



Appendix J

Visual Impact Assessment

ELYSIAN - MODIFICATION TO CONCEPT PLAN APPROVAL

Review of landscape character and visual amenity

604-PDPLNGOC-12058
15 November 2024

REPORT

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15 November 2024

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Prepared by:	Prepared for:
RPS	Greenland Development Pty
Timothy Connor Principal Practice Leader - Landscape Architecture, NQ	Michael Geale Elysian, Senior Development Consultant
Unit 1 5-7 Barlow Street South Townsville QLD 4810	33 Quen Street Brisbane, Qld 4000
T +61 7 4724 4244 E timothy.connor@rpsconsulting.com	T +61 0418 117 881 E mgeale@elysianliving.com.au

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Appendices

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Term	Description
Character	"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. This term does not imply a level of value or importance." (Australian Institute of Landscape Architects, 2018)
Effect	The landscape or visual outcome of a proposed change. the combined result of sensitivity together with the magnitude of the change. (Australian Institute of Landscape Architects, 2018)
Impact	The categorisation of effects. Legislative context is considered in defining 'impacts' and their significance. (Australian Institute of Landscape Architects, 2018)
Landscape	"Landscape is an all-encompassing term that refers to areas of the earth's surface at various scales. It includes those landscapes that are: urban, peri-urban, rural, and natural; combining bio-physical elements with the cultural overlay of human use and values." (Australian Institute of Landscape Architects, 2018)
Landscape Character	"the distinct, recognisable and consistent pattern of physical elements within a landscape which, when combined, give a setting it's 'sense of place' and make one landscape character different from another." (Tweed Shire Council, 2023)
Magnitude of change	The extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that in this report that are considered in assessing magnitude are: the proportion of the view / landscape affected; extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change; the level of contrast and compatibility. (Australian Institute of Landscape Architects, 2018)
Proposal	Construction and operation of the new communication infrastructure.
Proposal area	The extent to which the communication infrastructure upgrade would occur, including demolition and work to the tower and other ancillary items.
Road reserve	Public roads that are controlled by a local authority/ government or other State authority.
RPS	The author of this Landscape Character and Visual Impact Assessment.
Sensitivity	"Capacity of a landscape or view to accommodate change without losing valued attributes. Includes the value placed on a landscape or view by the community through planning scheme protection, and the type and number receivers." (Australian Institute of Landscape Architects, 2018)
Tweed Shire Council	Local Government Area (LGA) for the Proposal area.
Values	"Any aspect of landscape or views that people consider to be important. Landscape and visual values may be reflected in local, state or federal planning regulations, other published documents or be established through community consultation and engagement, or as professionally assessed." (Australian Institute of Landscape Architects, 2018)
View	"Any sight, prospect or field of vision as seen from a place, and may be wide or narrow, partial or full, pleasant or unattractive, distinctive or nondescript, and may include background, mid ground and/or foreground elements or features." (Australian Institute of Landscape Architects, 2018)
Viewpoint	"The specific location of a view, typically used for assessment purposes." (Australian Institute of Landscape Architects, 2018)
Visual amenity	The attractiveness of a scene or view." (Australian Institute of Landscape Architects, 2018)
Visual catchment	The Australian Institute of Landscape Architects describes visual catchment as "Areas visible from a combination of locations within a defined setting (may be modelled or field-validated)." (Australian Institute of Landscape Architects, 2018)

1 INTRODUCTION

This report has been prepared on behalf of Greenland Development Pty Ltd, ('the applicant') for consideration by the Department of Planning, Housing and Infrastructure (DPHI) to modify the Major Project ('Concept Plan') Approval No. 08_0234 for Elysian, formerly known as the 'Rise', located at Marana Street, Bilambil Heights NSW 2486 (formally described as Lot 32//DP1085109, Lot 33//DP1085109, Lot 31//DP850230, Lot 2//DP867486, Lot 4//DP822786, Lot 1//DP1033807, Lot 1//DP595529 and Lot 1//DP1033810, Lot 2//DP1156202 and Lot 1//DP1033811).

Refer to an aerial photograph of the subject site in **Figure 1-1** below.

The proposal seeks approval to modify the Major Project consent pursuant to clause 3BA(5) of Schedule 2 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017* (Transitional Regulation).



Figure 1-1: Subject Development Area - approximate boundary (Source: Tweed Council interactive mapping)

The modification seeks changes to the land uses of the approved project and the conditions of the consent. It is proposed to modify the approval by consolidating and simplifying land uses, omitting inappropriate uses and removal of the detailed layout to allow for flexibility at the detailed design stage.

A summary of the proposed changes include:

- Consolidation and updating of land uses and precincts
- Change of residential product type and density
- Increase in residential areas with an overall reduction in the yield of the development
- Deletion of precincts for a private school and nursing home
- Increase in open space overall, including additional land for conservation
- Reduced village centre precinct area
- Reduction in the number of precincts allocated for retirement living
- Realignment of major spine road and internal roads
- Relocation and consolidation of the reservoirs
- Change in tenure from Community title scheme/ Body corporate to Freehold

The Major Project Approval No. 08_0234 was originally approved on 29 June 2010, with two subsequent modifications approved on 4 April 2018 (Mod 1) and 31 October 2022 (Mod 2). It is proposed to change the approval description as follows:

- Concept plan for the development of a mixed residential development including approximately **1,300** residential dwellings, **2,400m²** gross floor area of retail space, **4,250m²** gross floor area of commercial space, and associated infrastructure and landscaping.

Arising from the original Visual Impact Assessment for the site, prepared by LVO' Architecture date 24th March 2009, the approved building height across the entirety of the site is 13.6 metres and four (4) storeys. The approval also facilitates the development of up to 19 metres and six (6) storeys in the Village Centre Precinct.

The proposed changes to the development footprint do not alter these maximum building heights. However, the overall area of the Village Centre Precinct has reduced.

It is considered that the proposed changes are substantially the same development for which the consent was originally granted.

1.1 Study limitations

This report specifically reviews potential changes to landscape character and visual amenity as a result of modification of the concept plan.

This report uses as reference the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009 and provided as part of the original approval.

This assessment is intended to be an objective report, based on professional analysis of the provided design.

Landscape character and visual amenity assessment requires qualitative (subjective) judgements to be made. The assessment process aims to be objective and describe any changes factually. Potential changes because of the *modification* have been defined, however the significance of these changes requires qualitative (subjective) judgements to be made. The conclusions of this assessment therefore combine objective measurement and subjective professional interpretation.

The opinions, conclusions and any recommendations in this report are based on assumptions made by RPS as described in this report.

2 LANDSCAPE CHARACTER

2.1 Existing assessment

The existing visual impact assessment (LVO' Architecture, 2009) identified the site within "Scenic Unit 3 – Terranora" as described in, the then current, *Tweed Shire Scenic Landscape Evaluation Report – Volume 1* (Catherine Brouwer Landscape Architect, 1995). The scenic unit is stated within existing assessment (LVO' Architecture, 2009) to have the landscape characteristics:

- "Landscape Features – Natural" - forest on hillsides and along creeks and gullies;
- "Scenic – Cultural Features and Associations" - farming/agricultural landscape on hillsides; and
- "Alterations and Degraded Areas" – extensive residential subdivisions.

At the time of the existing visual amenity assessment the visual character of the area surrounding the site was distinguished by (LVO' Architecture, 2009):

- Low-density residential development along ridges and slopes – some land in this area, including the site, are zoned for urban expansion;
- Isolated pockets of residential interspersed with undeveloped rural land and open spaces;
- Immediately adjacent to the south and east site boundaries are hillsides of remnant forest and mixed regrowth zoned as environmental protection – 'Scenic Escarpment' in the Tweed Local Environment Plan 2000 (refer Appendix Figure 9); and
- Significant amount of open grassed slopes.

The existing assessment (LVO' Architecture, 2009) reviewed factors which increased and decreased the visual sensitivity, defined in the report as "a measure of how critically a site is currently viewed".

The existing assessment (LVO' Architecture, 2009) found the site to have **Low** visual sensitivity.

2.2 Current landscape character

The site and surrounds have been reviewed using aerial photography. **Figure 2-1** and **Figure 2-2** demonstrate that development in the vicinity of the site has been limited too:

- New residential dwellings on Bopple Nut Court, adjacent, east of the site.
- New residential dwellings on McAllisters Road, to the northeast of the site.
- New residential dwellings on McAllisters Road, to the east of the site, expanding as path of the suburban Bilambil Heights.

The landscape character surrounding the site is otherwise in line with the description of the existing assessment.

Subsequently there should be no change to the assessed visual sensitivity of the landscape if evaluated against the parameters of *Tweed Shire Scenic Landscape Evaluation Report – Volume 1*.



Figure 2-1: Aerial photography dated April 2009 (source: Google Earth accessed 20241031)



Figure 2-2: Aerial photography dated March 2024 (source: Google Earth accessed 20241031)

2.3 Draft Tweed Scenic Landscape Policy 2023

The Tweed Shire has prepared a *Draft Scenic Landscape Protection Policy*. To inform future submissions, the following is a review of the modification considering the *Draft Scenic Landscape Protection Policy* (Tweed Shire Council, 2023)

The purpose of this policy is to ensure that the Tweed's exceptional and unique scenic landscape qualities are recognised, and steps are taken to enable their identification, protection and enhancement, to the greatest extent practicable in the context of new policy, development or land use.

The objectives of this policy are to:

1. Recognise the visual elements and qualities of the Tweed's landscape character and scenic views that are valued and important to the community.
2. Define a policy mechanism ensuring that local landscape characteristics are properly identified and inform design of new development.
3. Action a framework and matters for consideration for scenic landscape protection and enhancement through visual impact assessment and mitigation.

Source: (Tweed Shire Council, 2023)

The *Draft Scenic Landscape Protection Policy* (Tweed Shire Council, 2023) provides a 3-stage process for the assessment and evaluation of landscape character as shown in Figure 2-3:

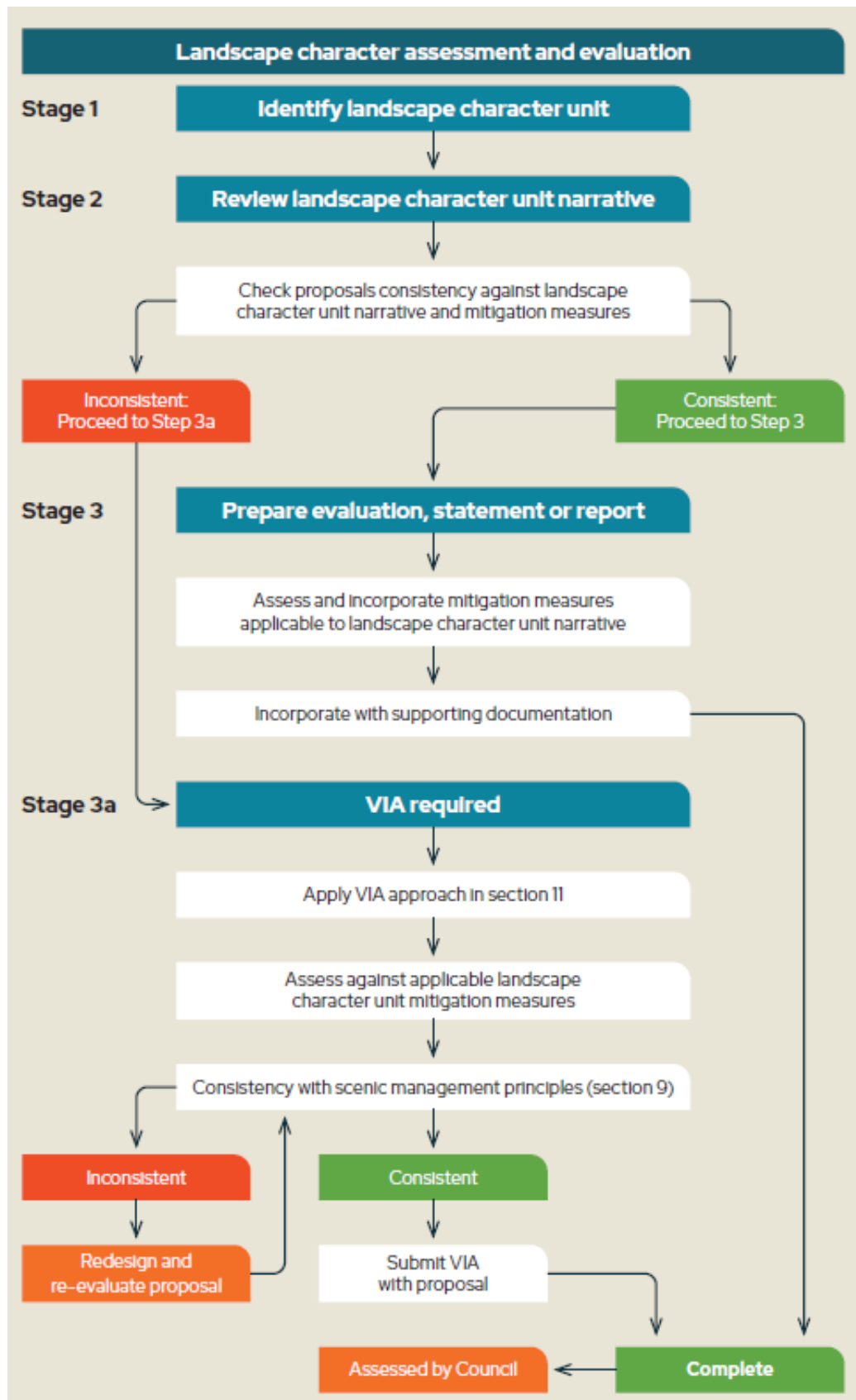


Figure 2-3: Landscape character assessment and evaluation (Tweed Shire Council, 2023)

2.3.1 Landscape character unit identification

Using the online mapping tool (<https://data-scenic-landscape-tweed.opendata.arcgis.com/>) The extent of the modified proposal was found to be located in the following Landscape Character Units:

- Future Urban Land Release Area
- Rural Hills and Valley

Figure 2-4 shows the landscape character units on, and surrounding the site.

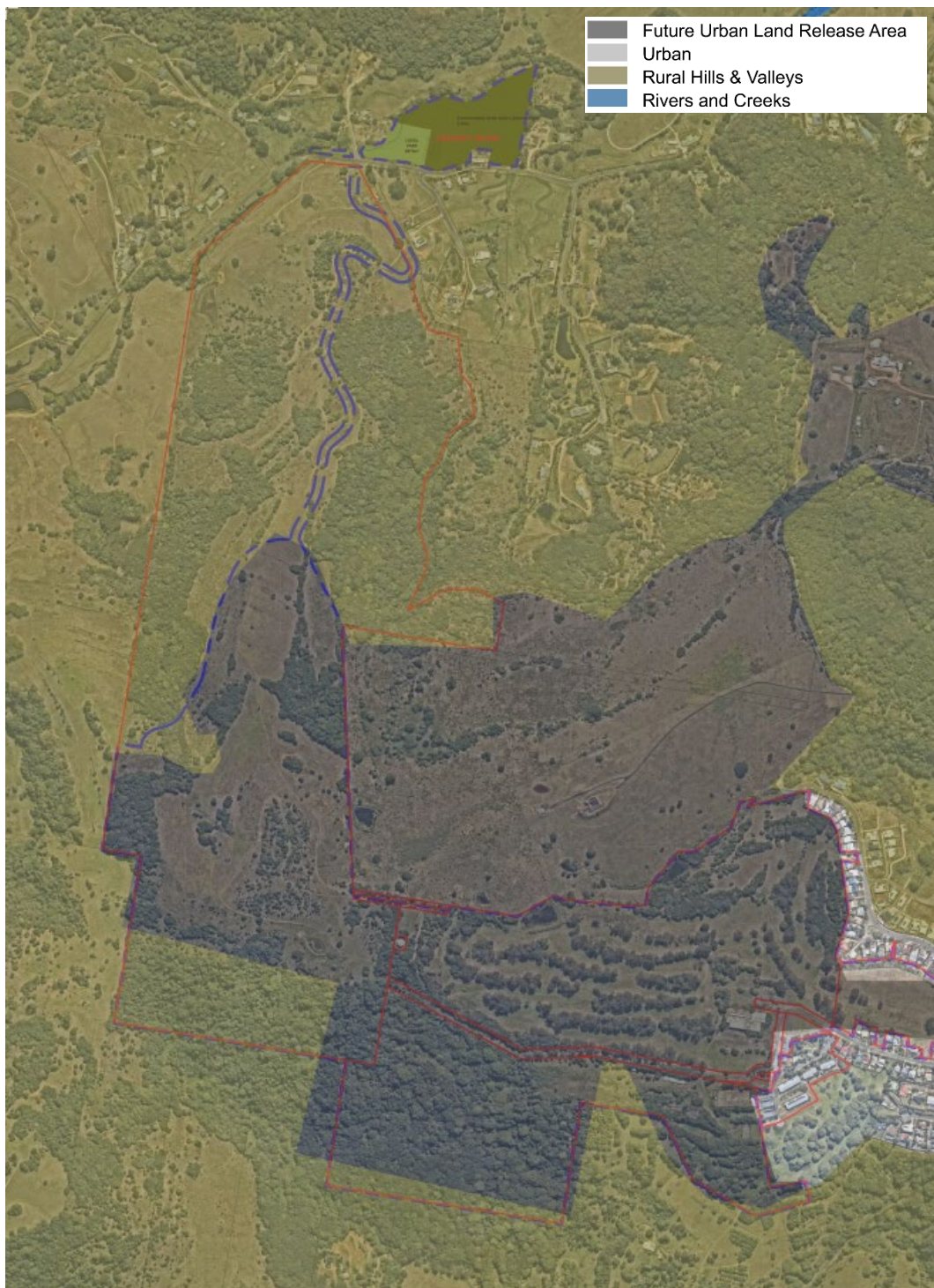


Figure 2-4: Landscape character units as identified using online mapping tool

2.3.2 Landscape character unit narrative

2.3.2.1 Future Urban Land Release

The *Draft Scenic Landscape Protection Policy* (Tweed Shire Council, 2023) provide the following information in relation to Future Urban Land Release landscape character unit as follows:

Future urban land release areas include Kings Forest, Cobaki Lakes, Bilambil Heights, Wardrop Valley, Dunloe Park and West Kingscliff.

This landscape character unit currently covers approximately 2,296 ha or 1.7% of the Tweed Shire. These areas are for the most part undeveloped at this point and are predominately rural in character. However, their visual character is expected to change dramatically in the future through anticipated or planned large scale urban development. The resulting visual landscape in these areas is not yet known.

Specific planning options are required to address the more prominent visual impacts that may be caused by such large scale urban developments and warrants separation of these areas and the application of specific management priorities during their planning phases. Identifying this landscape unit as a separate category will enable intended future use to undertake acceptable levels of visual impact.

Source: (Tweed Shire Council, 2023)

The initial approval, and subsequent approved modifications, outline the potential visual impacts associated with the project.

As illustrated in Figure 2-1 and Figure 2-2, there has been some growth and expansion of the built form footprint in the Bilambil Heights locality and surrounds. More specifically for the subject site, it is important to note there are significant landscape buffers that contribute to and assist with minimising the impacts to landscape character.

Figure 2-5 and Figure 2-6 show comparison between the approved structure plan and the proposed structure plan.

There is a large area of vegetated land on the southern slopes of the development that will continue to be maintained and will be expanded in recognition and management of the biodiversity values on this part of the site (see Figure 2-6).

Scenic parks are now proposed on some of the high points of the development to further minimise the perpetration of built form above the tree line, contributing positively to landscape character outcomes (see Figure 2-6).

Section 3 of this advice provides details on the potential changes to visual amenity as a result of this modification request.

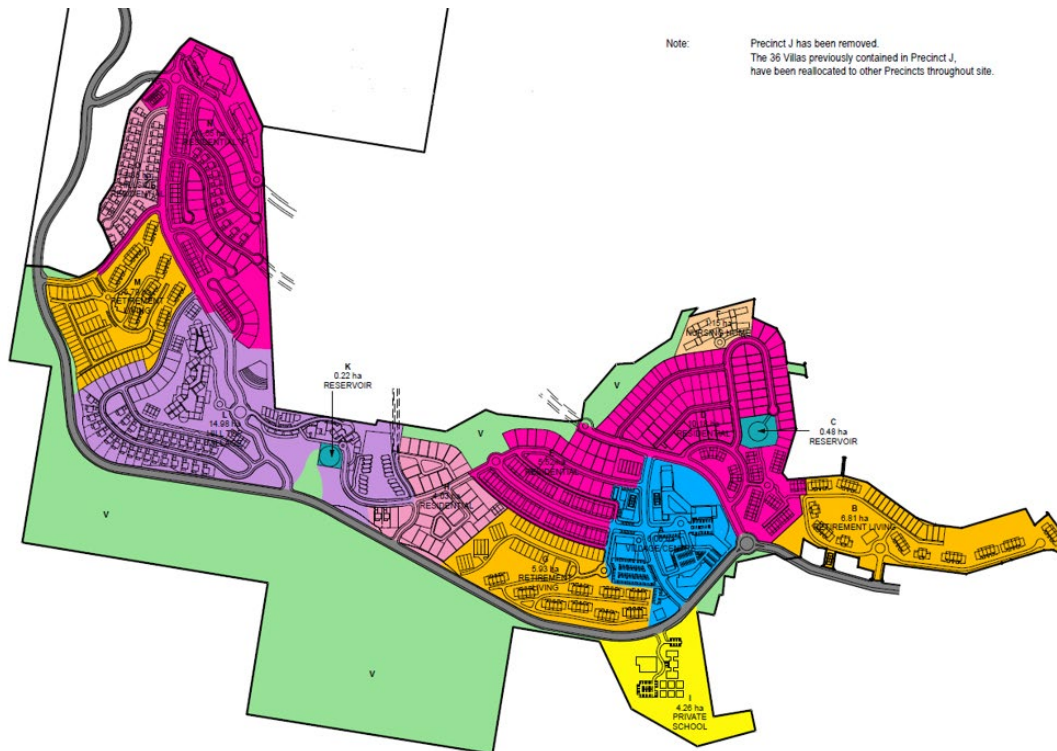


Figure 2-5: Approved Structure Plan 2009 – Source: RPS

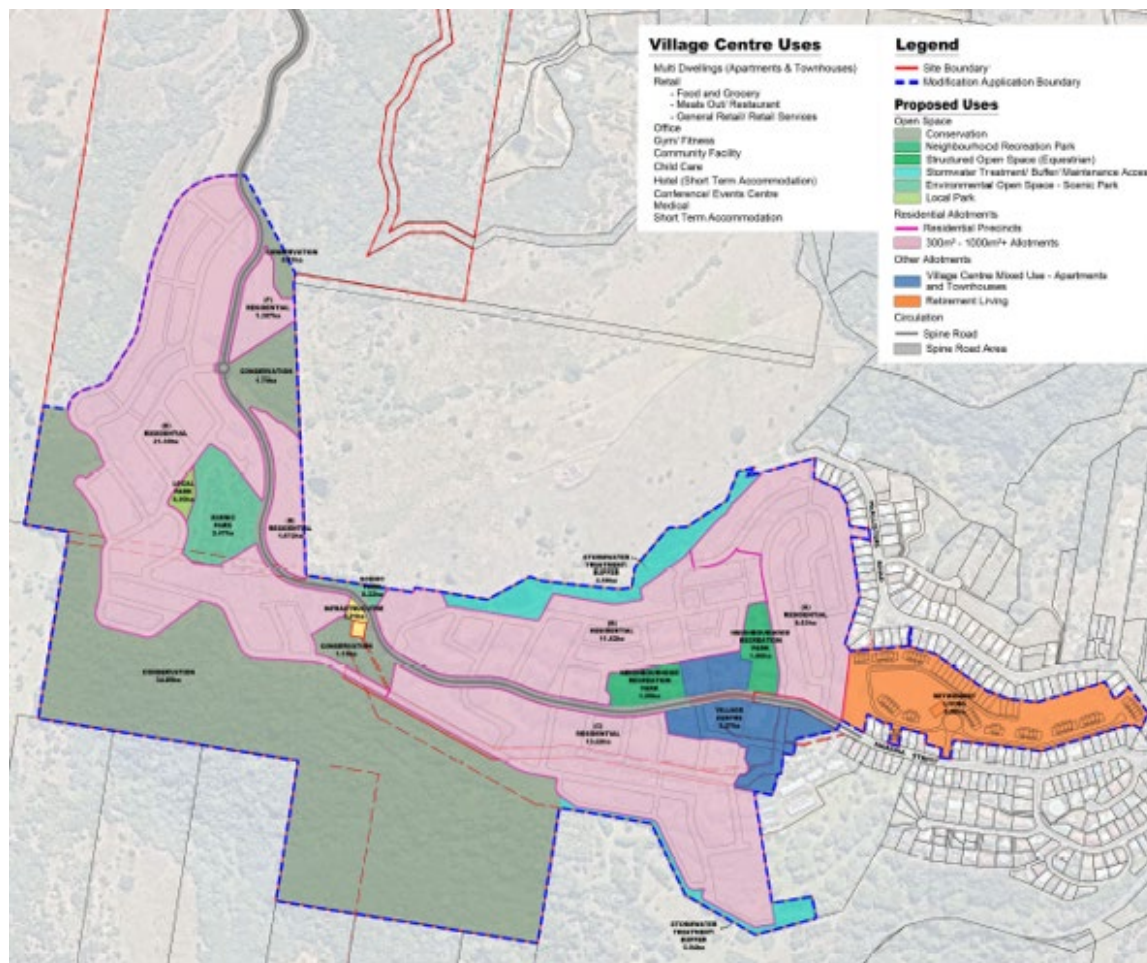


Figure 2-6: Proposed Structure Plan 2024 – Source: RPS

2.3.2.2 Rural Hills and Valleys

The *Draft Scenic Landscape Protection Policy* (Tweed Shire Council, 2023) describes the landscape features of the Rural Hills and Valleys landscape character unit as follows:

This landscape unit is generally located on gently to moderately sloping land where the gradient of the land allowed practical vegetation clearing and farming practices above the floodplain. Cleared rural hills and valleys generally extend to the foothills of the caldera where the gradient increases and land becomes too steep to farm. The rural hills and valleys support a mix of rural pursuits, ranging from cattle grazing, banana growing, dairy grazing, intensive horticulture production, large lot residential, extractive, and industrial land uses.

The landscape is characterised by gently to moderately sloping terrain featuring extensive areas of cleared grazing land with fragmented pockets of native and exotic vegetation.

Productive horticultural farms with uniform rows of fruiting trees may dominate large lots, creating dense spatial arrangements. Exotic tree species have regenerated aggressively in some previously cleared areas, with species such as camphor laurel displaying distinctive form, texture and seasonal colour. Farmhouses, shed, fences and yards, climate control structures and machinery are located within cleared landscape and screened by vegetation. Similarly, roads, powerlines, fences and edges of vegetation form linear patterns across the landscape.

The diverse landscape attributes including undulating terrain, native and exotic vegetation, variable lot sizes and cultural structures supporting productive agricultural lands creates views of high scenic diversity and interest in terms of colour, spatial qualities and textures.

The sections of the Project within the rural hills and valleys zone consist of:

- a) Roadway connection from core of the site to Robinsons Road / Cobaki Road intersection.
- b) 1000m² area allocated as local park northeast of the Robinsons Road / Cobaki Road intersection.
- c) 8870m² area allocated as local park northwest of the Robinsons Road / Cobaki Road intersection.
- d) 3.60ha structured open space (equestrian) north of Cobaki Road.
- e) Natural vegetation areas to the southern end of the extent of the site.
- f) 1.465 Ha of Urban development space.

Items a) through e) are in keeping with the narrative of the rural hills and valleys landscape character unit.

The 1.465 Ha of urban development area within rural hills and valley landscape character unit has zero visibility to the viewing situations identified by the *Draft Scenic Landscape Protection Policy* (Tweed Shire Council, 2023) – refer Figure 2-7, and therefore would have negligible impact on landscape character outcomes as a result of the project.

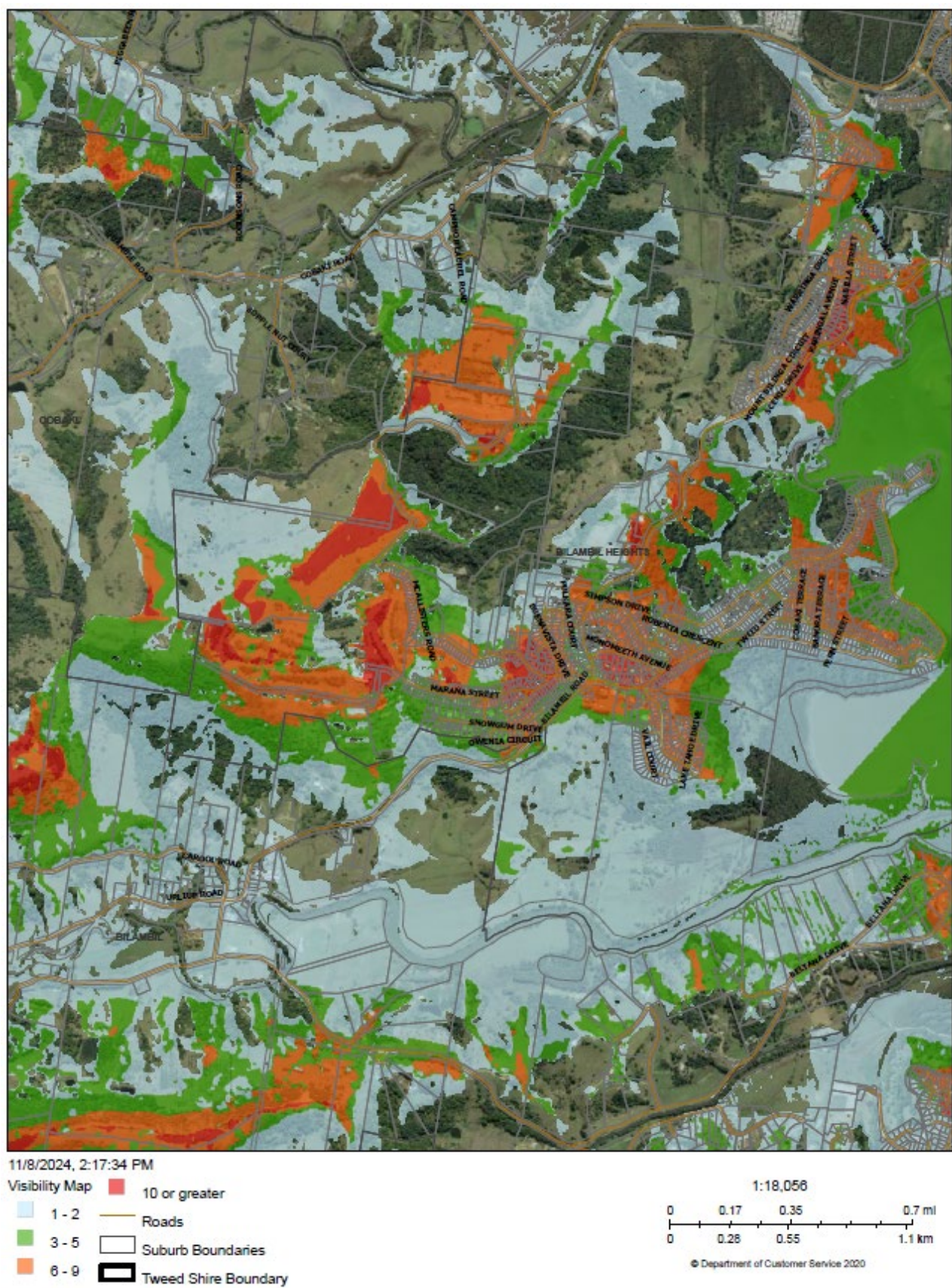


Figure 2-7: Visibility mapping from Draft Scenic Landscape Protection Policy (Tweed Shire Council, 2023a)

3 VISUAL AMENITY

In order to assess the *magnitude of change* of the modification RPS revisited the viewpoints 1 through 12 (refer Figure 3-1) on the 4th and 11th of November 2024 and undertook current photography of the viewpoints. An assessment was made on each viewpoint to changes in:

- a) viewpoint sensitivity
- b) apparent magnitude of change
- c) resultant visual impact

Photography was undertaken by RPS with the following parameters:

Table 3-1: Site assessment camera parameters

Parameter	Setting
Camera:	Sony alpha 7 iii
Frame:	Full Frame 35.6 x 23.8mm
Lens:	Sony SEL50F18F – 50mm fixed focal length
Focus:	Infinity
Aperture:	7.0 – 8.1 (subject t conditions)
File Format:	RAW and JPG

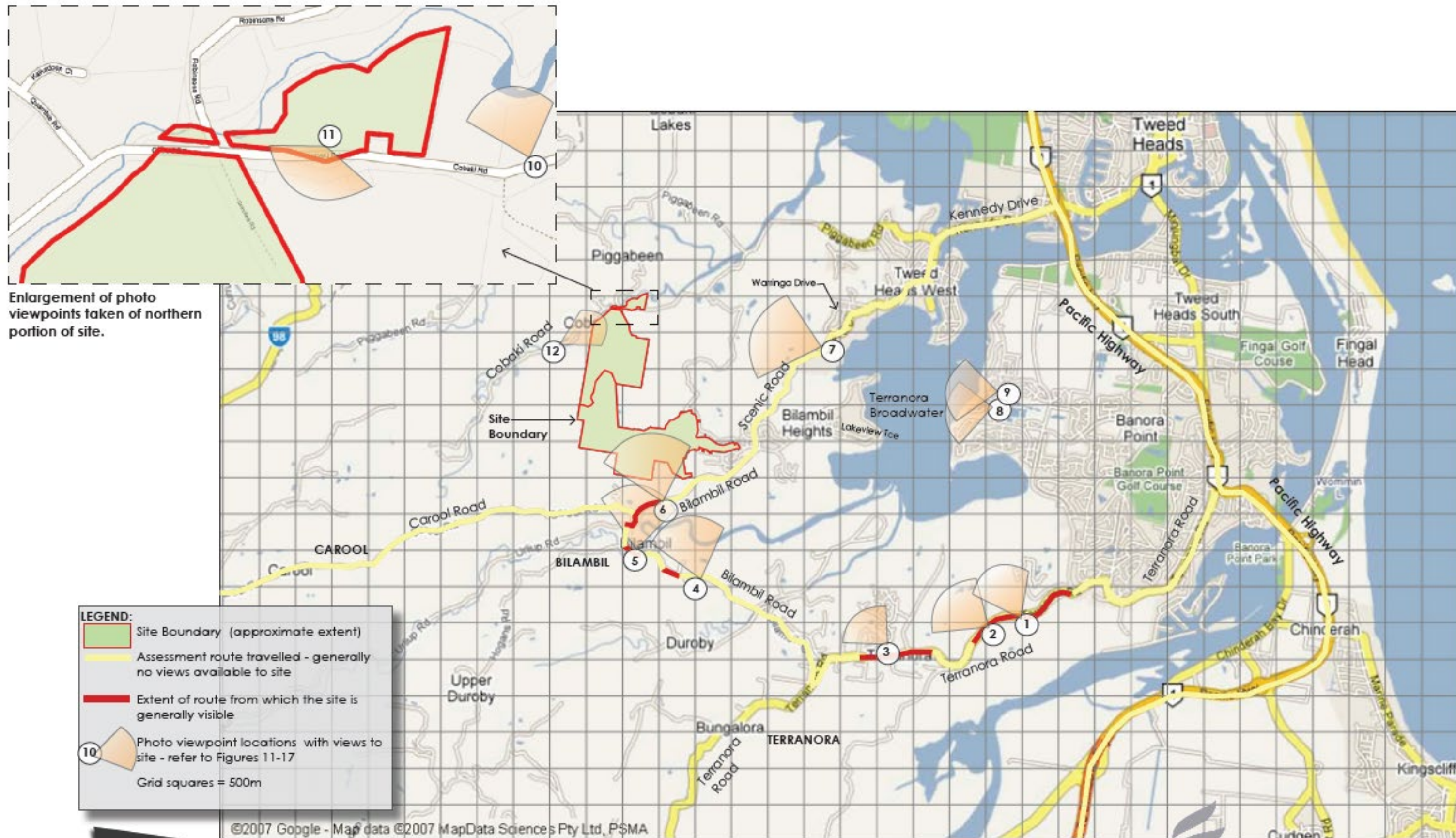


Figure 3-1: Photo Viewpoints from initial visual impact assessment (LVO' Architecture, 2009)

3.1 Viewpoint 1

The initial visual impact assessment describes this view as follows:

“Looking northwest across Terranora Broadwater from over 5km distant on Terranora Road. The existing built form, the majority of which is residential acts as a fringe to the large water body. Other locations on Terranora Road provide similar views but generally have a foreground clutter of built form.” (LVO' Architecture, 2009).



Figure 3-2: Photo Viewpoint 1 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-3: Photo Viewpoint 1 – November 2024 (Photo: RPS)

3.1.1 Viewpoint 1: assessment of changes

The landscape within the view has changed little between the two assessments.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.2 Viewpoint 2

The initial visual impact assessment describes this view as follows:

“At around 4km distant from the site, to the southeast. Views are available at a break in the existing vegetation and built form to the north of Terranora Road” (LVO' Architecture, 2009).



Figure 3-4: Photo Viewpoint 2 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-5: Photo Viewpoint 2 – November 2024 (Photo: RPS)

3.2.1 Viewpoint 2: assessment of changes

The landscape within the view now includes a carpark in the mid ground which increases the presence of urbanisation, reducing the overall quality and sensitivity of the view.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.3 Viewpoint 3

The initial visual impact assessment describes this view as follows:
“Viewed from Henry Lawson Drive, approximately 250m north of Terranora Road. The site is 4km distant from this point. Proximity of built form in the foreground dominates the view” (LVO' Architecture, 2009).



Figure 3-6: Photo Viewpoint 3 - as taken from initial visual impact assessment report – site area highlighted (LVO' Architecture, 2009)



Figure 3-7: Photo Viewpoint 3 – November 2024 (Photo: RPS)

3.3.1 Viewpoint 3: assessment of changes

The planted Duranta hedge in the foreground of the view has grown substantially, and as such the recent photo has been taken from the opposite side of the intersection of Eliza Fraser Court and Henry Lawson Drive (looking north) to better demonstrate the current landscape view.

The landscape within the view has otherwise changed little between the two assessments.

The original assessment considered the potential impacts of a Hilltop apartments and a Boutique hotel in the village centre precinct. With the proposed removal of the apartment product on the western portion of the subject site it is expected the magnitude of change of the proposed would be reduced.

The magnitude of change and overall visual impact would now be less than that described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

3.4 Viewpoint 4

The initial visual impact assessment describes this view as follows:

“This view has a rural/urban edge character, with built form associated with residential and existing resort accommodation (sic) visible just below the skyline to the right hand side of this panorama”. (LVO' Architecture, 2009)



Figure 3-8: Photo Viewpoint 4 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-9: Photo Viewpoint 4 – November 2024 (Photo: RPS)

3.4.1 Viewpoint 4: assessment of changes

The landscape within the view remains largely the same as captured previously in 2009.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.5 Viewpoint 5

View looking towards the southern slope and ridgeline of the site as viewed from Bilambil Road (LVO' Architecture, 2009).



Figure 3-10: Photo Viewpoint 5 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-11: Photo Viewpoint 5 – November 2024 (Photo: RPS)

3.5.1 Viewpoint 5: assessment of changes

The landscape within the view remains largely the same as captured previously in 2009 except for:

- Vegetation growth around the oval.
- The removal of the dilapidated cricket sight screen.

The original assessment advised that the built form would not be visible from this viewpoint when looking towards the southern slopes and ridgeline of the site. The growth of the vegetation observed reinforced this outcome.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently, the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.6 Viewpoint 6

The initial visual impact assessment describes this view as follows:

“View from Bilambil Road, across the sports field to the ridgeline and existing, dense (retained) vegetation which effectively screens views to the south of the site.” (LVO' Architecture, 2009)



Figure 3-12: Photo Viewpoint 6 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-13: Photo Viewpoint 6 – November 2024 (Photo: RPS)

3.6.1 Viewpoint 6: assessment of changes

The landscape within this view has changed in the following manners:

- 1. Additional development of sporting infrastructure in the foreground
- 2. Vegetation growth throughout the view.

The view is subsequently less sensitive to change because of the changes in the view.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009 as there is no proposed change to the approved building heights. More so, the vegetation on the southern slopes is to be retained and maintained as open space.

As a result in the reduction in sensitivity of this view, the potential visual impact would now be less than that assessed in the Visual Impact Assessment (LVO' Architecture, 2009).

3.7 Viewpoint 7

The initial visual impact assessment describes this view as follows:

“View west along Scenic Road. The northeastern portion of the site is visible, although views are filtered by roadside vegetation. The forested hills east of the development site are clearly seen and are proposed for future development” (LVO' Architecture, 2009)



Figure 3-14: Photo Viewpoint 7 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-15: Photo Viewpoint 7 – November 2024 (Photo: RPS)

3.7.1 Viewpoint 7: assessment of changes

The vegetation in this location has substantially increased since the preparation of the initial Visual Impact Assessment (LVO' Architecture, 2009).

The proposed modification is now largely screened from this location. The magnitude of change and overall visual impact is now less than that described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

3.8 Viewpoint 8

The initial visual impact assessment describes this view as follows:

“View from The Hermitage across residential roof tops, westward to the site. Existing residential development in the foreground dominates the view to residential development of Bilambil Heights.” (LVO' Architecture, 2009).



Figure 3-16: Photo Viewpoint 8 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-17: Photo Viewpoint 8 – November 2024 (Photo: RPS)

3.8.1 Viewpoint 8: assessment of changes

The landscape within the view remains largely the same as captured previously in 2009 except for:

- Vegetation growth in the foreground.
- Refurbishment of roofs in the foreground.

This viewpoint is dominated by a combination of rooftops and scattered vegetation. Any development of the north-easter part of the site, would not be readily visible or out of place given the presence of built forms in the fore and mid ground of this viewpoint.'

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.9 Viewpoint 9

The initial visual impact assessment describes this view as follows:

“From The Grange, looking westward across Terranora Broadwater. The site lies as a backdrop to existing residential development of Bilambil Heights. Development can be seen along the skyline in a number of areas, however the dominant feature in this view is the lake and the landscape.” (LVO' Architecture, 2009)



Figure 3-18: Photo Viewpoint 9 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-19: Photo Viewpoint 9 – November 2024 (Photo: RPS)

3.9.1 Viewpoint 9: assessment of changes

The landscape within the view remains largely the same as captured previously in 2009.

The lake and the existing residential development remain the dominate features in this view.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.10 Viewpoint 10

The initial visual impact assessment describes this view as follows:

“This view from Cobaki Road shows the northern most extent of the site, an area proposed for sports fields.” (LVO' Architecture, 2009)



Figure 3-20: Photo Viewpoint 10 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)

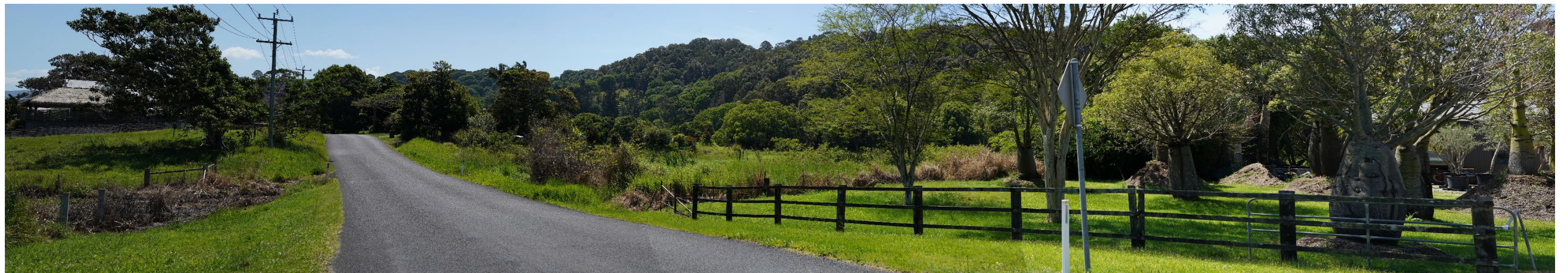


Figure 3-21: Photo Viewpoint 10 – November 2024 (Photo: RPS)

3.10.1 Viewpoint 10: assessment of changes

The landscape within the view remains largely the same as captured previously in 2009 except for increased vegetation growth.

Under the current consent, the land on the northern side of Cobaki Road is proposed to be developed for either passive or structure open space activities. The intention for this part of the development site remains unchanged in the modification application. The form of open space to be developed is proposed to be sympathetic to the amenity and character of the location. Accordingly, the proposed modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.11 Viewpoint 11

The initial visual impact assessment describes this view as follows:

“This photo is taken from within the site boundary, on Cobaki Road, looking south.” (LVO' Architecture, 2009)



Figure 3-22: Photo Viewpoint 11 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)



Figure 3-23: Photo Viewpoint 11 – November 2024 (Photo: RPS)

3.11.1 Viewpoint 11: assessment of changes

The landscape within the view remains largely the same as captured previously in 2009 except for increased vegetation growth.

A large percentage of the residential development works proposed would be obscured by the topography.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) remain consistent with the original findings. Therefore, the proposed changes are considered to be appropriate and the visual amenity outcome unchanged.

3.12 Viewpoint 12

The initial visual impact assessment describes this view as follows:

“Looking east along Cobaki Road, the site lies on the right hand (sic) side of the road. Existing vegetation, obscures views to proposed residential development beyond.” (LVO' Architecture, 2009)

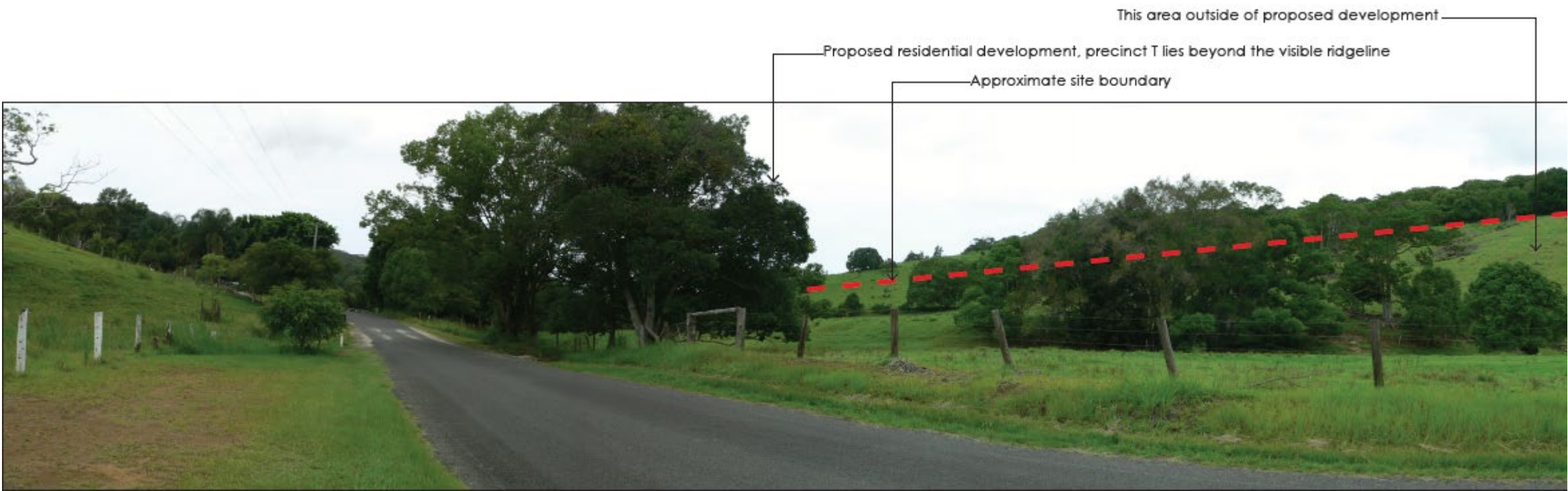


Figure 3-24: Photo Viewpoint 12 - as taken from initial visual impact assessment report (LVO' Architecture, 2009)

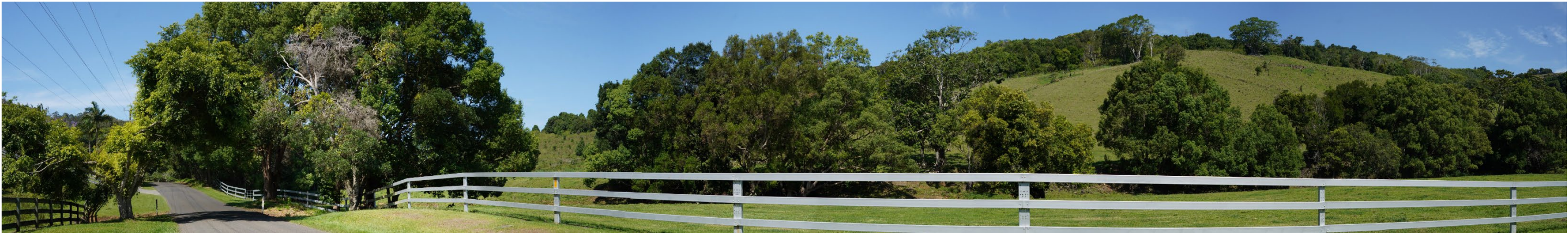


Figure 3-25: Photo Viewpoint 12 – November 2024 (Photo: RPS)

3.12.1 Viewpoint 12: assessment of changes

The landscape within the view remains largely the same as captured previously in 2009 except for increased vegetation growth.

The proposed Modification would have the same level of magnitude of change as described in the Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009.

Subsequently the assessed visual impacts described in the Visual Impact Assessment (LVO' Architecture, 2009) are unchanged.

3.13 Summary of potential visual impacts

The RPS review of the 12 viewpoints identified from Visual Impact Assessment prepared by LVO' Architecture date 24th March 2009 is summarised in Table 3-2:

Table 3-2: Summary of potential visual impacts

Viewpoint	Location	RPS assessment of Visual Impact compared to 2009 assessment
1	Terranora Road, Terranorra	Unchanged visual impact
2	Terranora Road, Terranorra	Unchanged visual impact
3	Henry Lawson Drive, Terranorra	Reduced visual impact
4	Bilambil road, Bilambil	Unchanged visual impact
5	Bilambil Sport club, Bilambil Road, Bilambil	Unchanged visual impact
6	Rugby League Field, Bilambil Road, Bilambil	Reduced visual impact
7	Scenic Drive, Bilambil heights	Reduced visual impact
8	The Hermitage, Tweed Heads South	Unchanged visual impact
9	The Grange, Tweed Heads South	Unchanged visual impact
10	Cobaki Road, Cobaki	Unchanged visual impact
11	Cobaki Road, Cobaki	Unchanged visual impact
12	Cobaki Road, Cobaki	Unchanged visual impact

4 RECOMMENDATIONS

4.1 Landscape character recommendations

As outlined in section 2 of this report, The proposed modification has limited impact on intended Landscape character, as it relates to both:

- The existing assessment (LVO' Architecture, 2009)
- *Draft Scenic Landscape Protection Policy* (Tweed Shire Council, 2023)

Given negligible landscape character impact, no recommendations are required in relation to landscape character outcomes for this modification approval.

4.2 Visual amenity recommendations

As outlined in section 3 of this report, The proposed modification has no change, or reduced visual impact, as it relates to both:

- The existing assessment (LVO' Architecture, 2009)
- *Draft Scenic Landscape Protection Policy* (Tweed Shire Council, 2023)

Given negligible visual impact, no recommendations are required in relation to visual outcomes for this modification approval.

5 REFERENCES

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