

APPENDIX S

VISUAL AMENITY REPORT



VICTORIA PARK / BARRAMBIN VISUAL AMENITY REPORT

PREPARED FOR

BRISBANE CITY COUNCIL

JULY 2023

FINAL



DOCUMENT CONTROL

Last saved:	July 24, 2023
File name:	VPMP_VIA-LGIDReport.pdf
Prepared by:	Samuel Rohdman
Checked by:	Natalie Hoitz
Authorised by:	Natalie Hoitz
Document title:	Victoria Park / Barrambin - Visual Amenity Report
Document version:	D

© Urbis 2023

This publication is subject to copyright. Except as permitted under the *Copyright Act 1968*, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

URBIS.COM.AU



EXECUTIVE SUMMARY

Urbis Pty Ltd have prepared this objective analysis of the visual impacts of the Master Plan for Victoria Park / Barrambin in support of the Local Government Infrastructure Designation (LGID) application. The visual assessment focuses on the height, bulk and scale of aspects of the master plan design in relation to acceptable height outcomes.

A series of receptors and viewsheds from external and internal to the site have been assessed. From this, three sensitive viewpoints and view sheds that have prominence and therefore require evaluation for potential impacts have been identified. These viewpoints are internal to the park and include:

1. View to city centre from driving range
2. View to city centre from Bistro above
3. View from Bistro toward car park

The visual assessment indicates that the project will not have an impact on viewpoints within the regional

setting. This is due to the effects of distance in reducing sensitivity levels, as well as the screening or blocking of views provided by intervening vegetation and topography.

The assessment indicates that key built elements within the project are only visible from a limited number of local viewpoints, and from few sensitive locations at a greater distance from the project. This is due to the screening provided by intervening vegetation, infrastructure and topography that often screens or blocks views towards the project.

Importantly, these built elements are specifically positioned and their design intent is to add visual interest and identity to the project.

The most significant visual impacts are from within the park and from existing uses to new elements planned as essential functional roles for the long term viability of the park.



Artist impression: Urban pump park

DOCUMENT REFERENCES

FIGURES

Figure 1	Existing slope assessment	6
Figure 2	Locational context and extent of study area	7
Figure 3	Master Plan elements with potential visual impacts	9
Figure 4	Location plan for receptors/viewpoints (VP) locations	11
Figure 5	VA Methodology	13
Figure 6	View 01 - Existing	19
Figure 7	View 01 - Proposed	19
Figure 8	View 02 - Existing	21
Figure 9	View 02 - Proposed	21
Figure 10	View 03 - Existing	21
Figure 11	View 03 - Proposed	23
Figure 12	Viewpoint location plan and impact summary	23

TABLES

Table 1	Visual sensitivity determination matrix	14
Table 2	Criteria for determining the visual modification level	15
Table 3	Landscape and visual impact determination matrix	16
Table 4	Summary of visual impact	26

CONTENTS

1.0	INTRODUCTION	4
2.0	BACKGROUND	5
3.0	DESCRIPTION OF PROPOSED DEVELOPMENT	8
4.0	VISUAL IMPACTS	10
5.0	METHODOLOGY	12
6.0	DISCUSSION	24
7.0	CONCLUSION	26
	DISCLAIMER	29
	GLOSSARY	30

1.0 INTRODUCTION

The following Visual Amenity Report (VA Report) has been prepared by Urbis Pty Ltd with regard to the Victoria Park / Barrambin Master Plan (the project). The project relates to the 64 hectare site located north of Brisbane's city centre in between the suburbs of Spring Hill and Herston/ Kelvin Grove (the subject site).

Urbis have prepared this VA Report to provide an objective analysis of the potential visual impacts of the Master Plan on the area surrounding and key areas within the subject site.

The intent of this VA Report is to provide commentary around the proposed development of the subject site as part of the LGID application with particular reference to its height, bulk, scale and setback and whether it creates adverse visual amenity impacts on the its surrounding visual environment.

For the purposes of the VA Report, the degree of change to the areas is considered based on whether it meets the relevant acceptable outcomes and performance outcomes of Brisbane City Plan 2014 (City Plan) that are relevant to this visual assessment.

The visual assessment identifies 3 view points based on where development could be potentially seen and based on their sensitivity, public interest and proximity to the key features and precincts within the master plan area.

Modelling of the project and proposed built elements in the selected views, provides an objective tool for the analysis of the visual effects within the site and visual setting of the wider context.

As this visual assessment relates to the Master Plan, it provides a baseline assessment. Future detailed visual impacts assessment may be required during detailed design development.



2.0 BACKGROUND

Urbis Pty Ltd has been engaged by Victoria Park Project Team (BCC) to prepare this visual impact assessment in support of a Local Government Infrastructure Designation (LGID) that is made over the Victoria Park / Barrambin site.

The proposed development is to facilitate the Victoria Park / Barrambin Master Plan, which will transform the 64-hectare parkland into a multi-function metropolitan park, with various spaces for passive and active recreation, along with opportunities to host an expanded range of diverse events and activations.

The proposal seeks approval, pursuant to Section 38 of the Planning Act, for the designation of the site for the following infrastructure purposes:

Infrastructure for transport

- 2 - transport infrastructure;

Other infrastructure

- 3 - community and cultural facilities;
- 11 - facilities for parks and recreation;
- 17 - sporting facilities; and
- 20 - storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.

DOCUMENTS RELIED UPON

To assist in preparing this report, the following documents are relied upon, inter alia to assist in reviewing the proposed changes:

1. Victoria Park / Barrambin Master Plan prepared by Urbis and the Brisbane Green Consortium;
2. Architectural plans prepared by COX Architecture and Vokes and Peters;
3. Landscape concepts as part of the Victoria Park / Barrambin Technical Master Plan
4. Relevant sections of City Plan that relate to visual impact.

SITE CONTEXT

Victoria Park / Barrambin is situated within and adjacent to the suburbs of Spring Hill, Kelvin Grove, Herston, and Fortitude Valley. The site is approximately 1 kilometre north of Brisbane's city centre. The park is bounded by Herston Road (to the north), QUT Kelvin Grove campus (to the west), Bowen Bridge Road (to the east) and Gregory Terrace (to the south). The park is bisected by the Inner City Bypass (ICB) and Queensland Rail (QR) corridor. The locational context of the park is illustrated in Figure 2.

SUBJECT SITE

Victoria Park / Barrambin is a 64-hectare site of largely open space. It is within the Brisbane City Council local government area (LGA). The site comprises multiple parcels of land which exist under various tenure arrangements.

The park includes undulating terrain with slopes towards the ICB and QR rail alignment. A higher ridge-line exists along the north and north west alignment of the park with areas of steep terrain dropping away. The terrain of the site is illustrated in Figure 1 below.

A series of existing buildings which form part of an existing lease are located within the northern portion of the park and range in height and age. The bulk of the northern park has been used as a golf course for the last 90 years until its closure in July 2021 when the site re-opened as a public park. A series of sporting fields and cricket nets are located immediately adjacent to the ICB.

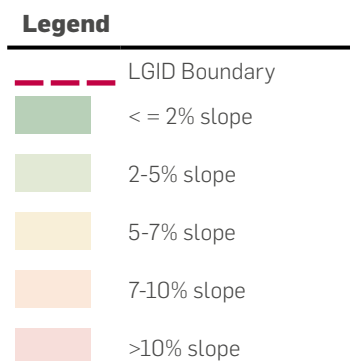


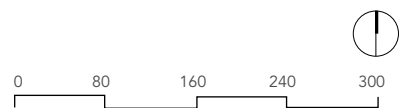
FIGURE 1 EXISTING SLOPE ASSESSMENT (SOURCE, BCC, 2019)



FIGURE 2 LOCATIONAL CONTEXT AND EXTENT OF STUDY AREA

Legend

— LGID Boundary



3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

KEY FEATURES

Of the 64 hectares project area, approximately 54 hectares will be subjected to change.

The Master Plan is largely focused on the creation of a landscaped natural park and includes select built elements of varying sizes and function. These aspects of the Master Plan potentially have the greatest landscape and visual impacts. Specifically these elements are:

- The Tree House and lookout
- Park administration and operations
- Lift to accessible elevated walkway
- Inner City Pedestrian and Cycle Bridge
- New pedestrian and cycle bridge
- Elevated connection to land bridge

Refer to Figures 3 opposite for the location of the key built components of the project.

VISUAL IMPLICATIONS OF THE MASTER PLAN PROPOSED DEVELOPMENT

The components of the project that will result in potentially the greatest landscape and visual impacts are those built elements that protrude above tree canopy height and cross over the ICB.

Two bridge structures are being proposed near or across the ICB corridor. This corridor has the lowest level of visual sensitivity given the contested and cluttered nature of the roadway and transport infrastructure corridor and the viewing context which is predominantly from within a moving vehicle.

The proposed location of Inner City Pedestrian and Cycle Bridge closer to Bowen Bridge Road reduces the visual impact of this structure due to the existing overpasses, signage and overhead elements that exist proximate to this location.

The key proposed built element within the Park is the Tree House. This has been deliberately designed to be visually impactful from various vantage points acting as a land marker that defines the site in a new light as a world class public park and destination.

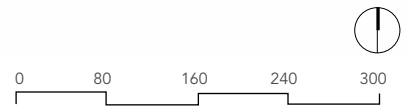
The Master Plan proposes minimal tree removal and up to a 60% increase in canopy cover. It is therefore assumed that the existing landscape is retained within the project area. The existing landscape and planting will be supplemented over time by a significant re-wilding strategy for revegetation. This will mean that even these more iconic built elements have a visual impact on adjacent sensitive viewpoints that is generally low to negligible.

CONSTRUCTION STAGING

The park will be redeveloped following a staged/ progressive development program. This means that discrete precincts or projects will be completed, with associated landscaping upgrades being delivered and beginning to establish, prior to another site being significantly advanced in its construction. This approach will have a positive impact on reducing any additional visual impacts.



FIGURE 3 MASTER PLAN ELEMENTS WITH POTENTIAL VISUAL IMPACTS



Legend: Visual assessment view sheds

- - - LGID boundary
- - - Element with visual impact
- - - Element with low/negligible impact

- 1 Park administration and operations
- 2 The Tree House and lookout
- 3 Elevated connection to land bridge
- 4 Inner City Pedestrian and Cycle Bridge

4.0 VISUAL IMPACTS

This assessment has been prepared to define areas of highest visual impact and to assist in the mitigation of impacts of the Master Plan from sensitive viewpoints/key receptors.

A visual appraisal was undertaken from the area surrounding Victoria Park / Barrambin to determine the approximate extent of the area from which the project is visible from publicly accessible, high sensitivity viewpoints. As access to residential properties was not available, the viewpoints selected are indicative of the closest view from the highest sensitivity location, such as an adjacent roadway.

KEY RECEPTORS

Visual receptors are people or groups of people that may be affected by the proposal. Analysis was undertaken to identify a range of typical representative sensitive viewpoints or receptors in the visual setting of the project for varying distances, aspect and degree of visual exposure.

Public receptors (views visible by the general public) are accepted as the most suitable for Visual Impact and Amenity Assessments because they represent the highest level of visitation. Private receptors (namely from private residences) can be selected if the views are unique, significant or the combined effect on a few residents is considered high.

The representative public and private receptor/viewpoints chosen for detailed assessment base on their higher levels of viewer sensitivity are:

1. View to city centre from driving range
2. View to city centre from Bistro above
3. View from Bistro toward car park

Of note, the Master Plan approach seeks to introduce a significant quantum of vegetation and canopy cover over time as part of the connected habitats strategy.

Views to built form elements within the parkland have been fully rendered to include the architectural intent and scale so that the photo montages provide a faithful representation of the likely impact.

Views assessed have been selected based on identified areas of potential concern by Council, local residents and based on a review of the Conservation Management Plan (CMP) and other historical sources and on fieldwork. The final selection of views are from key locations is included in Figure 4 opposite. A number of views were included in the initial assessment but those noted in green were removed given they were deemed as having no sensitivity or impact whatsoever.

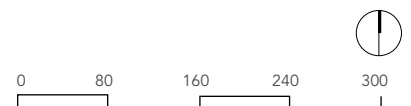
VISUAL IMPACT

Representative, highest sensitivity viewpoints have been assessed and are noted in Figure 4 by the blue view shed. A rating has been given for the level of visual modification and sensitivity, which when combined, result in a determination of the degree of overall visual impact for each viewing location.

As the visual impact of the development on the regional setting is negligible, viewpoints within this more distant setting have not been assessed.



FIGURE 4 LOCATION PLAN FOR RECEPTORS/VIEWPOINT (VP) LOCATIONS



Legend: Visual assessment view sheds

- Master Plan boundary
- LGID boundary
- Viewshed deemed sensitive and assessed in this report
- Viewshed deemed to have no sensitivity or impact and not included in this assessment

- View to city centre from driving range
- View to city centre from Bistro above
- View from Bistro towards surface car park

5.0 METHODOLOGY

While there are no specific legislative requirements for the methodology of an assessment such as this in Queensland, the profession typically refers to the guidance offered by:

- *Guidance for Landscape and Visual Impact Assessment (GLVIA)*, Third Edition, Landscape Institute and Institute of Environmental Management & Assessment (2013).

The methodology used for this project is described below and conforms generally to the direction offered by the above guidelines as well as other proven assessment methodologies.

This preliminary report assesses the visual impact of the project, that is the day-to-day visual effects on people's views.

The method to measure visual impacts is based on the combination of the sensitivity of viewers to the proposed change and the magnitude of the project on that visual setting or view.

The following study components are included as part of this assessment:

- review the project with regard to potential visual impacts
- characterisation of the existing landscape and visual setting.
- qualitatively assess:
 - visual modification at key viewpoints – How would the project contrast with the landscape character of the surrounding setting?
 - visual sensitivity at key viewpoints – How sensitive would viewers be to the project?

IMPACT ASSESSMENT

The approach for the VA is based on an assessment of the change to the landscape setting, including the ability of the landscape to absorb the change, and the sensitivity of the receptor viewing the landscape. The outcome has been considered as a 'visual impact' experienced by the viewer. Figure 5 - VA methodology diagram on page 13 illustrates the key steps for the impact assessment.

The VA methodology is predominately drawn from the *United Kingdom Guidelines for Landscape and Visual Impact Assessment*¹. The determination of viewer sensitivity is based on the *United States Department of Agriculture Forest Service, Visual Management System*².

The following section outlines the methodology for undertaking the impact assessment for the operation phase. The impact assessment entailed the following interrelated tasks:

- existing conditions assessment of the study area - the existing conditions assessment is used to establish the study area and provides a baseline assessment of visual impacts
- detailed viewpoint assessment - detailed assessment of every viewpoint in the vicinity of the project is not practicable. Therefore, it is accepted practice to undertake a detailed assessment at selected viewpoints that are representative of high sensitivity areas in the vicinity of the project. These results can be inferred for other proximate viewpoints with similar views and levels of sensitivity
- as such, six viewpoints are identified from publicly assessable locations. These were selected from the baseline, feedback from community engagement and the field visit.

¹ *The Landscape Institute and Institute for Environmental Management and Assessment* LIIEMA, (2013), *Guidelines for Landscape and Visual Impact Assessment*, Routledge 3rd Edition

² *United States Department of Agriculture Forest Service*, (1995), *Landscape Aesthetics – A Handbook for Scenery Management*, Agricultural Handbook No. 701

VISUAL SENSITIVITY

Visual sensitivity is a measure of how critically a change to the existing landscape would be regarded based on the use of the area from where it is viewed (Brush and Shafer, 1975). Different activities undertaken within a landscape setting have different sensitivity levels. For example, tourists who are using the surrounding landscape as a part of a holiday experience would generally view built form interventions within the landscape setting more critically than workers in an industrial setting. Similarly, individuals would view changes to the visual setting of their residence more critically than changes to the visual setting of the broader setting in which they travel or work.

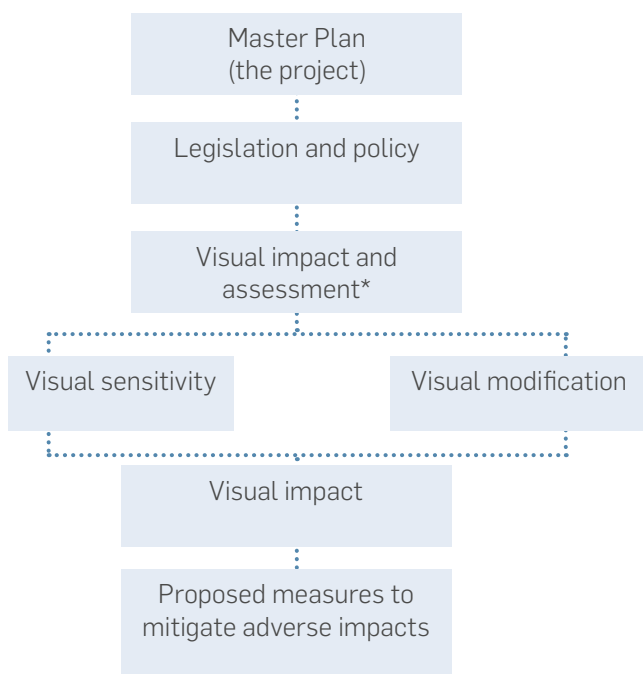


FIGURE 5 VA METHODOLOGY DIAGRAM

Determining the visual sensitivity depends on a range of characteristics. The primary characteristics used in this study are:

- land use at the viewpoint (incorporating consideration of the expectation of a viewer of a particular visual experience)
- distance to the closest component of the proposal within the viewing angle of the viewpoint.

Typical levels of viewer sensitivity for the assessed viewpoints or adjacent areas are based on land use because this largely defines a viewer's expectation of what they would typically expect within a particular setting. This approach is consistent with the visual management system (*United States Department of Agriculture Forest Service, 1995*). The typical viewer sensitivity levels relating to land use within the proposal area are outlined in Table 1 on page 14.

The next critical component to rating the visual sensitivity is the distance of the proposal from the identified land use area. As illustrated in Table 1, there are three viewing distances or settings to consider:

- Foreground (0 – 1000 metres)
- Middleground (1000 – 5,000 metres)
- Background (> 5,000 metres).

As the distance increases from the land use area, the field of view decreases causing the visibility of the proposal components to diminish or be absorbed in the setting. Consequently, as distance from the viewer to the proposal increases, the level of sensitivity reduces.

Although the number of viewers within a land use area are not considered in determining visual sensitivity levels, it is considered in understanding how frequently the space is utilised by the viewers which assists in placing the overall assigned impact level in context. It is also used to determine the level of risk to the proposal.

* Visual assessment methodology approach to the determination of visual sensitivity is consistent with the visual management system (*United States Department of Agriculture Forest Service, 1995*), *Landscape Aesthetics – A Handbook for Scenery Management, Agricultural Handbook No. 701*.

VISUAL MODIFICATION

The level of visual modification due to a proposed development is a combination of the degree of change and the ability of the landscape setting to absorb the change. The prominence and level of intrusion of the development within the landscape setting is a key determinant of the level of visual modification. The level of visual modification generally decreases as the distance from the proposal to various viewpoint locations increases and views are typically obstructed by vegetation, topography or built form. The assessment of visual modification also assesses the level of visual compatibility of the proposal with the existing landscape setting and therefore the ability of the setting to absorb the changes.

A visual modification level has been assigned for each viewpoint taking into account:

- the prominence and level of intrusion of the visual change due to the proposal within the landscape setting
- the ability for the landscape setting to absorb the change.

Visual modification is not easily predicted objectively, and interpretation and professional judgment

is applied. A clear picture of the modification is determined from a combination of the degree of change to the view due to the proposal including the extent of the area over which changes would be visible, the period of exposure to the view and reversibility.

The assessment of visual modification is based on the Master Plan. It includes consideration of the proposed landscape and considers that the level of amelioration would improve over time as existing and planned vegetation matures.

Table 2 on page 15 outlines the five categories of modification used for determining the degree of visual modification potentially resulting from the proposal.

TABLE 1 VISUAL SENSITIVITY DETERMINATION MATRIX

Land Use	Visual setting				
	Foreground		Middleground		Background
	0-250m	251-1000m	1001-2500m	2501 - 5000m	>5000m
Parks and open space	H	H	H	M	L
Residential	H	H	H	M	L
Highway - transport	H	H	M	M	L
Single carriageway road	M	M	L	L	VL

Legend: H = High, M = Moderate, L = Low, VL = Very Low

Source: *Guidance for Landscape and Visual Impact Assessment (GLVIA)*, Third Edition, Landscape Institute and Institute of Environmental Management & Assessment (2013).

The key considerations in determining the level of visual modification as outlined in Table 2 include:

SIZE AND SCALE

- The scale of the change in the view with respect to the loss or addition of features in the view, and changes to the composition including the proportion of the view occupied by the proposal components.
- The degree of contrast or integration of the proposal components in the landscape setting with the existing or remaining elements including form, mass, line, height, colour, texture and materiality.
- The nature of the view towards the proposal components in terms of duration of the view.

GEOGRAPHICAL EXTENT

- The angle of the view in relation to sensitive land use.
- The distance of the viewpoint from the proposal component(s).
- The extent of the area over which the changes would be visible.

TABLE 2 CRITERIA FOR DETERMINING THE VISUAL MODIFICATION LEVEL

Modification level	Description
High	The proposal is highly visible and intrusive in regard to the size, scale and geographical extent, and would disrupt views currently experienced from sensitive land use areas and/or strongly contrasts with the existing landscape setting which has limited capacity for change.
Moderate	The proposal partially intrudes in regard to the size, scale and geographical extent or somewhat obstructs current views from sensitive land use areas and/or a noticeable compositional change to the existing landscape setting in which there is moderate capacity for change.
Low	The proposal is barely perceptible resulting in minor deterioration to the view currently experienced from sensitive land use areas; and/or results in a small change to the existing landscape setting in which change is possible without harm.
Very low	There is minimal compositional contrast and a high level of integration of form, line, shape, pattern, colour or texture values between the proposal and the environment in which it sits. In this situation, the proposal may be noticeable, but does not markedly contrast with the existing landscape setting.
Not apparent	There are no views of the proposal components and as such, there is no impact.

ASSIGNING A LEVEL OF IMPACT

The visual impact therefore is a result of combining the visual sensitivity level with the degree of visual modification using the visual impact determination matrix illustrated in Table 3 opposite.

The consequence of the application of the matrix is that (except where the proposal cannot be seen) the proposal would have some adverse impact, whether low, moderate or high, depending on the level of visual modification and viewer sensitivity from the location at which the proposal can be viewed.

TABLE 3 LANDSCAPE AND VISUAL IMPACT DETERMINATION MATRIX

Land Use	Visual setting			
	H	M	L	VL
H	H	H	M	L
M	H	M	L	VL
L	M	L	L	VL
VL	L	VL	VL	VL
N/A	NA	NA	NA	NA

ANALYSIS AND DOCUMENTATION OF FINDINGS

The analysis and findings:

- identify systematically the likely landscape and visual changes from the proposed development
- assess the impact of the proposed development on the landscape character and features
- assess the impact of the proposed development on views experienced from the high sensitivity areas such as the residential street network and parks and reserves in the surrounding area
- assess the impact on private residential realm from publicly accessible vantages points such as driveway crossovers.
- identify suitable mitigation measures for the management of the interface between the project and visually important areas such as high sensitivity receptors, as well as any significant landscape features, to avoid, reduce, mitigate or compensate for these changes.

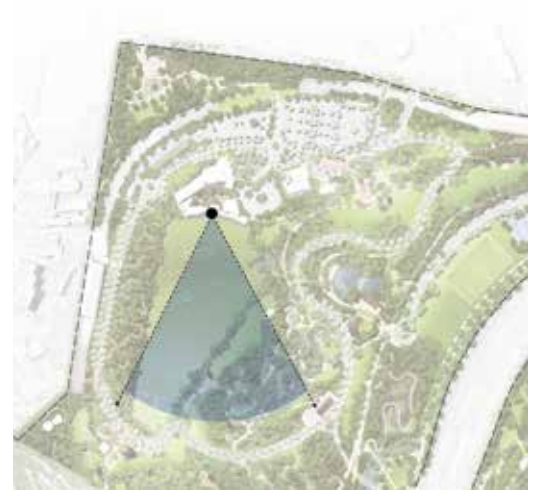
MITIGATION MEASURES

Once the landscape and visual impacts have been determined, mitigation actions are recommended for viewpoints and locations of highest visual sensitivity.

Generally residual impacts would be reduced by at least one level where landscape measures have been proposed and matured due to filtering or inhibiting views to the proposal.

RESIDUAL IMPACT

The residual impact assessment level has considered the existing view in comparison to the view ten years after proposal opening. Maturation of the landscape plantings that have been included in the design would filter or inhibit views at some locations, potentially reducing the visual impact of the proposal over time.



Viewpoint 01 location in relation to the park

VIEWPOINT 01

Viewing location:	View to city centre from driving range
View direction:	South
Viewing context:	Duration of view - stationary for users of function facility
Visual sensitivity	
Land use	Park and open space - sport and recreation
Viewing distance	Middleground and Background - (1000 - >5000m)
Visual sensitivity level:	Low
Visual modification (visual effects of the proposed development)	
Visual modification level	Very low to low
Viewpoint effects discussion	<p>The proposed Tree House sits on an elevated hill relative to the viewing point.</p> <p>The intervening topography and vegetation including a significant tallowood tree located directly adjacent will largely block views to the Tree House from this view point.</p> <p>Glimpses of the Tree House would be visible through breaks in vegetation.</p> <p>Given the low level of visual sensitivity in this location combined with the non-apparent degree of impact, the Tree House will result in no adverse impact for function, venue and driving range patrons during its operations.</p>
Visual impact	
Overall visual impact	Very low to low



FIGURE 6 VIEW 01 - EXISTING



FIGURE 7 VIEW 01 - PROPOSED



Viewpoint 02 location in relation to the park

VIEWPOINT 02

Viewing location:	View to city centre from Bistro above
View direction:	South
Viewing context:	Duration of view - stationary for users of function facility
Visual sensitivity	
Land use	Park and open space - sport and recreation
Viewing distance	Middleground and Background - (1000 - >5000m)
Visual sensitivity level:	Low to moderate
Visual modification (visual effects of the proposed development)	
Visual modification level	Low
Viewpoint effects discussion	<p>The proposed Tree House sits on a comparable elevation relative to the viewing point. The intervening topography and vegetation provide some screening of the lower portions of the Tree House from this view point.</p> <p>Given the low level of visual sensitivity in this location combined with the low degree of impact, the Tree House will result in minimal impact for Bistro venue patrons during its operations.</p>
Visual impact	
Overall visual impact	Low



FIGURE 8 VIEW 02 - EXISTING



FIGURE 9 VIEW 02 - PROPOSED



Viewpoint 03 location in relation to the park

VIEWPOINT 03

Viewing location:	View from Bistro towards surface car parking
View direction:	North
Viewing context:	Duration of view - stationary for users of bistro
Visual sensitivity	
Land use	Food and beverage
Viewing distance	Foreground and Middleground (0 -1000m)
Visual sensitivity level:	Moderate
Visual modification (visual effects of the proposed development)	
Visual modification level	Moderate
Viewpoint effects discussion	<p>The proposed surface car park structure is located in close proximity to the Bistro deck where patrons currently dine and enjoy a drink overlooking the lawns.</p> <p>The introduction of this expanse of parking area as a central foreground element represents a significant change from the existing view to greenery currently visible in the middleground.</p>
Visual impact	
Overall visual impact	Moderate



FIGURE 10 VIEW 03 - EXISTING



FIGURE 11 VIEW 03 - PROPOSED

6.0 DISCUSSION

The current site and context is characterised by predominantly vegetated areas. Local views are contained and/or blocked by the extent of vegetation and tree canopies that are naturalistic in character. Regional views feature treetops and distant views to the city centre or elevate areas of Spring Hill and surrounding residential areas.

Given the extent of mature canopy vegetation over the project area, the most effective way to ameliorate the visual impacts of development on the site is to retain existing vegetation, particularly around the perimeter of the site. To achieve effective visual screening, the width of this perimeter vegetation buffer should be in the order of 20m, to ensure overlapping of tree canopies.

Progressive rehabilitation and rewilding of the parkland is a central strategy of the Master Plan. In addition to the restorative ecological and cooling benefits, the progressive planting and rewilding of the park will reduce the contrast between the landforms and the surrounding environment.

Vegetation screening areas are foreseen in the Master Plan and from a visual impact is important in order to mitigate views from sensitive areas from both within and surrounding the park.

The proposed built elements within the Master Plan represent a small quantum. The key built elements of substantial bulk and scale are located with the centre of the park and well contained away from external sensitive receptors.

With regard to the local planning framework, the proposed development demonstrates its suitability and appropriateness by providing open space, recreation and health amenity that meet the requirements of the community.

When assessed against the relevant codes, the proposed development seeks to achieve the performance outcomes and demonstrates compliance.

The summary of assessment for the receptors/key views were objectively assessed for their sensitivity of change and the likelihood that these points will be impacted by the proposed development. The visibility of the development from public receptors are not apparent due to the extent of existing vegetation, the proposed master plan vegetation strategy and the bulk and height of limited proposed built elements in the park.



*Artist impression: Inner City
Pedestrian and Cycle Bridge,
and adjacent lawn near Gilchrist
Avenue*

7.0 CONCLUSION

In conclusion, the extent of built elements and change across the project and subject site is demonstrates little to no visual impact from key receptors external to the site. The integration of landscape creates further screening over time that will minimise any impacts that may currently exist.

LANDSCAPE IMPACTS

The landscape of the project area has been modified as a result of historic and long term golf activities. As a result, there is a high degree of visual compatibility between the existing setting and the modification to the landscape that will result from the project.

The absorptive capability of the landscape is high as a result of typically tall, often dense vegetation, combining with undulating topography which both combine to confine views.

VISUAL IMPACTS

The visual assessment indicates that the project will not have an impact on viewpoints within the regional setting. This is due to the effects of distance in reducing sensitivity levels, as well as the screening or blocking of views provided by intervening vegetation and topography.

The assessment indicates that key built elements within the project are only visible from a limited number of local viewpoints, and from few sensitive locations at a greater distance from the project, due to the screening provided by intervening vegetation, infrastructure and topography that often screens or blocks views towards the project.

Importantly, these built elements are specifically positioned and their design intent is to add visual interest and identity to the project.

The most significant visual impacts are from within the park and from existing uses to new elements planned as essential functional roles for the long term viability of the park. Mitigation strategies to minimise the visual impact to proximate and distant viewing points will be critical such as buffer and screening planting and sensitive treatment of built form façades and interfaces to create higher quality visual impact.

Viewpoint

- 1 View to city centre from driving range
- 2 View to city centre from Bistro above
- 3 View from Bistro toward surface car park

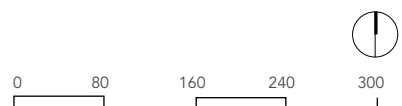
Visual impact

1	Very low to low
2	Low
3	Moderate

TABLE 4 SUMMARY OF VISUAL IMPACTS



FIGURE 12 VIEWPOINT LOCATION PLAN AND IMPACT SUMMARY





Artist impression: View from the Tree House



DISCLAIMER

This report is dated March 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report.

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

GLOSSARY

Term	Definition	Abbreviation
Australian height datum		AHD
Amelioration	The ability to reduce the visual impact of a development through design colour or screening.	
Background	Parts of a setting that appear most distant typically greater than 5 kilometres; also referred to as the regional setting.	
Canopy tree	A tree with a minimum height of approximately 10 metres with an average crown spread of at least 8 metres to 10 metres in width.	
Conservation Management Plan		CMP
Environmental Impact Statement		EIS
Foreground	The area that immediately surrounds the proposal up to a distance of 1 kilometre; also referred to as the local setting.	
Inner City Bypass		ICB
Kilometres		km
Landscape and visual assessment	The assessment of the impacts of the proposal on landscape and visual values.	VA
Landscape character assessment	The process of mapping, describing and evaluating landscapes on the basis of the presence and arrangement of various landscape features.	LCA
Local Government Area		LGA
Metres		m
Middleground	An intermediate area that is 1.1 kilometres to 5 kilometres distance from the proposal. Also referred to as the sub-regional setting.	
Modification level	The degree to which a development contrasts or blends with its setting.	
Queensland Rail		QR

Term	Definition	Abbreviation
Queensland University of Technology		QUT
Receptor	A location or type of user for which views of the proposal may be possible.	
Significant landscape	The landscape is of national importance.	
Viewer perception	The way in which people respond to what they are seeing as influenced by things other than purely visual, for example noise and economic benefits.	
Viewpoint	Moderate or high sensitivity location from which views to the construction process or components of the proposal may be possible.	
Viewshed	The surface area visible from a particular viewing location.	
Visual amenity	The qualities of a landscape setting that are appreciated and valued by a viewer.	
Visual catchment	The area over which an object can be seen within the landscape based on the line of sight.	
Visual impact	The result of assessing the sensitivity level of a viewer and the modification level of a development.	
Visual sensitivity	The degree to which various user groups would respond to change based on their expectation of a particular experience in a given setting; for example, the expectation of a high level of visual amenity in a national park.	

