

# 5. Visual impact assessment

## 5.1. Assessment criteria

The potential visual impact of the planned development is measured through the combination of two factors:

- Visual sensitivity of the development on the viewer.
- Visual effect of the development on the landscape.

To measure the visual sensitivity and the visual effect of the site, specific locations known as 'viewpoints' are chosen as representative views (refer to Section 5.2). These are then assessed to determine the overall visual impact.

Visual sensitivity and visual effect are defined below. *Though this does not report we will see, hear, feel but if this project is approved.*

5.1.1. Visual sensitivity is a measure of the extent to which particular activities or components of a proposal may change the landscape and be visible from surrounding areas. This takes into account the relative number of viewers, the period of view, viewing distance and context of view.

The rationale for the assessment is that if a proposal is not visible the impact is nil and if the number of people who would potentially see the proposal is low, then the visual impact would be lower than if a potential large number of people had the same view. *Not accurate assumptions!*

For the purpose of this study, the general category of visual sensitivity has been divided into two elements. The first, viewing location, is a rating based on distance from the site and the type of landscape as shown in Table 5.1. The second, viewer experience is based on the number of people affected and the duration of the impact as indicated in Table 5.2.

- 1) distance from site
- 2) type of landscape
- 3) number of people affected
- 4) Duration of the impact

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**Table 5.1:** Visual sensitivity rating - location. *- Distance from site*

Viewing location	Distance from site (km)					
	0-0.5	0.5-1.0	1.0-2.5	2.5-4.0	>4.0	
Land-use	High	Moderate	Moderate	Moderate	Low	Low
Townships <i>A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z</i>	High	Moderate	Moderate	Moderate	Low	Low
Recreation reserve	High	Moderate	Moderate	Moderate	Low	Low
Residence	High	Moderate	Moderate	Moderate	Low	Low
Rural township <i>which one?</i>	High	Moderate	Moderate	Moderate	Low	Low
Main highway	Moderate	Low	Low	Low	Nil	Nil
Local roads	Moderate	Low	Low	Low	Nil	Nil
Farm roads	High	Low	Low	Low	Nil	Nil
Agricultural land	Low	Low	Low	Low	Nil	Nil

*- Accommodation Properties - High  
- Wildlife Reserves - High*

**Table 5.2:** Visual sensitivity rating - experience. *- number of people affected and Duration*

Viewer experience	Number of viewers		
	Large	Moderate	Small
Duration of view	Large	Moderate	Small
Long (>10 minutes)	High	High	Moderate
Moderate (1-10 minutes)	High	Moderate	Low
Short (<1 minute)	Moderate	Low	Low

*?*

*For who - what people?*