact on the landscape when viewed from external points such as along creeks and highway.

The development itself will be broken into discreet parcels backed by vegetation and undulating hills. All proposed buildings are restricted to 2 storey, semi detached, low density housing, in line with CHCC's DCP. Small / low building forms combined with streetscape planting will ensure that a low key relaxed coastal living environment will prevail.

Visual Absorption Capability

The site has an overall high visual absorption capability due to:

- The site comprising undulating topography
- Existing vegetation location and density
- The site not readily being seen from any external routes or locations

The Glades