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An aerial photograph of a coastal area. The foreground shows a wide, sandy beach with some scattered debris. In the middle ground, there is a rocky shoreline with a dense line of green trees. To the right, a white metal structure, possibly a playground or a viewing platform, is visible. The background shows a calm body of water extending to the horizon under a clear, light blue sky. A small, dark object, possibly a bird or a small plane, is visible in the sky.

LITTLE MINDIL - 25 GILRUTH AVE, THE GARDENS
VISUAL IMPACT STUDY

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LITTLE MINDIL - 25 GILRUTH AVE, THE GARDENS VISUAL IMPACT STUDY

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TABLE OF CONTENTS

Title	Page
EXECUTIVE SUMMARY	4
THE PROJECT & EXISTING CONDITIONS	
INTRODUCTION	5
THE SITE	6
THE PROJECT	7
VISUAL IMPACT STUDY	
VISUAL IMPACT STUDY	8
VIEWPOINTS	10
MITIGATION	26
CONCLUSION	27
APPENDICES	
A - METHODOLOGY	28

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EXECUTIVE SUMMARY

CLOUSTON Associates has been engaged to conduct a Visual Impact Study (VIS) for the proposed works on the 25 Gilruth Avenue location known as Little Mindil.

The site is part of the tourism/recreational precinct of Mindil Beach. The landscape character and typical land use types that surround the site can be described as tourist/commercial, with the Mindil Beach Casino/Resort and Gardens Park Golf Links in immediate proximity.

The site has a tidal watercourse with associated mangrove ecology running through it and backs onto a cliff face with restored monsoon forest vegetation.

This visual impact study is limited to views from two historic buildings within the Myilly Point Heritage Precinct. A total of eight (8) viewpoints have been analysed and the findings are as follows:

- 2 'low' impact ratings
- 1 'moderate/ low' impact rating
- 5 'moderate' impact ratings

The main visual impacts relates to long views towards East Point Reserve and the horizon, views of Fannie Bay and glimpses to Mindil Beach. Views to the north and from the first floor of the residences are the views most significantly impacted.

NOTE: The viewpoints analysed are intended to represent the impacts from within the heritage buildings themselves. Due to access constraints, the images themselves are taken from the public road in front of the residences.

The assessment takes into account the impacts of the vegetation within the properties that further screens and filters all views. For all views 1 - 6 this was significant. For views 7 and 8 this was only minor in what were already well screened views.

Mitigation of the visual impacts can be easily managed through additional screen planting and vegetation management within the escarpment vegetation to achieve a dense screen to 5m high. This could effectively fully screen the views from the adjoining properties (at ground level and first floor level) and from the public street.

On balance it is the professional opinion of the authors of this assessment that the scale, character and catchment of this proposal will result in a moderate impact overall. On the basis that the proposal complies with the relevant planning heights and set-backs associated with the parcel of land, it is our opinion that the visual impacts on the heritage properties of the proposal does not constitute reasons to hinder planning approval.

INTRODUCTION

PURPOSE OF THIS REPORT

Little Mindil is to be converted from an essentially undeveloped site comprising open parkland and car parking, into a mixed hotel and serviced apartments.

CLOUSTON Associates has been commissioned to undertake a VIS to evaluate the visual impacts of this development on the views from the adjoining heritage buildings at numbers 2 and 4 Burnett Place.

APPROACH TO VISUAL IMPACT STUDY

Visual Impact Studies evaluate how changes in the landscape impacts on individuals or groups of people, both quantitatively and qualitatively.

The significance of the effects is determined by a process of reasoning, based on analysing existing conditions, identifying receptors and assessing their sensitivity, as well as the magnitude and nature of the changes that may result from any development.

This assessment is an independent report based on a professional analysis of the landscape and the proposal at the time of writing. Current and potential future viewers (visual receptors) have not been consulted about their perceptions. The analysis and conclusions are based solely on a professional assessment of the anticipated impacts utilising a best practice methodology.

The study in this case has been restricted to the 2 heritage buildings only. Other visual receptors from adjoining properties, streets and other viewpoints have not been considered.

See Appendix A for a detailed description of the methodology adopted for this VIS. It is based on Landscape Character and Visual Impact Assessments undertaken in NSW and has been applied in this instance in the absence of any local Northern Territory guidelines or methodologies.

THE SITE

The site is located at 25 Gilruth Avenue, within the recreational precinct of Mindil Beach. The area is approximately 2km north-west of the Darwin CBD.

The site is bounded by the following land uses:

- Western edge - Mindil Beach
- Southern edge - Cliff and escarpment edge and rehabilitated monsoon forest up to Myilly Point Heritage Precinct
- Eastern edge - Gilruth avenue and Gardens Park Golf Links
- Northern Edge - Tidal creek with mangrove community and links to Mindil Beach Casino

The extended context of the site includes

- Cullen Bay Marina commercial and residential area
- Mindil Beach Recreation Area (Mindil Beach Markets)
- Gardens Oval
- George Brown Darwin Botanic Gardens



Figure 1.0 Site map. (Source Hachem)

THE PROJECT

A new mixed-use development consisting of a hotel, commercial premises and serviced apartments offerings is proposed for 25 Gilruth Avenue at Little Mindil.

The development includes

- Site entry off Gilruth Avenue
- Basement car parking and service facilities
- Ground level luxury villas fronting Mindil Beach, with 4 levels of apartments over
- Open space and recreation areas including bar and undercover event spaces
- Hotel accommodation, dining and associated function spaces at ground level and 4 levels over
- Creekside villas
- Lagoon villas backing onto the escarpment

All roofs are to be fully landscaped.

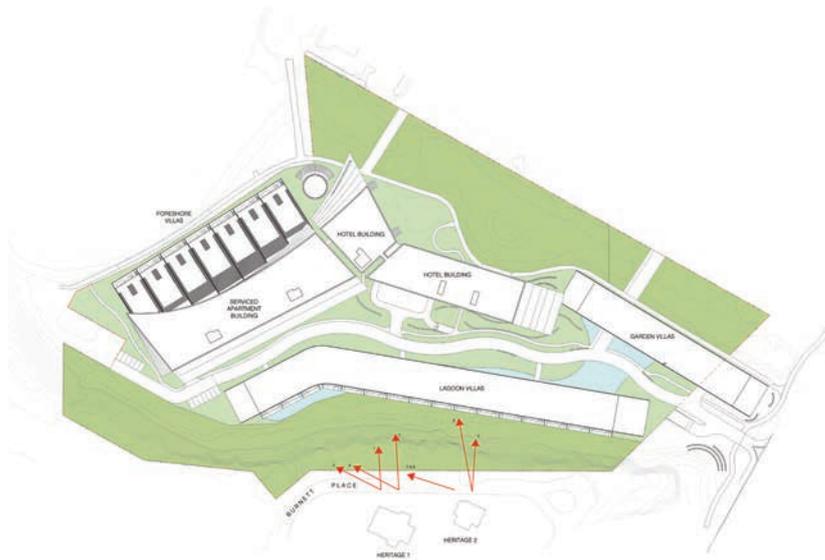


Figure 2.0 Site Plan. Source Hachem

VISUAL IMPACT STUDY

Eight viewpoints related to the heritage buildings at numbers 2 and 4 Burnett Place have been identified. The viewpoints recognise the primary views are to the west and north, from both ground level and the first floor level.

Due to privacy/access restrictions, the viewpoint photos used for the assessment have been taken from within the road reserve immediately in front and in the direction of the relevant view from each residence. As such, the photo images, including the render on the following page, represents the public 'street' view. All photos were taken in early January 2021.

Both properties have significant vegetation within their grounds. This vegetation includes both established and recently planted shrubs and trees. The vegetation and its impact on the views will change over time.

The assessment, to accurately reflect the impacts on views from the properties, has considered the impacts of this vegetation as it currently exists

The site is bounded by the following land uses:

- Western edge - Mindil Beach
- Southern edge - Cliff and escarpment edge and rehabilitated monsoon forest up to Myilly Point Heritage Precinct
- Eastern edge - Gilruth avenue and Gardens Park Golf Links
- Northern Edge - Tidal creek with mangrove community and links to Mindil Beach Casino



*Photographic Render - Indicative Outlook (from roadway in front of building) corresponds to Viewpoint 3.
Note: Possible landscape mitigation approaches including cascading roof top planting and planters on floor levels not shown.*



*Photographic Render - Indicative Outlook (from roadway in front of building) corresponds to Viewpoint 5.
Note: Possible landscape mitigation approaches including cascading roof top planting and planters on floor levels not shown.*

VIEWPOINT 1

(Westerly view from 2 Burnett Place at ground level)



Viewpoint location



Viewpoint 1 - Indicative Outlook (from roadway in front of building) Dashed line is INDICATIVE BUILDING EXTENT.

LOCATION	2 Burnett Place
DISTANCE	124m
RECEPTORS	Workers,occasional tourists & history enthusiasts
NO. OF VIEWERS	Low
EXISTING VIEW	The current foreground is comprised primarily of grassed open space with a backdrop of dense revegetated escarpment vegetation between 2 - 5m tall. This vegetation creates a dense vegetated screen to the west. There is also significant vegetation within the property which further screens the view.

EXPECTED VISUAL IMPACT
<p>The extent and density of vegetation screens most of the development. Additional vegetation within the property further screens views to the west. There are no views to either the beach or horizon line. Myilly Towers and the adjoining townhouses are a significant feature of the view. The overall visual amenity will continue to be dominated by the escarpment vegetation.</p> <p>The ground level of the building is generally not occupied hence the rating of 2 for 'Period of View'.</p> <p>It is anticipated that a low visual impact will occur with only a very small component of the development being visible.</p>

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	0	2	0	1.2
Visual Impact Rating	LOW					

Impact assessment table.

VIEWPOINT 2

(Westerly view from 2 Burnett Place at 1st floor level)



Viewpoint location



Viewpoint 2 - Indicative Outlook (from above roadway in front of building). Dashed line is INDICATIVE BUILDING EXTENT.

LOCATION	2 Burnett Place
DISTANCE	125m
RECEPTORS	Workers,occasional tourists & history enthusiasts
NO. OF VIEWERS	Low
EXISTING VIEW	The current foreground is comprised primarily of grassed open space with a backdrop of dense revegetated escarpment vegetation between 2 - 5m tall. This vegetation creates a dense vegetated screen to the west. There is also significant vegetation within the property which further screens the view from first floor windows. There are views to the horizon and harbour. The overhead power lines and pole are significant in the skyline

EXPECTED VISUAL IMPACT
<p>The extent and density of vegetation screens lower levels of the development. Vegetation on site completely screens much of the view. The currently filtered views to the beach and horizon would be lost. Myilly Towers and the adjoining townhouses are also significant features of the view.</p> <p>The Period of View is rated 3 from the upper level because people will occupy this floor for longer period.</p> <p>It is anticipated that a moderate visual impact will occur with filtered views only of a long section of the upper levels and roofline of the development being visible.</p>

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	3	1	1.8
Visual Impact Rating	MODERATE					

Impact assessment table.

VIEWPOINT 3

(Northerly view from 2 Burnett Place at ground level)



Viewpoint location



Viewpoint 3 - Indicative Outlook (from roadway in front of building). Dashed line is INDICATIVE BUILDING EXTENT.

LOCATION	2 Burnett Place
DISTANCE	120m
RECEPTORS	Workers,occasional tourists & history enthusiasts
NO. OF VIEWERS	Low
EXISTING VIEW	The current foreground is comprised primarily of grassed open space with a backdrop of dense revegetated escarpment vegetation between 2 - 5m tall. This vegetation creates a dense vegetated screen to the north. There is also vegetation within the property which further screens the view. There are glimpses of the Casino/ hotel.

EXPECTED VISUAL IMPACT
The extent and density of vegetation both along the escarpment and within the property itself screens most of the development. There are no views to the beach. The overall visual amenity will continue to be dominated by vegetation, with only very filtered views of the new development.
It is anticipated that a moderate visual impact will occur with filtered views only of a long section of the upper levels and roofline of the development being visible. The long view of the existing casino/ hotel would be obscured.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	2	2	1.8
Visual Impact Rating	MODERATE					

Impact assessment table.

VIEWPOINT 4 (Northerly view from 2 Burnett Place at 1st floor level)



Viewpoint location



Viewpoint 4 - Indicative Outlook (from above roadway in front of building). Dashed line is INDICATIVE BUILDING EXTENT.

LOCATION	2 Burnett Place
DISTANCE	120m
RECEPTORS	Workers,occasional tourists & history enthusiasts
NO. OF VIEWERS	Low
EXISTING VIEW	<p>The current foreground is comprised primarily of grassed open space with a backdrop of dense revegetated escarpment vegetation between 2 - 5m tall. This vegetation creates a dense, low level vegetated screen to the north. There is also additional vegetation within the property which further screens the view from first floor windows.</p> <p>The elevated position provides an expansive, yet filtered view of the horizon, harbour and East Point Reserve and glimpses of Mindil Beach</p> <p>The overhead power lines including the HV lines are significant in the skyline. As part of the development, the HV lines would be undergrounded.</p>

EXPECTED VISUAL IMPACT
<p>The vegetation along the escarpment and within the property significantly screens the the development.</p> <p>It is anticipated that a moderate visual impact will occur with filtered views only of a long section of the upper levels and roofline of the development being visible.</p>

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	2	3	2	2.2
Visual Impact Rating	MODERATE					

Impact assessment table.

VIEWPOINT 5

(Westerly view from 4 Burnett Place at ground level)



Viewpoint location



Viewpoint 5 - Indicative Outlook (from roadway in front of building). Dashed line is INDICATIVE BUILDING EXTENT.

VIEWPOINT 6

(Westerly view from 4 Burnett Place at 1st floor level)



Viewpoint location



Viewpoint 6 - Indicative Outlook (from above roadway in front of building). Dashed line is INDICATIVE BUILDING EXTENT.

LOCATION	4 Burnett Place
DISTANCE	155m
RECEPTORS	Workers,occasional tourists & history enthusiasts
NO. OF VIEWERS	Low
EXISTING VIEW	The current foreground is comprised primarily of grassed open space with a backdrop of dense revegetated escarpment vegetation between 2 - 5m tall. This vegetation creates a dense vegetated screen to the west. There is also significant vegetation within the property which further screens the view. There is glimpses to the harbour and horizon. Within these views the overhead power lines are significant.

EXPECTED VISUAL IMPACT
<p>The extent and density of vegetation, including within the property screens much of the development. The current glimpses to the beach and horizon would be lost. Myilly Towers and the adjoining townhouses are significant features of the view.</p> <p>It is anticipated that a moderate visual impact will occur with a long section of the upper levels and roofline of the development being visible in much of the view, although heavily filtered through vegetation.</p>

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	3	2	2.0
Visual Impact Rating	MODERATE					

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VIEWPOINT 7 (Northerly view from 4 Burnett Place at ground level)



Viewpoint location



Viewpoint 7 - Indicative Outlook (from roadway in front of building). Dashed line is INDICATIVE BUILDING EXTENT.

LOCATION	4 Burnett Place
DISTANCE	110m
RECEPTORS	Workers,occasional tourists & history enthusiasts
NO. OF VIEWERS	Low
EXISTING VIEW	The current foreground is comprised primarily of grassed open space with a backdrop of dense revegetated escarpment vegetation between 3 - 5m tall. This vegetation creates a dense vegetated screen to the north. There is also vegetation within the property which further screens the view. There are no views to the beach or the Casino/Hotel.

EXPECTED VISUAL IMPACT
The extent and density of vegetation in the property and along the escarpment screens most of the development. The overall visual amenity will continue to be dominated by the escarpment vegetation.
It is anticipated that a moderate/low visual impact will occur with the heavily filtered views of the built form within a view that was previously dominated by vegetation and landscape.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	2	1	1.6
Visual Impact Rating	MODERATE/ LOW					

Impact assessment table.

VIEWPOINT 8 (Northerly view from 4 Burnett Place at 1st floor level)



Viewpoint location



Viewpoint 8 - Indicative Outlook (from above roadway in front of building). Dashed line is INDICATIVE BUILDING EXTENT.

LOCATION	4 Burnett Place
DISTANCE	110m
RECEPTORS	Workers,occasional tourists & history enthusiasts
NO. OF VIEWERS	Low
EXISTING VIEW	<p>The current foreground is comprised primarily of grassed open space with a backdrop of dense revegetated escarpment vegetation between 3 - 5m tall. This vegetation creates a dense, low level vegetated screen to the north. There is also additional vegetation within the property which further screens the view from first floor windows.</p> <p>The elevated position provides a glimpse to East Point Reserve and the harbour with very limited views of the existing Casino/Hotel.</p> <p>The overhead power lines are significant in the skyline.</p>

EXPECTED VISUAL IMPACT

The vegetation along the escarpment and within the property screens the lower levels of the development and only permits highly filtered views of the upper levels. It is anticipated that a moderate visual impact will occur with a short section of the upper levels and roofline of the development being visible. The overall visual amenity will continue to be dominated by the escarpment vegetation. The glimpse through to East Point Reserve and harbour would be lost.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	3	2	2.0
Visual Impact Rating	MODERATE					

Impact assessment table.

MITIGATION

APPROACHES TO MITIGATION

There are typically six broad approaches to mitigating the visual impacts of any change to a scene that entails built form development. These are:

- The Design Brief - typically best practice for visual management of a proposed development entails identification of significant views in planning documents and the integration of these into the Design Brief, also including any specific guidance as to how the design should respond to minimising such impacts
- Avoidance – where the visual impact of the proposal is deemed of a scale that cannot be mitigated by any of the approaches outlined below, this approach implies relocating the proposal elsewhere on the site with lesser visual impacts or not proceeding with the proposal on the site at all
- Reduction – typically this approach seeks to mitigate impacts through the reduction of some part of the proposed structure or development (ie. reduced height or omission of parts of the built structure/s)
- Alleviation – this approach entails design refinements to the proposal to mitigate visual impacts. These refinements might typically include built form articulation, choice of material and colours and/or planting design
- Off-site Compensation – where none of the above approaches will provide adequate visual impact mitigation for off-site visual receptors, this approach entails off-site works on the land from which the viewpoint is experienced (eg screening close to the viewpoint).
- Management – in this approach the mitigation response typically entails an operational or management action such as construction management.

RECOMMENDED MITIGATION

The proposed development complies with the height restrictions and boundary set-backs applicable to the current zoning. Therefore, from the foregoing analysis, alleviation is the recommended approach to mitigate the visual impacts of this project in the absence of any requirement to significantly alter the overall form and scale of the development. This could include:

- Additional screen planting and management of the escarpment vegetation to establish a dense screen to approximately 5m high
- Maintaining the proposed setback of the new built form from the boundary
- Retaining and protecting escarpment vegetation as this creates an effective screen
- Cascading green roof planting to soften views of the top of the building
- Potential for additional planters on lower floor levels

CONCLUSION

A VIS of the proposed mixed-use hotel, commercial and serviced apartments at Little Mindil has been conducted in respect of the heritage properties at numbers 2 and 4 Burnett Place.

The study has identified and evaluated the existing key views before progressing to an assessment of quantitative and qualitative criteria using best practice methodology.

Whilst it is acknowledged that the perceived visual impact of the proposal will vary from person to person, the methodology used to evaluate visual impact in this instance is informed by internationally accredited approaches and CLOUSTON Associates' experience in the field of visual impact.

In weighing up the overall implications of the visual impacts described in this assessment, key findings are as follows:

- The development site itself will be heavily modified ,
- Development land use is compatible with the surrounding commercial area,
- Existing vegetation along the escarpment and within the grounds of the 2 heritage properties provides varying levels of screening of views which has a significant impact on the visual assessment,
- The primary visual impact relates to long views to East Point Reserve and the horizon, views of Fannie Bay and glimpses of the Mindil Beach. Where these views occur, the continued growth of the existing vegetation along the cliff top and the completed development will combine to obscure these views.

The following ratings have been assigned to each viewpoint:

Viewpoint	Location	Rating
1	View west - 2 Burnett Place at ground level	Low
2	View west - 2 Burnett Place at 1st floor level	Moderate
3	View north - 2 Burnett Place at ground level	Moderate
4	View north - 2 Burnett Place at 1st floor level	Moderate
5	View west - 4 Burnett Place at ground level	Low
6	View west - 4 Burnett Place at 1st floor level	Moderate
7	View north - 4 Burnett Place at ground level	Moderate/ Low
8	View north - 4 Burnett Place 1st floor level	Moderate

On balance it is the professional opinion of the authors of this assessment that the scale, character and visual catchment of the proposal will result in a moderate impact overall. On the basis that the proposal complies with the relevant planning heights and set-backs associated with the parcel of land, it is our opinion that the visual impacts on the heritage properties of the proposal does not constitute reasons to hinder planning approval.

APPENDIX A - METHODOLOGY

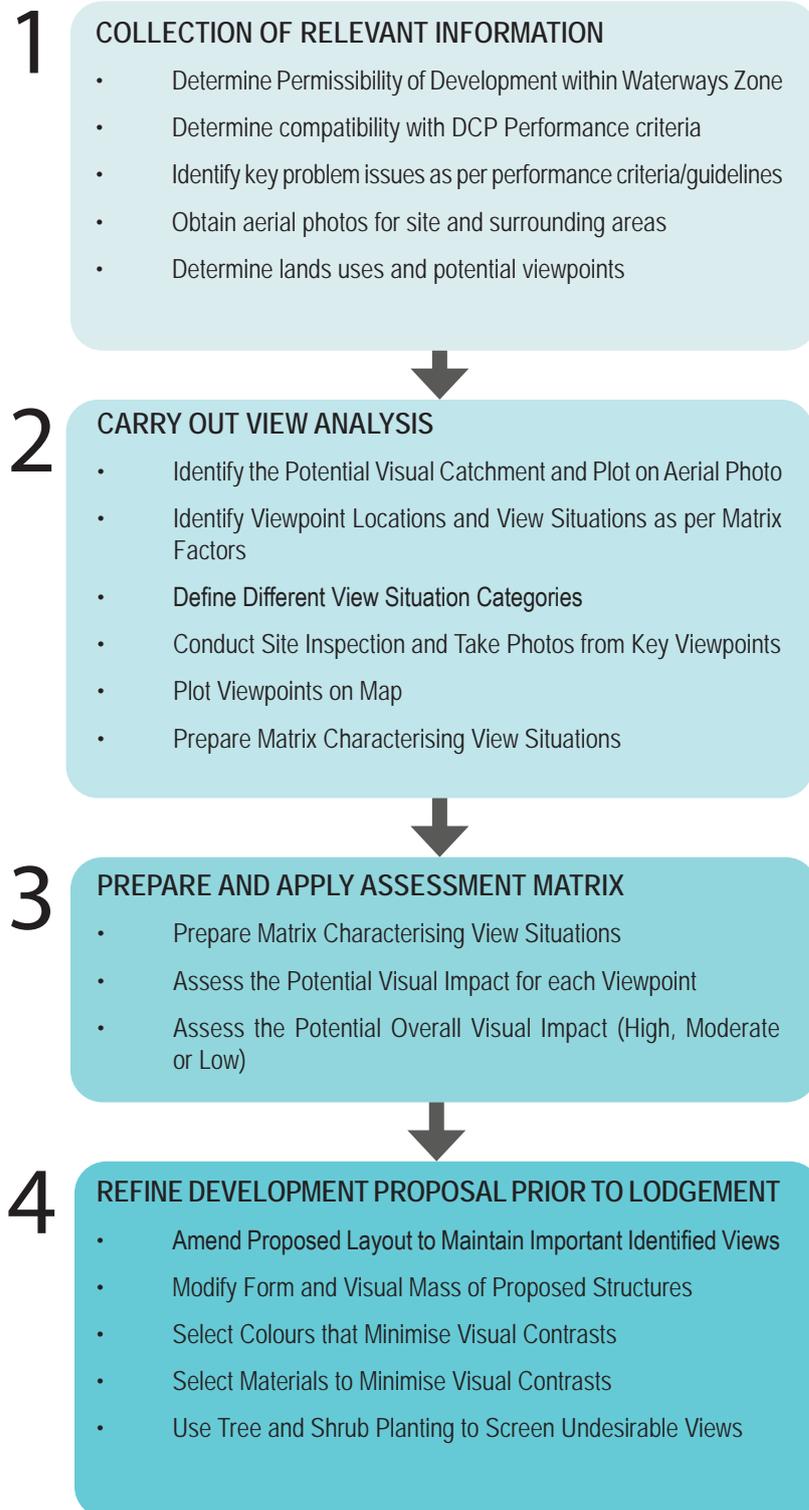


Figure 10 - Summary of methodology

METHODOLOGY

Given the subjective nature of an individual's appreciation of any given scene, Visual Impact Assessment is by its nature not an exact science and consequently methodologies for preparing VIS vary both in Australia and overseas.

Potentially subjective assessment material and differences of opinion about how to best assess visual characteristics, qualities, degrees of alteration and viewer sensitivity often arise. As a consequence, and as identified by the NSW Land and Environment Court, the key to a robust process is to explain clearly the criteria upon which an assessment is made:

'The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated. Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.'

In the absence of any specific requirements applicable under the NT Planning Scheme, we have referred to two guidelines prepared by the NSW State Government that are recognised as best practice:

- Guidelines for Landscape Character and Visual Impact Assessment, EIA-N04, as published by the Roads and Maritime Service (RMS)
- Appendix D of the Sydney Harbour Foreshore Waterways Area Development Control Plan (SHFWA DCP), as published by the Department of Planning and developed for marina assessment.

CLOUSTON Associates has developed a methodology based on internationally accredited approaches and 25 years of experience in the field. There are several critical dimensions demonstrated through this assessment and evaluation:

- being clear on and separately defining quantitative impacts (distance, magnitude, duration etc) as against qualitative impacts (viewer type and context of view)
- providing a clear rationale for how impacts are compared and contrasted
- ensuring to include views from highest potential impact locations, identified from analysis above
- being clear on the differing forms of mitigation options, namely avoidance, amelioration (eg design), mitigation (eg screening) and compensation (on or offsite).

Field of View

It is important to note that the process of assigning visual impact ratings to viewpoints

METHODOLOGY

	FACTOR		NEGLECTIBLE 0 POINT	LOW IMPACT 1 POINT	MODERATE IMPACT 2 POINTS	HIGH IMPACT 3 POINTS
QUALITATIVE	Receptor Sensitivity	<p>Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced. This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts.</p> <p>Number of viewers also has a bearing on sensitivity. Viewpoints have a varied number of potential receivers depending on whether the viewpoint is public or private, the popularity of the viewing location and its ease of accessibility. Views from public reserves and open space are often given the highest weighting due to the increased number of viewers affected.</p>	Vacant lot, uninhabited building, car park.	Minor roads, service providers.	Residential properties with limited views, commercial properties, scenic public roads (eg official tourist routes).	Public open space, public reserves, living areas or gardens/balconies of residential properties with direct views of Project.
	Quantum of View	The quantum of view relates to the openness of the view and the receptor's angle of view to the scene. A development located in the direct line of sight has a higher impact than if it were located obliquely at the edge of the view. Whether the view of the Project is filtered by vegetation or built form also affects the impact, as does the nature of the view (panoramic, restricted etc.). A small element within a panoramic view has less impact than the same element within a restricted or narrow view.	Only an insignificant part of the Project is discernible.	An oblique, highly filtered or largely obscured view of the Project or a view where the Project occupies a very small section of the view frame.	A direct view of the Project or its presence in a broader view where the Project occupies a moderate proportion of the view frame.	A direct view of the Project or its presence (sometimes in a very narrow or highly framed view), where the Project occupies the greater proportion of the view frame.
QUANTITATIVE	Distance of View	The effect the Project has on the view relating to the distance between the Project and the visual receptor. The distances are from the approximate boundary of the Project site.	Over 3000m	Viewing distance of between 1000-3000m.	Viewing distance between 100m and 1000m.	Viewing distance between 0 and 100m.
	Period of View	The length of time the visual receptor is exposed to the view. The duration of view affects the impact of the Project on the viewer - the longer the exposure the more detailed the impression of the proposed change in terms of visual impact.	Less than 1 second	1 to 10 seconds: often from a road or walking past.	1 to 5 minutes: usually from a road/driveway entrance, walking past.	Significant part of the day: usually residential property.
	Scale of Change	Scale of change is a quantitative assessment of the change in compositional elements of the view. If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the scale of change is low. If the development radically changes the nature or composition of the elements in the view, the scale of change is high. Distance from the development would accentuate or moderate the scale and variety of visible elements in the overall view and hence influence this rating.	Project barely discernible	Elements and composition of the view would remain largely unaltered.	Elements within the view would be at odds with existing features in the landscape	Elements within the view would greatly dominate existing features in the landscape

Table 1.0 - Magnitude Ratings

METHODOLOGY

has been undertaken during site visits and is calculated from a human vision perspective, on site. Photos should be considered representative only. The photos within this viewpoint analysis are intended to closely replicate the human eye view (ie photos shot with a 50mm focal length closely reflects the human eye).

Although the photos within this study have been taken at standing eye level (measured from ground level or first floor level) the assessment of visual impacts on each viewpoint is relevant to both sitting and standing positions. The difference between the two is not considered significant enough from any one viewpoint to justify a separate assessment.

Indicative Development Extent

Viewpoints show the extent of the development within the existing photograph. These viewpoints have not been block modelled or photomontaged. The indicative development extent line is conveying the lateral and vertical extent of the development only.

Rating System

The overall visual impact rating of the Project on any given viewpoint/visual receptor is based on themes of sensitivity and magnitude:

Sensitivity

Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced (ie. at home, on the street, in a park etc.) This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts.

Magnitude

A measure of the magnitude of the visual effects of the development within the landscape. A series of quantitative assessments are studied, including distance from development, quantum of view, period of view and scale of change. Table 1.0 describes the ratings assigned to these quantitative assessments and the numerical score allocated to each impact band.

Overall Rating

The scores for each assessment factor are totalled and an average taken, determining the overall visual impact rating on a six band scale from negligible to high - refer Table 2.0

Common Terms

The following provides a brief explanation of the terms used within this report:

- View: the sight or prospect of some landscape or scene,
- View Frame: the extent of the observable world that can be seen by an observer from a fixed location, moving their head from side to side,
- Visual Amenity: the measure of the visual quality of a site or area experienced by residents, workers or visitors. It is the collective affect of the visual components which make a site or an area pleasant to be in,
- Receptor/Receiver: the public or community at large who would have views of the Project site either by virtue of where they live and/or work or from transport routes, paths, lookouts and the like.

METHODOLOGY

0 - 1	Negligible	Only an insignificant part of the Project is discernible.
1 - 1.3	Low	The Project constitutes only a minor component, which might be missed by the casual observer or receptor. Awareness of the proposal would not have a marked effect on visual amenity.
1.4 - 1.7	Moderate/low	Whilst discernible, the Project does not dominate the visual scene and has only slight impacts on visual character.
1.8 - 2.3	Moderate	The Project may form a visible and recognisable new element within the overall scene that affects and changes its overall character.
2.4 - 2.6	Moderate/High	The Project is a discernible feature of the scene leading to moderately high impacts on visual character.
2.7 - 3.0	High	The Project becomes the dominant feature of the scene to which other elements become subordinate, and significantly affects and changes the visual character.

Table 2.0 - Overall Ratings

EXAMPLE

LOCATION	Blackwattle Bay	Viewpoint location
DISTANCE	200 m	Distance to Project site boundary
RECEPTORS	Boat users	Description of viewers
NO. OF VIEWERS	Low	Number of viewers
EXISTING VIEW	As can be seen...	Description of current view
EXPECTED VISUAL IMPACT		
The Project will be..		Description of expected view

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	2	1	1.8
Visual Impact Rating	LOW/MODERATE					

Example assessment

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