7.1.11 View location 11

Location

View location 11 is located at Mount Higginbotham. The view from the view location is oriented to the north-east towards:

- Proposed overnight node 2 at a distance of approximately 8.6km
- Proposed overnight node 3 at a distance of approximately 8km

Rationale for selection

The view location is within the potential viewshed of the proposed infrastructure (refer mapping at section 5) and is considered to be representative of the views towards the proposed overnight nodes new infrastructure from the nominated vantage points.

View location 11 - Existing view

Existing view is a vista of the open plains framed by vegetation. No existing buildings or other structures are visible

View location 11 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 2 - not visible from Mount Higginbotham as the proposed overnight node 2 is completely obscured by existing landform in the view.
- Proposed overnight node 3 - not visible from Mount Higginbotham as the proposed overnight node 3 is completely obscured by existing vegetation in the view.

View Location 11 - Existing view

Figure 73 View location 11: Existing view

240° 330° 340° 350° NE 0° 10° 20° 30° 40°

View Location 11 - Mount Higginbotham

Photomontage created by:
OZ - 3D Visualizer
Images created using:
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020
Method used to collect relevant data:
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21
Camera:
Canon EOS 5Ds Digital SLR
Camera lens:
Canon EF 50mm f/1.8 USM

Photograph taken:
03.00pm on the 12/16/21
Photo taken at:
160cm above ground level

View location 11:
e: 512843.9720
n: 5906708.3910
rl: 1804.7111AHD

Approx 15825m to Overnight node 1

Approx 8551m to Overnight node 2

Approx 8001m to Overnight node 3

Project ref: 2024/0583
Dwg no.: VIA-031
Date: 03/12/24
Revision: P2

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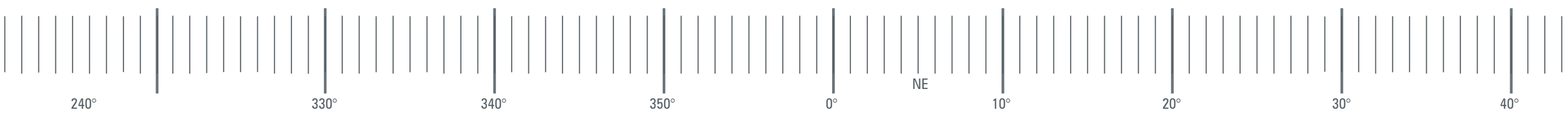
Figure 74 View location 11: Wireframe view



View Location 11 - Mount Higginbotham

Photomontage created by:
OZ - 3D Visualizer
Images created using:
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020
Method used to collect relevant data:
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21
Camera:
Canon EOS 5Ds Digital SLR
Camera lens:
Canon EF 50mm f/1.8 USM

Photograph taken:
03.00pm on the 12/16/21
Photo taken at:
160cm above ground level

View location 11:
e: 512843.9720
n: 5906708.3910
rl: 1804.7111AHD

Approx 15825m to Overnight node 1

Approx 8551m to Overnight node 2

Approx 8001m to Overnight node 3

Project ref: 2024/0583
Dwg no.: VIA-032
Date: 03/12/24
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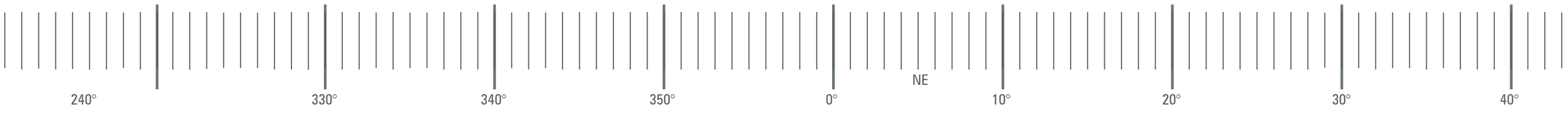
View Location 11 - Photomontage view

Figure 75 View location 11: Photomontage view



View Location 11 - Mount Higginbotham

Photomontage created by:
OZ - 3D Visualizer
Images created using:
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020
Method used to collect relevant data:
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21
Camera:
Canon EOS 5Ds Digital SLR
Camera lens:
Canon EF 50mm f/1.8 USM

Photograph taken:
03.00pm on the 12/16/21
Photo taken at:
160cm above ground level

View location 11:
e: 512843.9720
n: 5906708.3910
rl: 1804.7111AHD

Approx 15825m to Overnight node 1

Approx 8551m to Overnight node 2

Approx 8001m to Overnight node 3

Project ref: 2024/0583
Dwg no.: VIA-033
Date: 03/12/24
Revision: P2

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View location 11 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 11 is summarised in Tables 12 below.

Table 12 Impact assessment - view location 11

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	High	Visual sensitivity at this view location is assessed as being 'high' on the basis that the view location is located within an Alpine Resort which is recognised as a scenic destination.
Magnitude of visibility	Nil	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figures 74) illustrate that the magnitude of visibility of the proposed project infrastructure is 'nil', with no proposed infrastructure visible. Refer to section 3.3.1.
Nature of receptors		The view location is at Mount Higginbotham. Receptors would typically be visitors to the Alpine Resort, engaging in recreational activities.
Number of receptors	High	The view location is within an Alpine Resort, which experiences very high levels of visitation during the winter ski season, and growing levels of visitation outside of the ski season for a range of recreational activities including mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine Resort infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	High	Receptor sensitivity is assessed as 'high', because the view location is within a recognised scenic destination.

Anticipated impact

The final impact assessment for view location 11 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is 'nil', as proposed project infrastructure will not be visible.

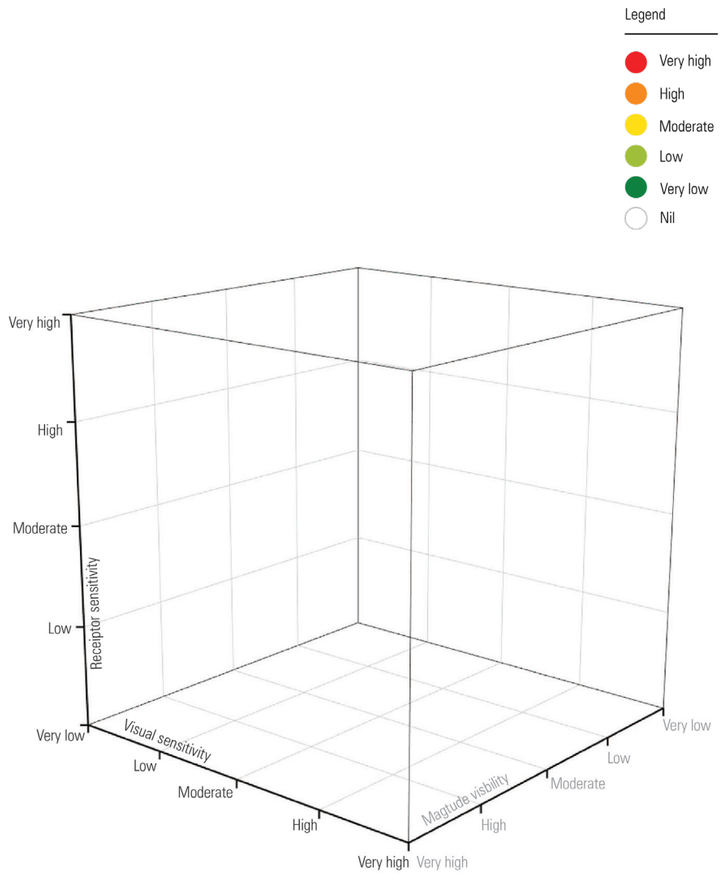

Figure 76 Impact assessment 3 dimensional diagram

7.1.12 View location 12

Location

View location 12 is located at Heavenly Valley Chair. The view from the view location is oriented to the north towards:

- Proposed overnight node 2 at a distance of approximately 7.6km
- Proposed overnight node 3 at a distance of approximately 6.7km

Rationale for selection

The view location is within the potential viewshed of the proposed infrastructure (refer mapping at section 5) and is considered to be representative of the views towards the proposed overnight nodes new infrastructure from the nominated vantage points.

View location 12 - Existing view

Existing view is an expansive view of the surrounding plains within a mountain vista framed by scattered vegetation.

View location 12 - Photomontage views

Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 2 - not visible from Heavenly Valley Chair as the proposed overnight node 2 is completely obscured by existing landform in the view.
- Proposed overnight node 3 - potentially visible from Heavenly Valley Chair at a distance of approximately 6.7km.

View Location 12 - Existing view

Figure 77 View location 12: Existing view

View Location 12 - Heavenly Valley Chair

Photomontage created by:
OZ - 3D Visualizer
Images created using:
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020
Method used to collect relevant data:
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21
Camera:
Canon EOS 5Ds Digital SLR
Camera lens:
Canon EF 50mm f/1.8 USM

Photograph taken:
03.20pm on the 12/16/21
Photo taken at:
160cm above ground level

View location 12:
e: 512432.0180
n: 5908006.8300
rl: 1798.3361AHD

Approx 15519m to Overnight node 1

Approx 7643m to Overnight node 2

Approx 6683m to Overnight node 3

Project ref: 2024/0583
Dwg no.: VIA-034
Date: 03/12/24
Revision: P2

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View Location 12 - Wireframe view

Figure 78 View location 12: Wireframe view

View Location 12 - Heavenly Valley Chair

Photomontage created by:
OZ - 3D Visualizer
Images created using:
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020
Method used to collect relevant data:
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21
Camera:
Canon EOS 5Ds Digital SLR
Camera lens:
Canon EF 50mm f/1.8 USM

Photograph taken:
03.20pm on the 12/16/21
Photo taken at:
160cm above ground level

View location 12:
e: 512432.0180
n: 5908006.8300
rl: 1798.3361AHD

Approx 15519m to Overnight node 1

Approx 7643m to Overnight node 2

Approx 6683m to Overnight node 3

Project ref: 2024/0583
Dwg no.: VIA-035
Date: 03/12/24
Revision: P2

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View Location 12 - Photomontage view

Figure 79 View location 12:Photomontage view

View Location 12 - Heavenly Valley Chair

Photomontage created by:
OZ - 3D Visualizer
Images created using:
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020
Method used to collect relevant data:
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21
Camera:
Canon EOS 5Ds Digital SLR
Camera lens:
Canon EF 50mm f/1.8 USM

Photograph taken:
03.20pm on the 12/16/21
Photo taken at:
160cm above ground level

View location 12:
e: 512432.0180
n: 5908006.8300
rl: 1798.3361AHD

Approx 15519m to Overnight node 1

Approx 7643m to Overnight node 2

Approx 6683m to Overnight node 3

Project ref: 2024/0583
Dwg no.: VIA-036
Date: 03/12/24
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View location 12 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 12 is summarised in Tables 13 below.

Table 13 Impact assessment - view location 12

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	High	Visual sensitivity at this view location is assessed as being 'high' on the basis that the view location is located within an Alpine Resort which is recognised as a scenic destination.
Magnitude of visibility	Very low	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figure 78) illustrate that the proposed overnight node 3 is potentially visible from Heavenly Valley Chair. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as 'very low', Refer to section 3.3.1.
Nature of receptors		The view location is at Heavenly Valley Chair. Receptors would typically be visitors to the Alpine Resort, engaging in recreational activities.
Number of receptors	High	The view location is within an Alpine Resort, which experiences very high levels of visitation during the winter ski season, and growing levels of visitation outside of the ski season for a range of recreational activities including mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine Resort infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	High	Receptor sensitivity is assessed as 'high', because the view location is within a recognised scenic destination.

Anticipated impact

The final impact assessment for view location 12 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is 'moderate'.

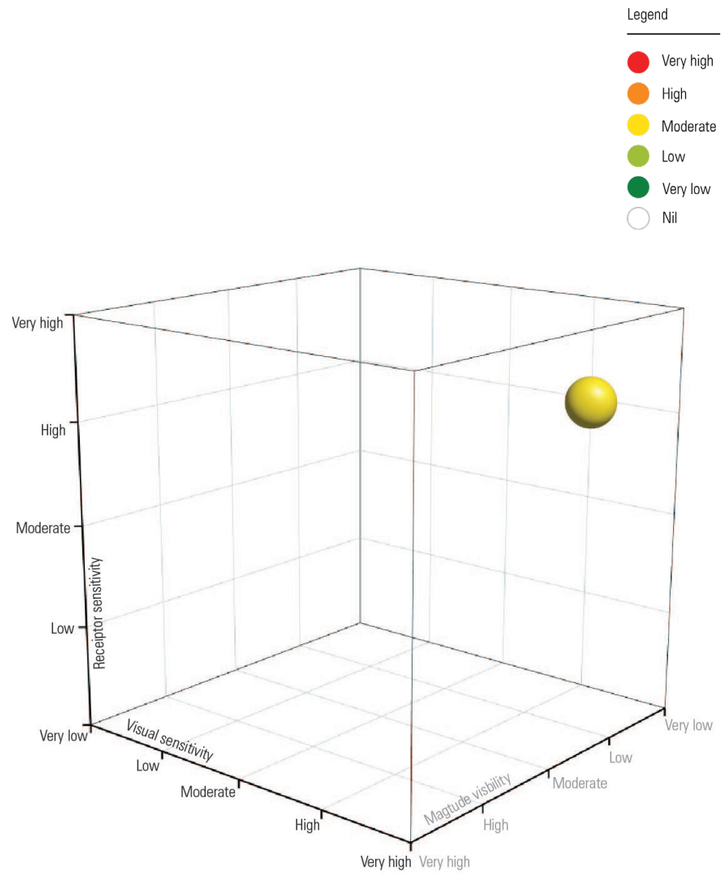

Figure 80 Impact assessment 3 dimensional diagram

8 CONCLUSION

This report is to undertake the final stage of a landscape visual impact assessment (LVIA) and prepare a report outlining the likely visual impacts of proposed new infrastructure on the Falls to Hotham Alpine Crossing Project.

A summary of the key assets, values or uses potentially affected by the project, and an associated assessment of the final stage of LVIA impacts and recommended mitigation measures, are summarised below.

8.1 Viewshed analysis

Viewshed analysis mapping has identified that the proposed location for overnight node 3, on the Diamantina Spur, will be potentially visible from 5 of 12 nominated vantage points, albeit at distances of 2 kilometres or greater.

8.2 Summary of each view location anticipated impact

The assessment of landscape and visual impact of the proposed infrastructure at each view location is summarised in Table 14 below.

Table 14 Table of each view location anticipated impact

Number	View location	Magnitude of visibility	*Preliminary assessment*	Anticipated final impact
01	Falls creek summit	No proposed infrastructure visible.	*Nil*	**Nil**
02	Mount Mckay	No proposed infrastructure visible.	*Moderate*	**Nil**
03	Mount Cope	No proposed infrastructure visible.	*Nil*	**Nil**
04	Mount Jaitmathang westerly aspect	Proposed overnight node 3 at a distance of approximately 13km - Potentially visible	*Moderate*	**Moderate**
05	Mount Jaitmathang easterly aspect	No proposed infrastructure visible.	*Moderate*	**Nil**
06	Westons Hut	Proposed overnight node 3 at a distance of approximately 4.6km - Potentially visible	*Moderate*	**Moderate**
07	Dannys Lookout	No proposed infrastructure visible.	*Nil*	**Nil**
08	Mount Feathertop	Proposed overnight node 3 at a distance of approximately 2.1km - Potentially visible	*Moderate*	**Moderate**
09	Razorback Trailhead	Proposed overnight node 3 at a distance of approximately 7km - Potentially visible	*Moderate*	**Moderate**
10	Hotham Central	No proposed infrastructure visible.	*Nil*	**Nil**
11	Mount Higginbotham	No proposed infrastructure visible.	*Nil*	**Nil**
12	Heavenly Valley Chair	Proposed overnight node 3 at a distance of approximately 6.7km - Potentially visible	*Moderate*	**Moderate**

8.3 Impact assessment findings

The photomontage images prepared for each of the 12 nominated viewpoints clearly demonstrate the visual presence of many of the key elements which are described in the values which underpin the inclusion of the Australian Alps National Parks and Reserves within the National Heritage List. These include:

- Mountain vistas;
- Distinctive range upon- range panoramas;
- Slopes and valleys;
- High plain grasslands;
- Forests;
- Remoteness;
- Naturalness;
- Views to and from the region that capture mountain silhouettes against clear skies, and
- Expansive views of natural landscapes from the high points of the Alps.

Importantly, the photomontages demonstrate that the magnitude of visibility of proposed structures at each of the three overnight node locations associated with the Falls to Hotham Alpine Crossing is very low. The photomontages demonstrate that whilst proposed structures may be visible, they will in all likelihood be barely perceptible given the visual scale of the landscape within which they sit, the small scale of the structures themselves and the use of building materials which adopt a recessive colour palette which complements (rather than contrasts) the surrounds.

With respect to the existing elements upon which the inclusion of the Australian Alps National Parks and Reserves within the *National Heritage List* is based, the photomontages demonstrate that – with respect to matters relevant to landscape and visual amenity - the introduction of proposed infrastructure associated with overnight node accommodation for the Falls to Hotham Alpine Crossing will have no significant impact on the National Heritage Values, on the basis that:

- No National Heritage values are lost;
- No National Heritage values are degraded or damaged, and
- No National Heritage values are notably altered, modified, obscured or diminished.

8.4 Conclusion

Based on the assessment conducted from 12 recognized vantage points, it has been determined that the overnight node 3 may be visible from 5 of these locations. However, the visibility is assessed to be moderate at worst. Consequently, the assessment concludes that the proposed infrastructure will not have a significant impact on the National Heritage Values of the Australian Alps National Park and Reserves.

9 REFERENCES

Note for Landscape & Visual Assessment, Australian Institute of Landscape Architects, 2018

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Visual Representation of Development Proposals,Technical Guide Note 06/19, Landscape Institute, 2013 .

Landscape Institute and Institute of Environmental Management & Assessment, Guidelines for Visual Impact Assessment, Third Edition, Landscape Institute, 2013 .

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