



hansen

# Glismann Road, Beaconsfield

## Landscape Assessment

for Cardinia Shire Council

prepared by  
hansen partnership

June 2014



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Version	Title	Date	Issuer	Changes
P	Landscape Assessment - DRAFT	01/04/14	DM	-
P1	Landscape Assessment - DRAFT	30/04/14	DM	Revisions to Sections 2 and 3. Preliminary Sections 4, - 7 added.
-	Landscape Assessment	03/06/14	DM	Minor amendments to Sections 4 -7.

# 1 Introduction

## 1.1 Introduction

Hansen Partnership have been engaged by Cardinia Shire Council to prepare a landscape assessment and landscape management framework, both of which will ultimately form part of the background material used to inform the development plan process for the Glismann Road site.

The Glismann Road site or study area for this landscape assessment adjoins Old Princes Highway in Beaconsfield. Glismann Road runs north-south off Old Princes Highway and is central to the study area. At present, large rural-living style allotments surround Glismann Road and exhibit densely vegetated frontages to this unsealed road. This prevailing land use contrasts to the suburban neighbourhoods directly surrounding much of the study area.

This a logical area to consider more intense development, because of its context of surrounding suburbia, the relatively undeveloped nature of the study areas' land and its proximity to central Beaconsfield. The Beaconsfield Structure Plan validates this assumption by identifying Glismann Road as an area for future change. The relative undeveloped nature of the study area also provides the opportunity for future development to maintain existing significant landscape qualities. We understand that creation of methods to achieve this is the overarching project purpose.

Part of the process of fulfilling the purpose of this landscape assessment is the identification of these significant landscape qualities (including key views) through rigorous desktop and site analysis. Results of this analysis work will inform subsequent assessments regarding the landscape character, values and visual sensitivity (or sensitivity for change) of the study area.

This analysis/assessment work will provide the necessary foundation for achieving the overarching purpose of this project, to realise strategies, recommendations and methods to accommodate future development within the study area, while maintaining identified significant landscape qualities.

It is imperative to ground the landscape assessment with a best practice methodology, which is outlined following.

## 1.2 Methodology

The report documents the approach to the Landscape Assessment undertaken by Hansen Partnership and has been based on *Visual Landscape and Planning in Western Australia, a Manual for Evaluation, Assessment, Siting and Design (November 2007)*.

The methodology for the project is divided into four phases:

1. Inception.
2. Site Analysis & Landscape Character Assessment.
3. Landscape Values & Visual Sensitivity Assessment.
4. Landscape Management Framework.

### Phase 1 - Inception

- Description of the study area location and context.
- Acquisition of base data, information and briefings from Council.
- Collation of mapping data.

### Phase 2 - Site Analysis & Landscape Character Assessment:

- Describing the visual landscape character and the development of landscape character units.
- Vegetation mapping.
- Topography mapping.
- Land use patterns.
- Identification of key viewing locations and their significance.
- Views analysis based on both field work and desktop viewshed assessments.
- Definition and mapping of landscape character units within the study area.

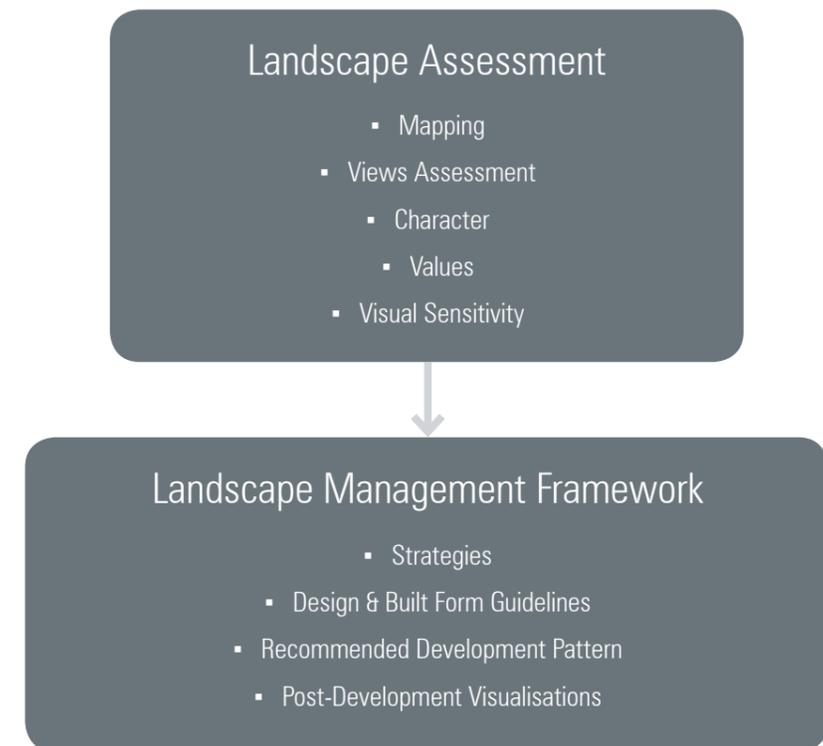
### Phase 3 - Landscape Values & Visual Sensitivity Assessment:

- Assess how the visual landscape character is viewed, experienced and valued.
- Identification of visual character preferences.
- Identification of areas of relative visual sensitivity within the study area.

### Phase 4 - Landscape Management Framework:

- List strategies for the future management of the landscape character areas.
- Develop a suite of design & built form guidelines which work to fulfil the identified strategies.
- Develop a recommended development pattern.
- Illustrate the recommended development pattern through post-development visualisations from key viewpoints.

## Project Overview



### 1.3 Study Area Location

The study area is irregularly shaped and located within Cardinia Shire Council, approximately 45km southeast of Melbourne's CBD and 10km northwest of central Pakenham. The study area is surrounded by suburban and commercial areas of Beaconsfield, and is approximately 750m south of the Urban Growth Boundary (UGB).

The suburban areas of Berwick and Narre Warren South are located west of the study area. To the north, the townships of Guys Hill and Beaconsfield Upper are present, with Officer and Pakenham located to the west.

The Princes Highway is a major road connecting numerous suburbs through Melbourne's southeast and forms the southern boundary of the study area. The most significant arterial road near the site is the Princes Freeway, which runs in an east-west direction and is approximately 1km south of the study area. Other main roads near the study area are O'Neil Road, Manuka Road and the Beaconsfield-Emerald road, all of which run in a north-south direction and service townships north of Beaconsfield.

The Pakenham metropolitan railway line also extends east-west, around 250-500m south of the study area, and of high significance Beaconsfield Station is also located approximately 300m southwest of the study area.

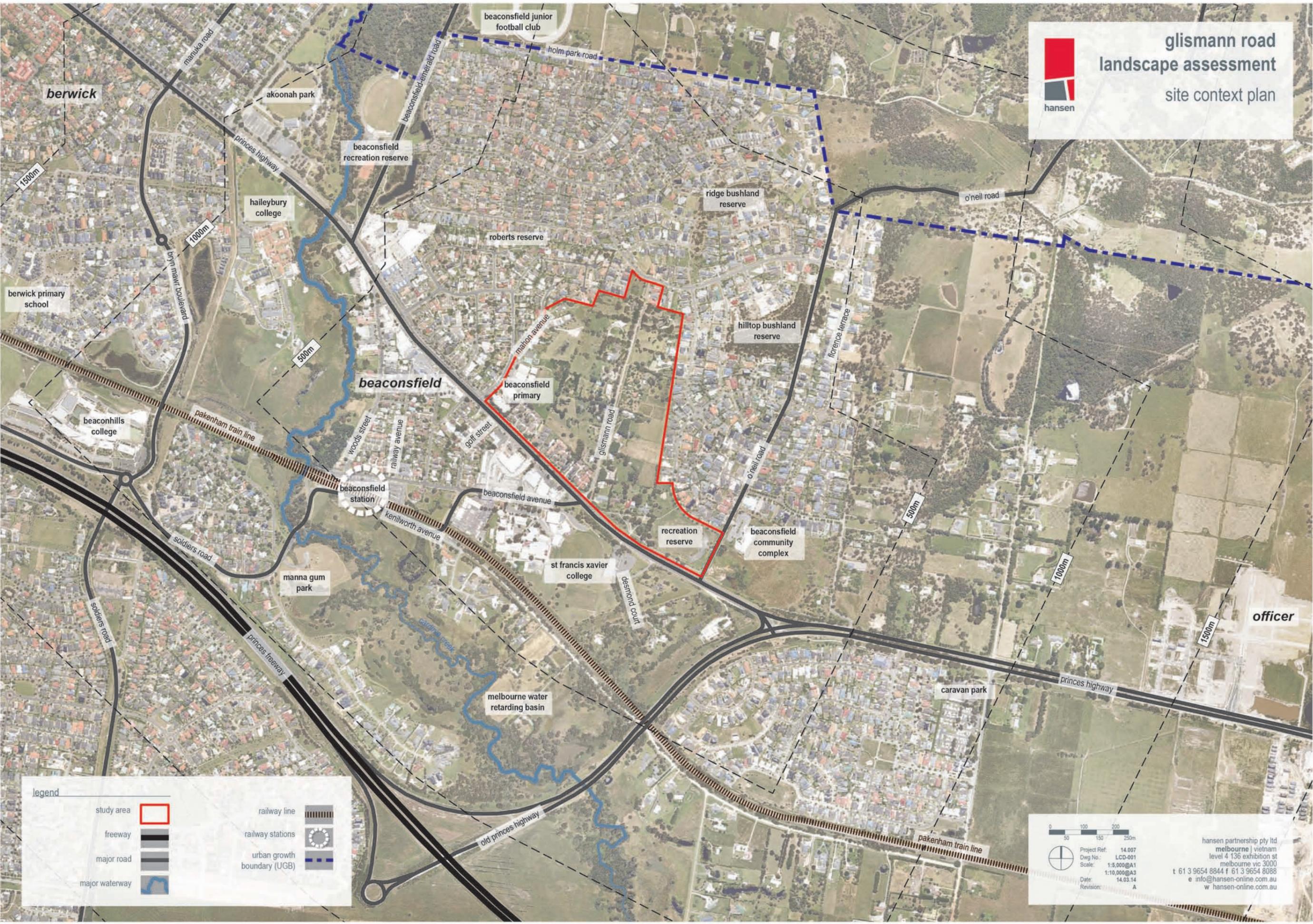
The terrain gradually undulates uphill from the relatively low and flat areas south of the Princes Highway to the north where it forms the foothills to the Dandenong Ranges, which lie approximately 12km to the north.

Cardinia Creek is a nearby significant landscape feature, which wraps around the western and southern extents of the site, approximately 500m from its boundary. There are also numerous areas of public open space which form a linear open space corridor which accompanies the creek. These areas include: Akoonah Park in Berwick, Beaconsfield Recreation Reserve, and Manna Gum Park.

There is a small area of public open space within the study area in the form of a small recreation reserve. Much of the nearby public open space is associated with nearby schools such as St. Francis Xavier College to the south, Haileybury College to the west and Beaconsfield Primary School which is within the western extents of the study area.



glismann road  
landscape assessment  
site context plan



legend

study area		railway line	
freeway		railway stations	
major road		urban growth boundary (UGB)	
major waterway			



Project Ref: 14.007  
 Dwg No.: LCD-001  
 Scale: 1:5,000@A1  
 1:10,000@A3  
 Date: 14.03.14  
 Revision: A

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## 1.4 Study Area and Surrounds

The following provides a description of the study area and immediate surrounds for the purposes of orientating the reader for the subsequent landscape assessment.

The study area is an irregularly shaped parcel of land covering approximately 33Ha, where the study area boundary is generally defined by roads or the sides/rears of adjoining residential properties.

Specifically, Princes Highway defines the entire southern boundary, and Lyle Avenue/Mahon Avenue defines much of the western boundary. The sides/rear fences of lots adjoining Wilma Court and Hillview Court form much of the northern study area boundary, in addition to a brief section of Timberside Drive from which Patrick Place protrudes into the study area. The rear fences of lots adjoining Woods Point Drive and Janet Bowman Boulevard make up much of the eastern site boundary, until the latter begins to form the perimeter of the recreation reserve in the southeastern section of the study area. This reserve is also bounded by O'Neil Road to the east.

The only roads within the study area itself are Glismann Road, Patrick Place and a number of unsealed driveways servicing lots directly west of the recreation reserve.

Glismann Road is accessed off Princes Highway, at an intersection opposite Beaconsfield Avenue. It is unsealed past its entry point and provides access to the rural living lots that comprise much of the study area. There is no pedestrian access either side of it, and it is separated by a grassed area/fencing from Patrick Place to the north. Patrick Place by contrast has concrete pedestrian path on its eastern side, is sealed at present and services several standard residential lots.

Further south, west of the recreation reserve, there are driveways which emanate from a single access point off Princes Highway and provide access to three residential lots with no direct frontage, between Glismann Road and the recreation reserve. These driveways cross several designated pedestrian paths which head east-west, and surround the recreation reserve.

The recreation reserve at present comprises of a cricket/AFL oval with floodlighting and coaches boxes. To its east is a gravel car park which is accessed from O'Neil Road. To the north of the oval is a small playground, bounded by the side fences of nearby residential lots and Janet Bowman Boulevard.

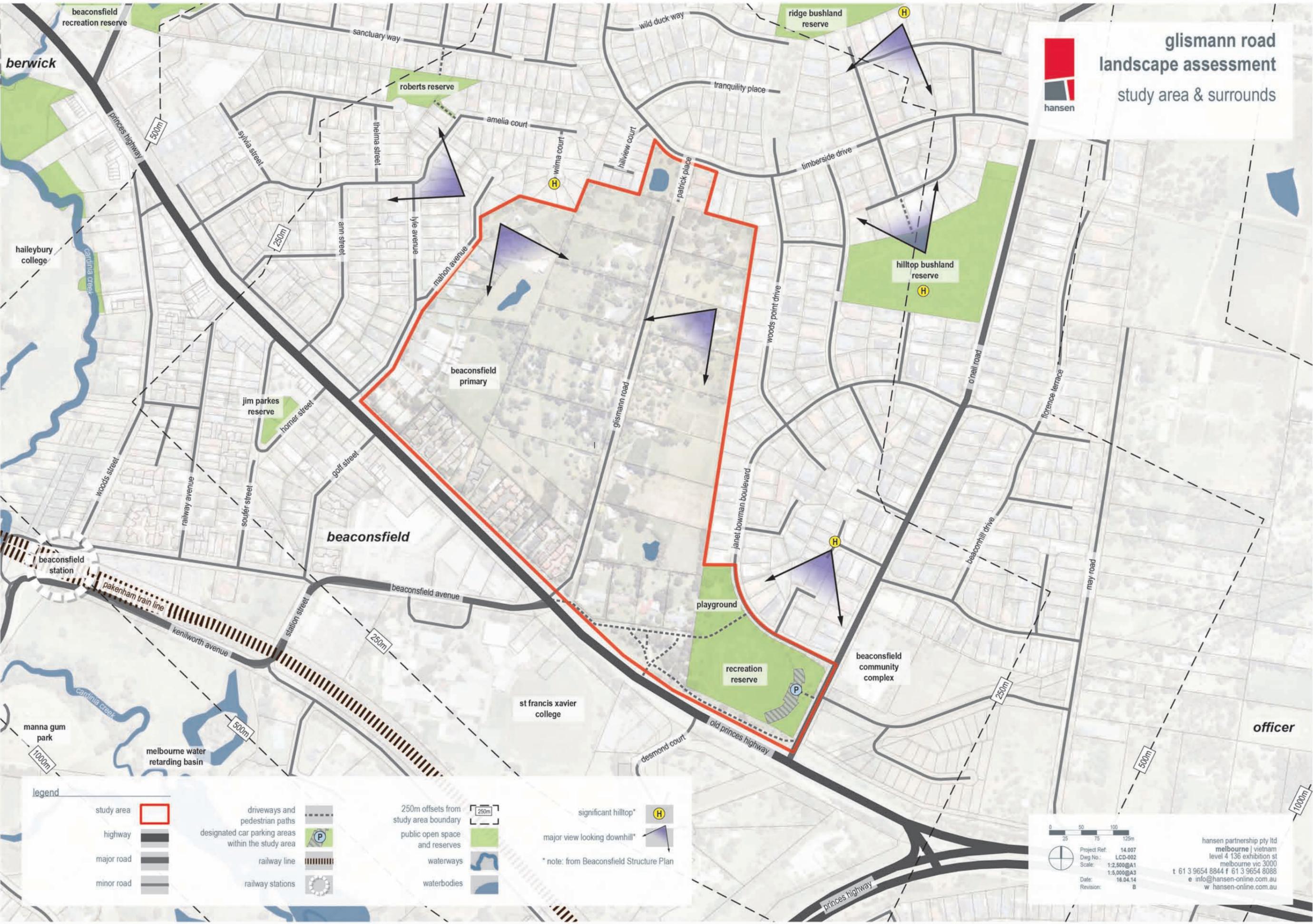
Other public open space or recreation areas near the study area include Ridge and Hilltop Bushland Reserve, Roberts Reserve, Jim Parkes Reserve, the Beaconsfield Recreation Reserve and the Manna Gum Park.

The study area includes Beaconsfield Primary School in its western reaches, and is adjacent to St Francis Xavier College to the south. Commercial areas of central Beaconsfield are approximately 250m from the site to the northwest, along Old Princes Highway.



# glismann road landscape assessment

## study area & surrounds



### legend

- study area
  - highway
  - major road
  - minor road
  - driveways and pedestrian paths
  - designated car parking areas within the study area
  - railway line
  - railway stations
  - 250m offsets from study area boundary
  - public open space and reserves
  - waterways
  - waterbodies
  - significant hilltop\*
  - major view looking downhill\*
- \* note: from Beaconsfield Structure Plan

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-002  
 Scale: 1:2,500@A1  
 1:5,000@A3  
 Date: 16.04.14  
 Revision: B

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## 1.5 Topography & Drainage Analysis

The Topographical Analysis map opposite provides an understanding of the topography of the study area and immediate surrounds. The contour data for the study area has been collated at 1m intervals and overlays a shaded graphic which identifies areas of relative elevation. This assists to understand the relative changes in level and the landform which contributes to the composition of the landscape.

On this basis the study area has been shaded to indicate topography ranging from low (light green) to very high land (red).

Most of the study area comprises of relatively flat, low-lying land which extends southwards where it encompasses much of nearby Beaconsfield and continues towards the local linear low-point of the Cardinia Creek.

These flat areas within the study area are surrounded by several ridgelines which protrude through the study area. One of these ridges adjoins much of the western site boundary, and extends downhill from its highpoint near Wilma Court towards the Old Princes Highway. The localised saddle to the north of this highpoint, which Timberside Drive traverses, forms much of the northern site boundary and leads into the second significant ridgeline within the study area. This central ridgeline has a highpoint in the northeastern reaches of the site and heads downhill in a southwest direction. It subsides into the flatter land shortly after it crosses Glismann Road where (due to its straight north-south alignment) a crest on the road is created, which is inherently hazardous to users of the road.

East of this central ridgeline, Janet Bowman Boulevard wraps around another small ridge, but land south of this within the study area forms part of the wider flat and low-lying terrain. Within this flatter area is the recreation reserve, its parking area and the playground.

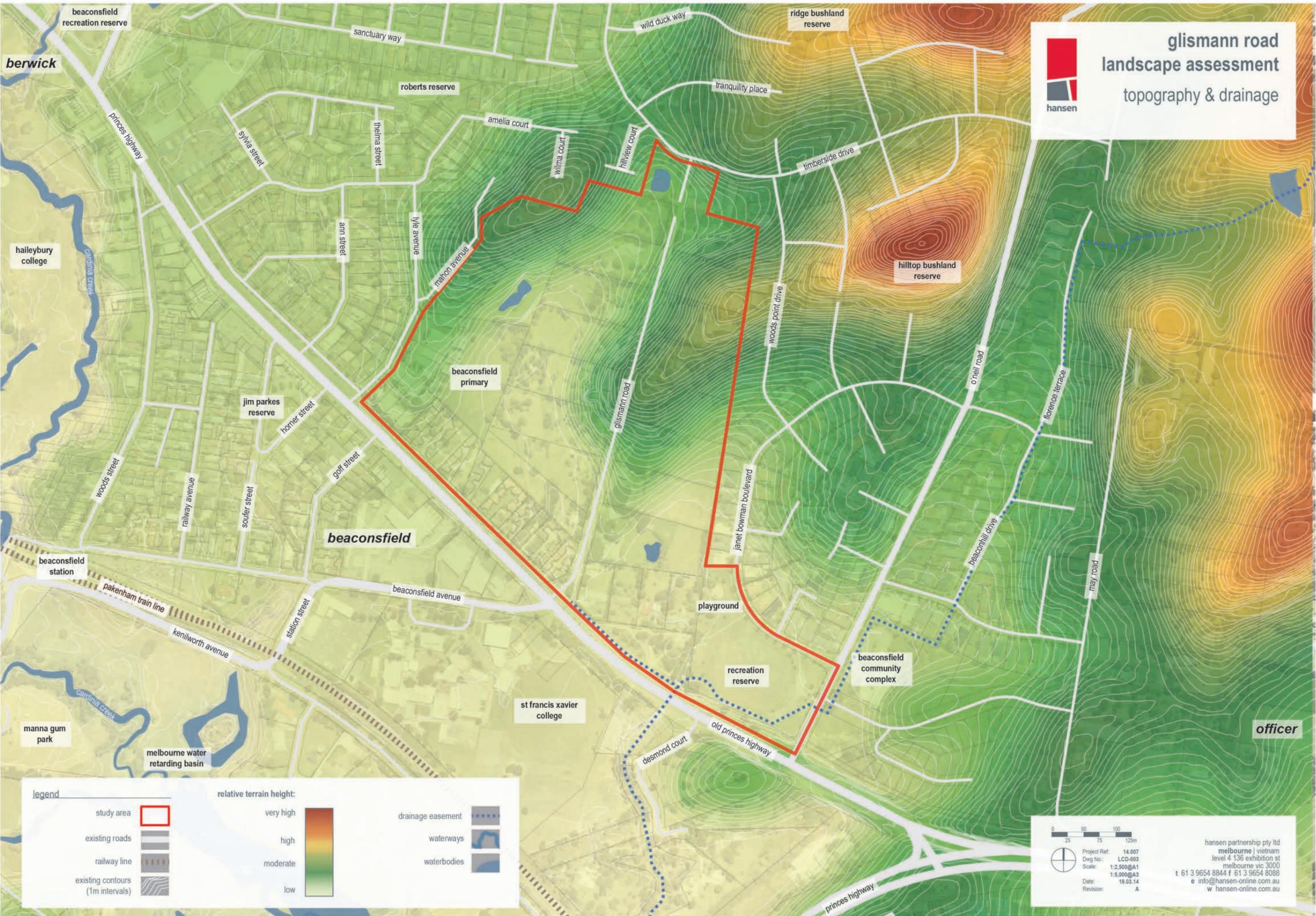
The ridges within the study area are typical of their context, as land rises from the relatively flat areas near Cardinia Creek to the north, where it begins to form the undulating terrain near Beaconsfield Upper. Roads servicing the surrounding suburban areas are generally reflective of this terrain, as well as the siting of several neighbouring bushland reserves on nearby highpoints.

In terms of drainage for the study area, three small waterbodies have been identified within the study area, one in the northern extents near Patrick Place, another north of Beaconsfield Primary School, and another between Glismann Road/the recreation reserve.

Also identified from VicMap data is a drainage easement which extends from Cardinia Creek/the Melbourne Water Retarding Basin to the south and connects to land in the north, through the study area. The easement wraps around the south side of the oval on the recreation reserve, while a separate branch extends from the reserve adjoining Old Princes Highway, and terminates at Glismann Road.



**glismann road**  
landscape assessment  
topography & drainage



**legend**

study area		relative terrain height:		drainage easement	
existing roads		very high		waterways	
railway line		high		waterbodies	
existing contours		moderate			
(1m intervals)		low			

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-003  
 Scale: 1:2,500@A1  
 1:5,000@A3  
 Date: 18.03.14  
 Revision: A

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## 1.6 Vegetation & Land Use Analysis

The Vegetation & Land Use Analysis map opposite shows the existing vegetation located within the study area, as mapped by Hansen from a desktop analysis of the aerial photographs for the study area and prevailing land use typologies within the study area. Existing built form footprints have also been mapped, in a similar manner to the vegetation.

The predominant land use typology on the site is rural living lots, which are located central to the study area, with frontages onto Glismann Road or Old Princes Highway (with the driveway arrangement as described on p6).

These driveways extend over the triangular shaped parcel of 'left-over' road easement land, between the recreation reserve and the rural living lots. Also on this land at present are several pedestrian paths and stands of established vegetation.

Another prominent land use typology within the study area is 'standard residential', which includes areas of detached units typical along the Old Princes Highway frontage, with more typical suburban residential developments on the western and northern boundaries.

Beaconsfield Primary School comprises of a significant parcel of land within the study areas western extents. The land itself contains a number of relatively large structures and a sports oval.

Vegetation coverage within the study area is relatively high compared to surrounding suburban areas. This is reflective of the space which vegetation has to grow within the relatively spacious rural living lots, where often dense native or exotic vegetation appears in clusters, separated by cleared areas. These clusters are often around buildings, driveways and property boundaries, particularly on the Glismann Road frontage.

This dense coverage of vegetation subsides within the standard residential lots, and in the cleared areas of the primary school and recreation reserve. However, the recreation reserve is bounded by stands of roadside vegetation and the primary school has areas of established vegetation near its frontage with Old Princes Highway and the edges of the sports oval.

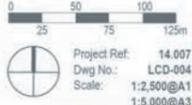


**glismann road**  
landscape assessment  
vegetation and land use



legend

study area		existing vegetation		standard residential areas	
existing roads		public open space and reserves		rural living areas	
railway line		existing buildings		primary school	
existing contours (1m intervals)		road easement		waterways/waterbodies	



Project Ref: 14.007  
Dwg No.: LCD-004  
Scale: 1:2,500@A1  
1:5,000@A3  
Date: 18.03.14  
Revision: A

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## 1.7 Planning Zones

The Planning Zones plan opposite provides a graphic summary of the existing planning zones that apply to the study area and the immediate surrounding land. A summary of the purpose or objectives of zones which are present in the study area from the Cardinia Shire Council Planning Scheme has been included below:

### PPRZ - Public Park and Recreation Zone

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

### PUZ2 - Public Use Zone (Education)

- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose

### R1Z -Residential 1 Zone

- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.
- To encourage residential development that respects the neighbourhood character.
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

### RDZ1 -Road Zone

- To identify significant existing roads.
- To identify land which has been acquired for a significant proposed road.

### RLZ1 - Rural Living Zone

- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

The Planning Zones plan also reveals some nearby land use patterns of note, particularly the predominance of surrounding standard residential areas (R1Z), which assists in defining the study area as a incongruous island of rural living allotments amongst suburban Beaconsfield.

Also evident is the open space, floodways and water infrastructure which adjoins Cardinia Creek, in addition to the commercial precinct central to Beaconsfield.

**glismann road landscape assessment**  
planning zones




**legend**

study area	PPRZ - public park and recreation zone	R1Z - residential 1
B1Z - commercial zone 1	PUZ1 - public use: service and utility	RCZ - rural conservation
FZ - farming zone	PUZ2 - public use: education	RDZ1 - road: category 1
IN1Z - industrial zone 1	PUZ4 - transport	UFZ - urban floodway
LDRZ - low density residential	PUZ6 - public use: local government	UGZ - urban growth zone
PCRZ - public conservation & resource	PUZ7 - public use (other)	

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-005  
 Scale: 1:2,500@A1  
 1:5,000@A3  
 Date: 14.03.14  
 Revision: A

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## 1.8 Planning Overlays

The Planning Overlays plan opposite provides a graphic summary of the existing overlays that apply to the study area. A summary of the purpose or objectives of overlays which are present in the study area from the Cardinia Shire Council Planning Scheme has been included below:

### ESO - Environmental Significance Overlay

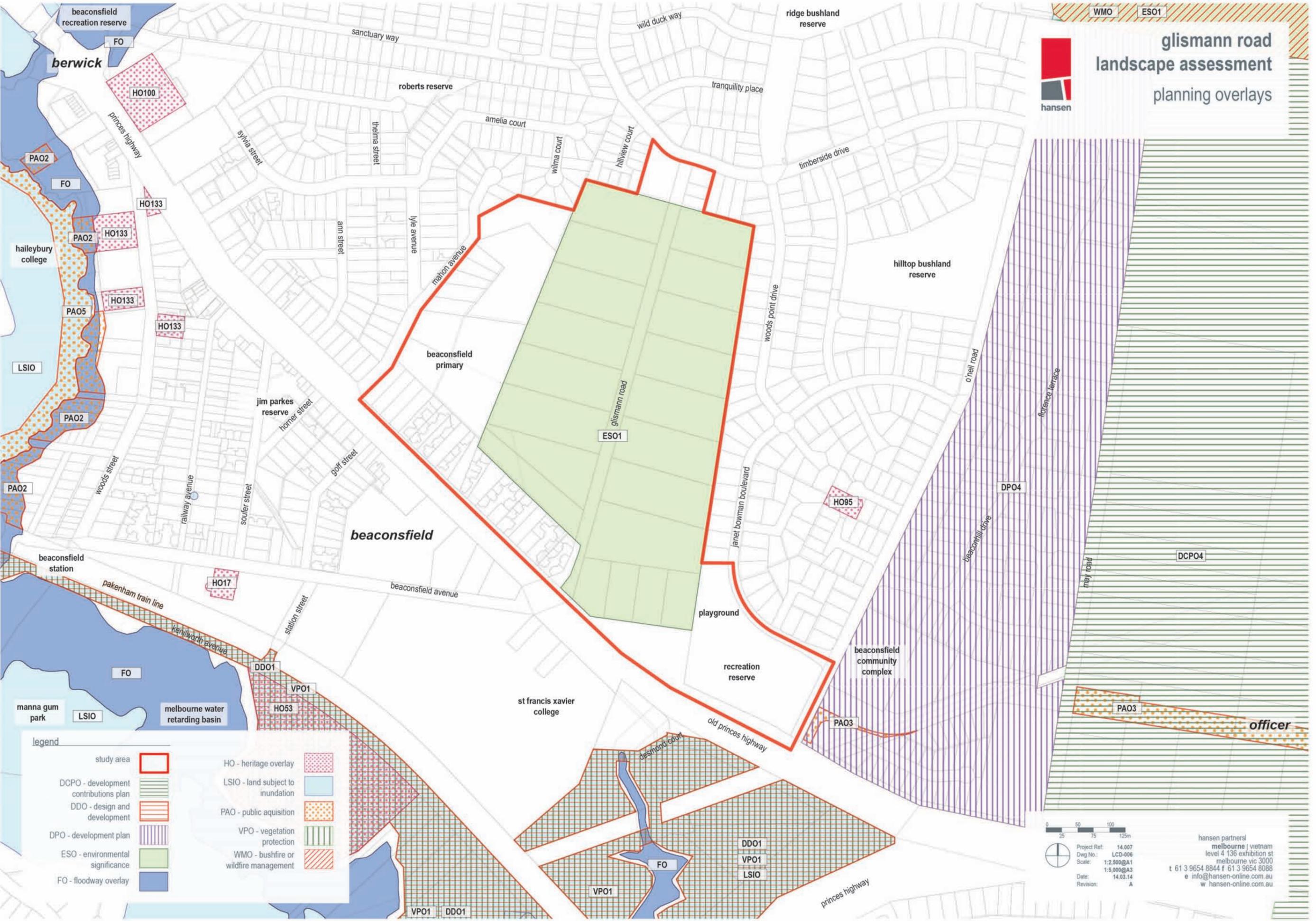
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values

WMO ES01



# glismann road landscape assessment

## planning overlays



**legend**

study area		HO - heritage overlay	
DCPO - development contributions plan		LSIO - land subject to inundation	
DDO - design and development		PAO - public acquisition	
DPO - development plan		VPO - vegetation protection	
ESO - environmental significance		WMO - bushfire or wildfire management	
FO - floodway overlay			

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-006  
 Scale: 1:2,500@A1  
 1:5,000@A3  
 Date: 14.03.14  
 Revision: A

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## 2 Viewshed Analysis

This section of the report describes the outcomes of the viewshed analysis which is undertaken to inform the detailed landscape assessment.

The viewshed analysis is undertaken early on in the assessment as a means to ascertain the full extent of technically feasible views to and within the study area from the surrounding landscape.

A viewshed is defined as the surface area or terrain visible from a given viewpoint. It is also the area from which that viewpoint or series of viewpoints may be seen. This is referred to as the 'intervisibility' relation. Although the viewshed plans shown only the visible terrain from a specific viewpoint, the visibility between two points depends upon the presence of on-ground obstacles, such as trees and buildings along the sight-line which connects the two points. Such obstacles may obstruct or reduce the reciprocal vision of the same two points.

The approach is to identify this extent of potentially visible terrain from a specific point, as a basis for ground proofing the results through extensive fieldwork and landscape assessment. It is important to emphasise that the viewshed analysis will yield a much broader extent of views as the study is based on topography only and does not take into consideration the restrictive impact on views from built form and existing vegetation.

### Viewshed Methodology

The viewshed analysis of the study area was developed using computer software packages (Autocad, Rhinoceros & Adobe) to develop a three-dimensional terrain model of the region within which the subject land is contained. The model used topographical data obtained from Council, comprising elevation information with a 1m contour interval.

Following development of the terrain model of the study area and its surroundings, a series of points were selected based on a desktop analysis of likely sensitive viewing locations.

Utilising Rhino terrain and based on the concept of intervisibility described above, a projection was simulated at a height of 1.6m above the ground radially to the surrounding terrain. This height was selected to represent the height of an average viewer. The objective of this process is to ascertain all locations that are conceivably visible from a particular location. This analysis is based on topography only and does not consider built form, vegetation or any other potential visual obstruction.

The resultant map provides an illustrative description of the viewshed from a specific point, whereby the potentially visible terrain is shown coloured in red, and not visible areas are grey.

### Viewshed Locations

The viewshed locations selected are generally located within publically accessible areas, including within road and recreational reserves. The purpose of this task is to develop a picture of the extent of views from a range of locations spread evenly around and within the study area. The viewpoints covered are shown in the table opposite.

### Field Work Assessments

Each viewpoint has also been assessed through subsequent field work to review the outcomes of the viewshed analysis. This process is necessary in order to account for the potential screening and filtering effect on views caused by existing vegetation and built form.

The field work was conducted on the 24th of March 2014 between 10am - 4pm, with cloudy weather conditions.

It is important to reinforce that the viewshed analysis maps are based on topography only and do not take into account the screening effects of other elements in the landscape such as existing vegetation and built structures that further obscure views. Typically the actual view from the ground will be reduced once these factors are taken into consideration.

Red boxes have been added to applicable views to highlight the location of the study area in the photography.

Viewshed No.	Location
1	Soldiers Road
2	Bryn Mawr Boulevard
3	Princes Highway
4	Manna Gum Park
5	Beaconsfield Station
6	Princes Highway
7	Beaconsfield-Emerald Road
8	Holm Park Road
9	Fieldstone Boulevard
10	O'Neil Road
11	O'Neil Road
12	Beaconsfield Community Complex
13	Old Princes Highway
14	Earlsford Drive
15	Brookvale Close
16	Princes Highway
17	Glismann Road
18	Timberside Drive
19	Princes Highway
20	Roberts Reserve
21	Beaconsfield Avenue
22	Princes Highway
23	Beaconsfield Primary School



## 2.1 Viewshed Location 1 - Soldiers Road

### Viewshed Analysis:

Viewpoint 1 is located where Soldiers Road crosses the Princes Freeway, approximately 1.2km southwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

From this view location terrain within the study area is demonstrated as visible. This visibility is focused on the western face of the ridgeline central to the site, terrain on the western site boundary adjacent to Beaconsfield Primary School and over the lower-lying land of the recreation reserve.

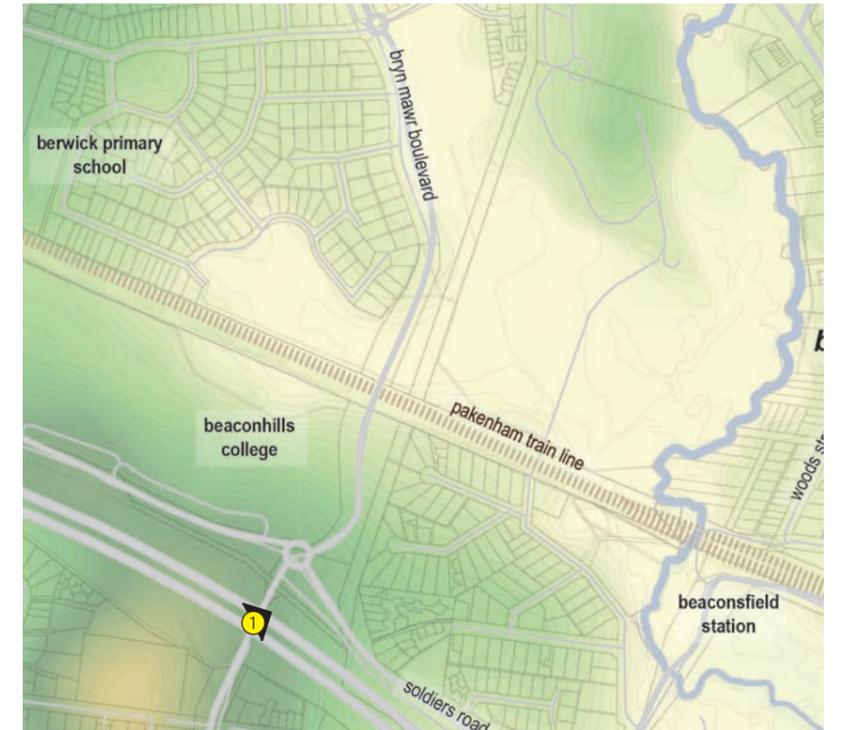
A significant amount of terrain outside the study area is also potentially visible from this point, including extensive areas of central Beaconsfield to the northwest/west and Berwick to the north. Terrain past the study area to the northwest and west begins to be obscured by the relatively high terrain in that area, enclosing views to the Beaconsfield area. Overall, the viewshed for this viewpoint demonstrates the potential for wide, panoramic views to be obtained from this location.

### Field Work Assessment:

The image below shows the view from this location looking northeast across Beaconsfield and the Princes Freeway. The photograph was taken from the bridge where Soldiers Road crosses the freeway.

From this view location the Princes Freeway provides a distinct foreground element. The freeway is lined with an acoustic wall towards the right of view, and an embankment towards the left, which is capped with a line of established trees. These features would likely serve to obscure views towards the study area from the freeway itself, accordingly views from that location have not been included in this assessment. The vegetated hills in the background of this view can be seen through gaps between the trees on the freeway embankment, and become a more distinct visual element of this view towards the right of view, above the acoustic wall.

A section of these vegetated hills are the central ridgeline in the study area, which can be seen below the highpoint, right of the row of trees above the freeway embankment. Canopy vegetation associated with the residences in the middle ground of this view serves to obscure views to some sections of the study area from this point. Where visible, the study area appears as a dense mass of vegetation, with some cleared areas and structures distinguishable between tree canopies.



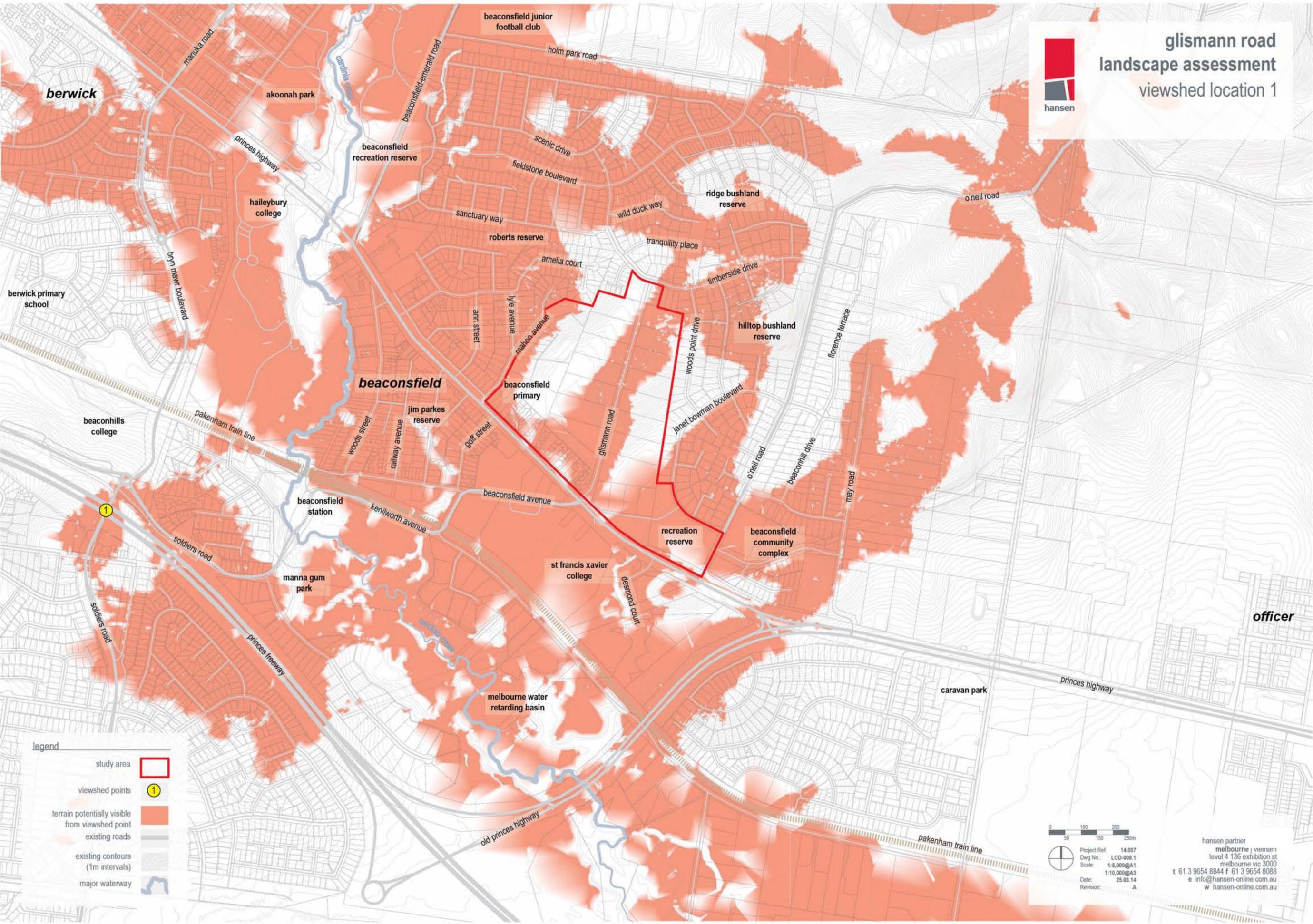
**Key Plan**

Scale 1:10,000 @ A3



Soldiers Road looking northeast.

**glismann road**  
**landscape assessment**  
 viewshed location 1



- legend
- study area
  - viewshed points
  - terrain potentially visible from viewshed point
  - existing roads
  - existing contours (1m intervals)
  - major waterway

0 50 100 150 200 250m

Project Ref: 14.007  
 Dwg No.: LCD-008.1  
 Scale: 1:5,000@A1  
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## 2.2 Viewshed Location 2 - Bryn Mawr Boulevard

### Viewshed Analysis:

Viewpoint 2 is located where Bryn Mawr Boulevard where it crosses the rail line approximately 1km west of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

From this view location terrain within the study area is demonstrated as visible. This visibility is focused on the western face of the ridgeline central to the site and terrain on the western site boundary adjacent to Beaconsfield Primary School.

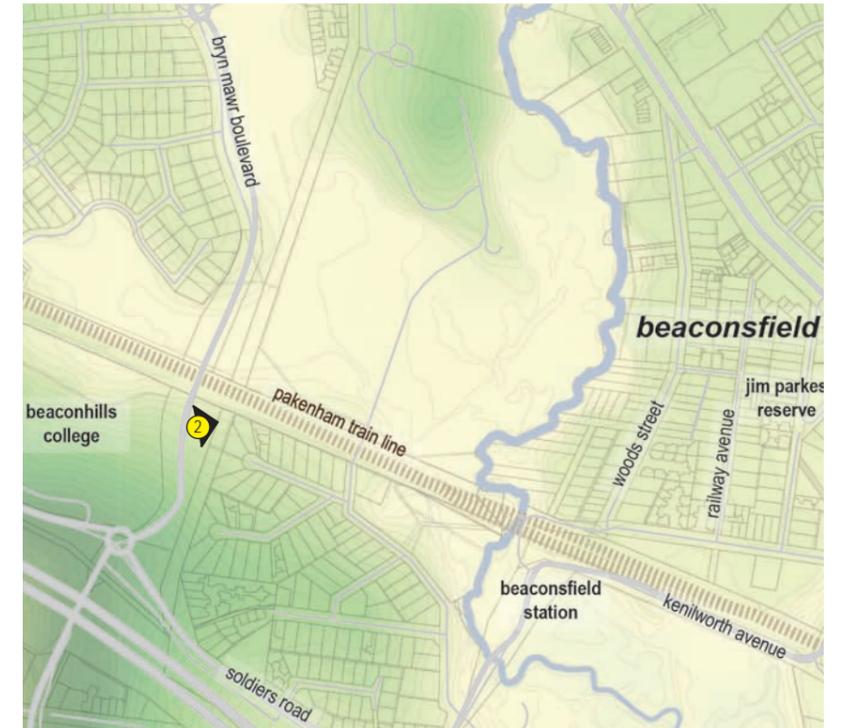
This view location is situated within the lower-lying areas that accompany Cardinia Creek, and the relatively confined nature of potential views to surrounding terrain reflects this. Land east towards the study area is generally obscured by the slightly higher terrain east of Cardinia Creek. Beyond this, a number of high points and ridgelines are shown as potentially visible but not the lower-lying land between.

### Field Work Assessment:

The image below shows the view from this location looking east across the grounds of Haileybury College towards Beaconsfield. This photograph was taken from the bridge that crosses the railway line on Bryn Marw Boulevard.

Evident in the foreground of view is the cleared recreation and agricultural areas near Haileybury College. These areas are dotted with some established canopy vegetation, but from this vantage point views are present over the clearing and the dense vegetation which accompanies Cardinia Creek, to parts of Beaconsfield including the rolling hills in the background of view. on which the study area is situated.

The study area is visible to the right of the high voltage power lines shown silhouetted on the skyline in the background of the view. The only section of the study area visible is the central ridgeline, and this reflects the results of the viewshed assessment. From this point, the study area appears lower than the highpoint on which Hilltop Bushland Reserve is situated and visually blends with its densely vegetated surrounds. Occasional built form is visible through the vegetation coverage on the study area, but this does not appear out of place as buildings are a prominent feature of the nearby undulating terrain.



**Key Plan**

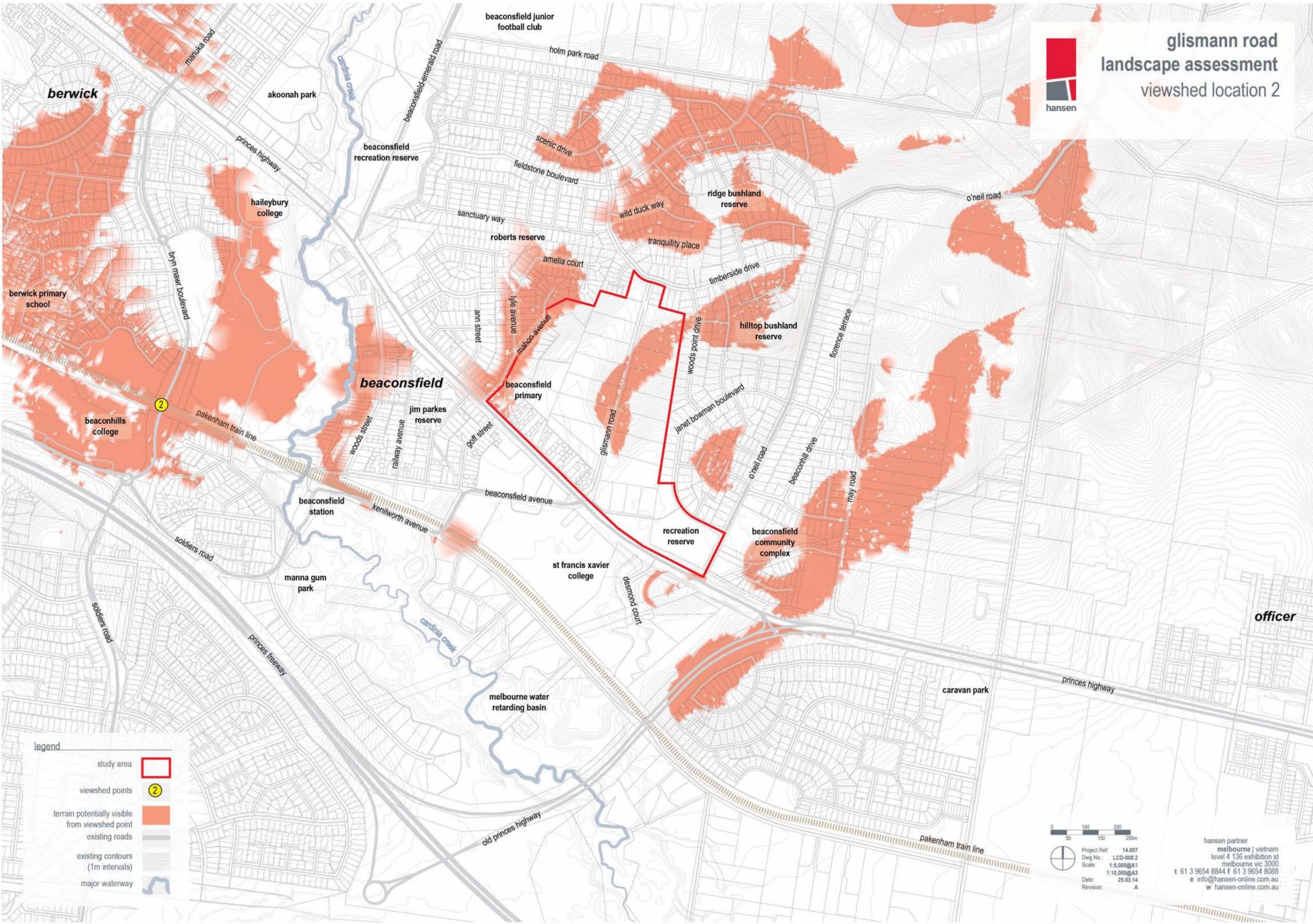
Scale 1:10,000 @ A3



Bryn Mawr boulevard looking east.



# glismann road landscape assessment viewshed location 2



**legend**

- study area
- viewshed points
- terrain potentially visible from viewshed point
- existing roads
- existing contours (1m intervals)
- major waterway

0 50 100 150 200 250m

Project Ref: 14.007  
 Dwg No.: LCD-008.2  
 Scale: 1:5,000@A1  
 1:10,000@A3  
 Date: 25.03.14  
 Revision: A

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## 2.3 Viewshed Location 3 - Princes Highway

### Viewshed Analysis:

Viewpoint 3 is located at the intersection of Princes Highway and Manuka Road, approximately 1.5km northwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

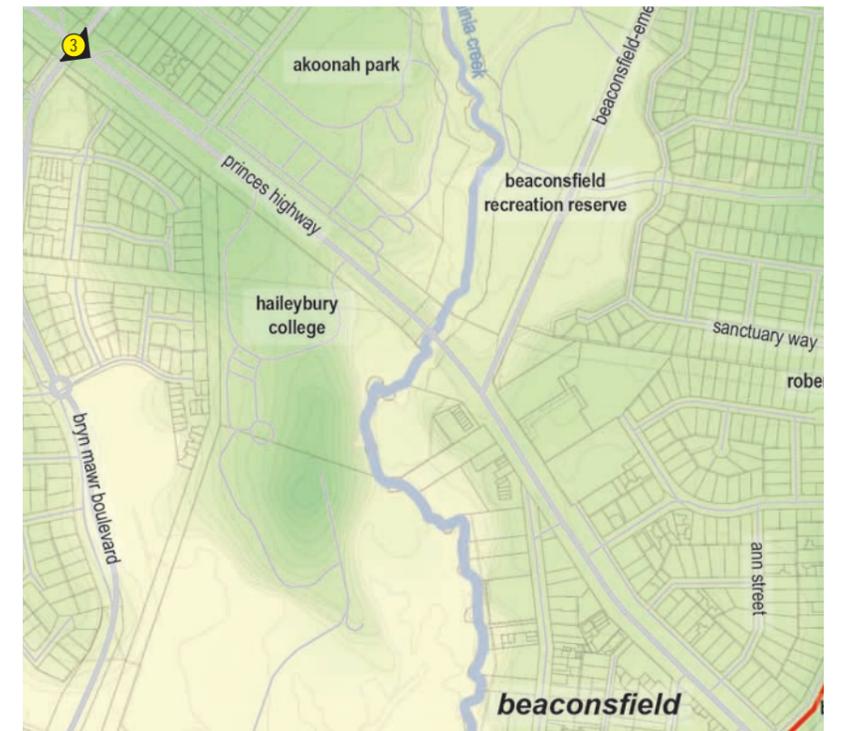
From this view location a relatively small amount of terrain within the study area is demonstrated as visible. This visibility is focused on the highest reaches of both the western face of the ridgeline central to the site, and the ridge which accompanies the western site boundary. Much of the suburban areas between this western ridge and the viewpoint are shown as potentially visible, demonstrating that this ridge obscures potential views to terrain within the study area.

Highpoints and ridgelines east of the study area serve to terminate views to terrain further east, confining views to nearby areas of Berwick and the previously discussed suburban areas of Beaconsfield.

### Field Work Assessment:

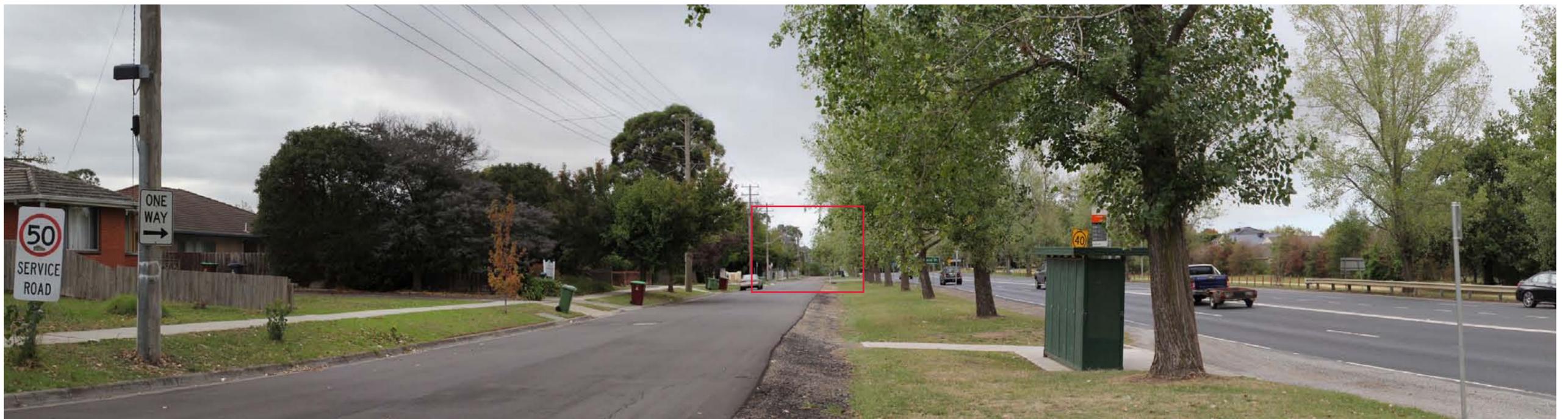
The image below shows the view from this location, looking southeast down Princes Highway, through the eastern extents of Berwick towards Beaconsfield. This viewpoint is typical of views as one approaches the study area from Berwick on the Princes Highway.

The view shows the pavement of both the service road and Princes Highway, in addition to the avenue vegetation which bisects the two, and suburban dwellings on either side of the road. All these elements are aligned down the road axis which heads towards the study area, however the latter two serves to obscure views to neighbouring areas, providing a much narrower field of view than what is presented in the viewshed analysis. Vegetation visible at the end of the road axis may be within the study area, but it is difficult to distinguish and forms only minor part of this view.



**Key Plan**

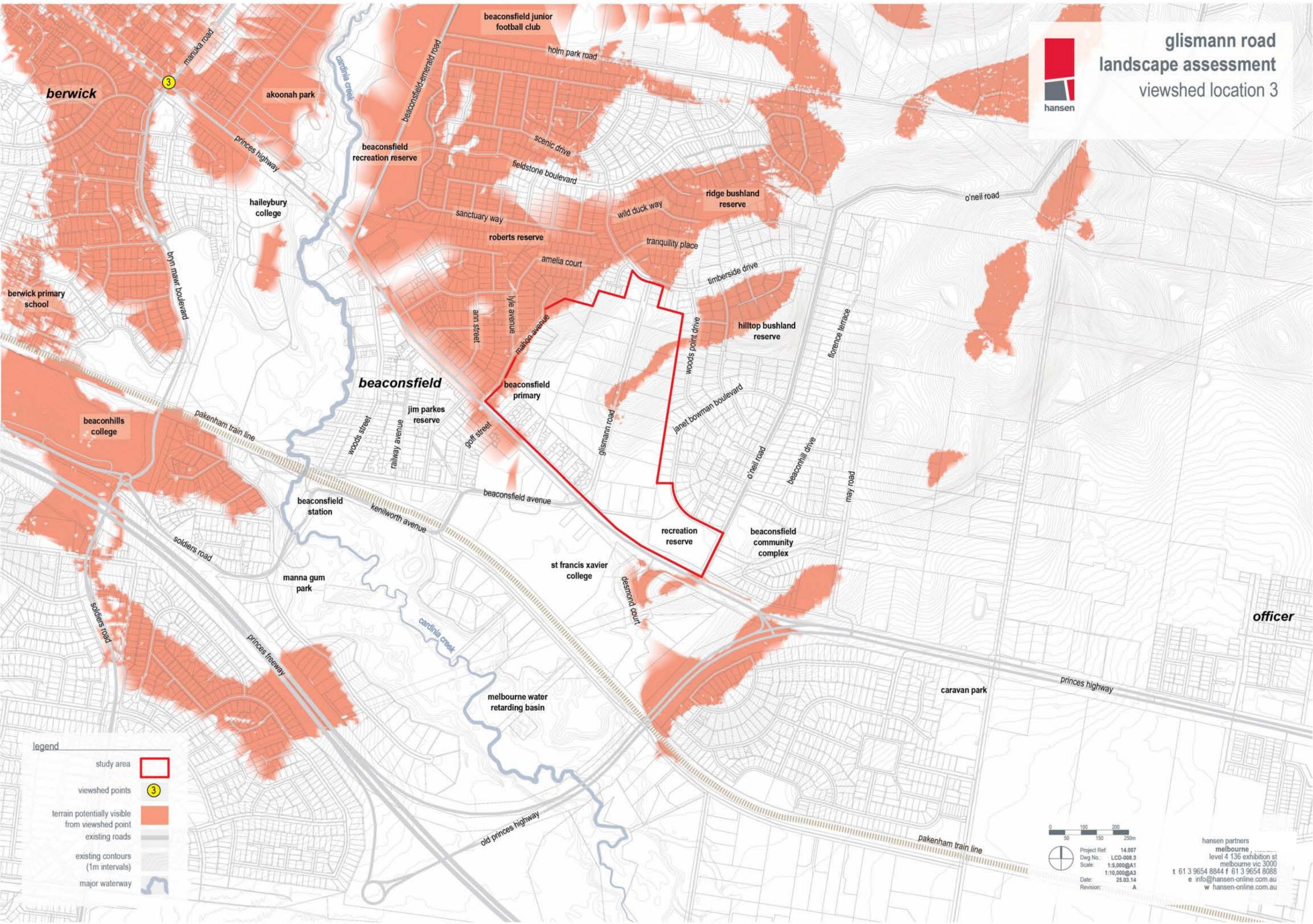
Scale 1:10,000 @ A3



Princes Highway looking southwest.

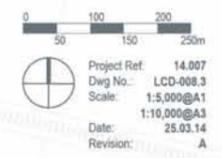


**glismann road**  
landscape assessment  
viewshed location 3



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.3  
Scale: 1:5,000@A1  
1:10,000@A3  
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Revision: A

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## 2.4 Viewshed Location 4 - Manna Gum Park

### Viewshed Analysis:

Viewpoint 4 is located within the cleared picnic area of Manna Gum Park approximately 700m southwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set within the linear area of relatively low-lying terrain which accompanies Cardinia Creek, hence views to surrounding terrain are largely confined from this low point. Because of this, visible terrain within the study area is concentrated on the highpoints of the central and western ridgelines. Both of these ridge serve to obscure views to areas east within the study area.

As potential views are largely confined to terrain within the Cardinia Creek low-lands, views to terrain east of the study area largely pick up highpoints and ridgelines, but not the lower areas between them.

### Field Work Assessment:

The image below shows the view from this location, looking east from the Manna Gum Park picnic area, adjacent to Cardinia Creek. This viewpoint has been selected as it is representative of views from this linear open space area that adjoins Cardinia Creek.

The cleared grassed area of the picnic ground is present in much of the foreground of view, and is occasionally dotted by recreational structures or pathways. Between this grassed area and the sky, established native vegetation which accompanies the Cardinia Creek corridor is prevalent in view. This vegetation is not accounted for in the viewshed assessment and serves to obscure views into the study area and its surrounds. Overall, a much more confined view is present from this point compared to what is shown in the viewshed assessment.



**Key Plan**

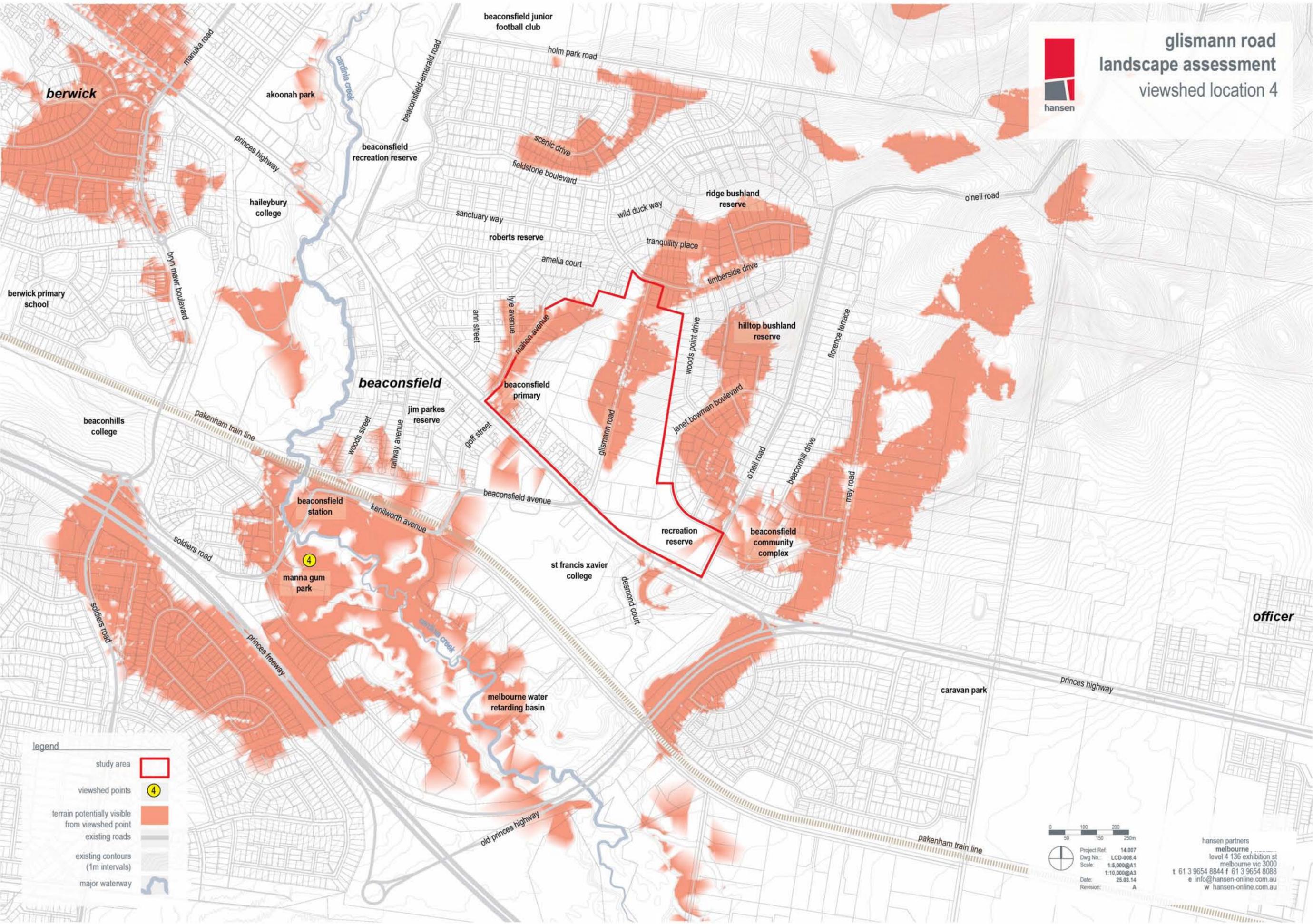
Scale 1:10,000 @ A3



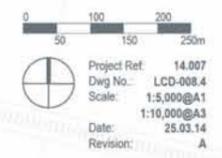
Manna Gum Park looking northeast.



**glismann road**  
landscape assessment  
viewshed location 4



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.4  
Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
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## 2.5 Viewshed Location 5 - Beaconsfield Station

### Viewshed Analysis:

Viewpoint 5 is located on the platform at Beaconsfield Station approximately 500m west of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

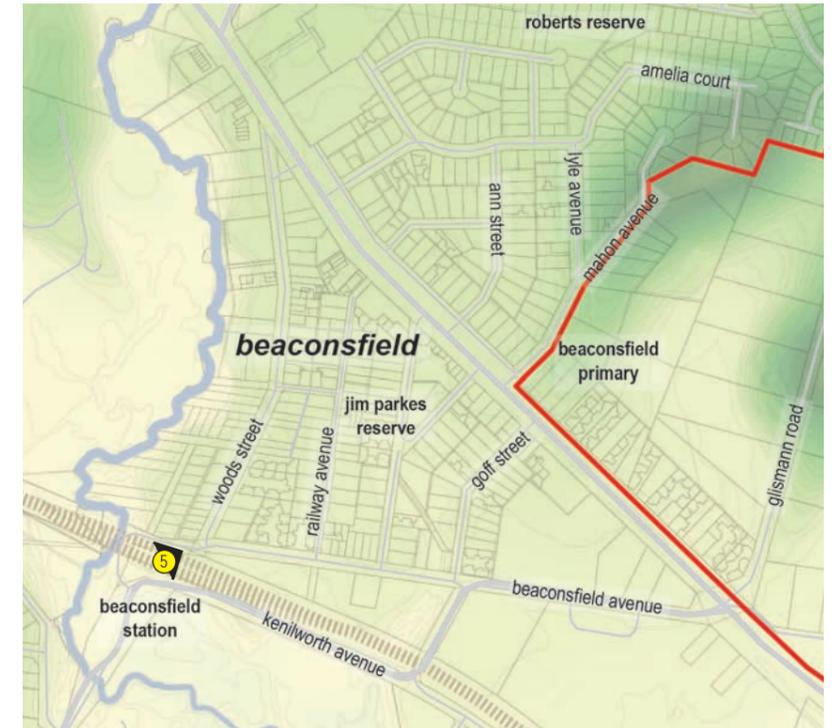
The view location is set at the edge of the linear low terrain which accompanies Cardinia Creek. Much of the land directly surrounding this point is visible, and serves to obscure views to terrain within much of the study area. Like other views, mainly the higher areas of the western and central ridgelines are visible within the study area, with some lower areas near the southern boundary and the recreation reserve also shown as visible.

Beyond the study area, scattered highpoints and ridgelines are shown as potentially visible, but extensive views from this area to the north and northeast are not afforded from this point.

### Field Work Assessment:

The image below shows the view from this location, looking west towards the study area from the outbound platform of Beaconsfield Station. This viewpoint has been selected to gauge the extent of physical views from this highly used public facility.

Views from this location are more limited than the viewshed mappings suggests, with suburban houses and their associated vegetation obscuring views to many areas within Beaconsfield, and hence to the lower reaches of the study area. However, views to the study area are present through the gap created by Beaconsfield Avenue. Like other more distant views, the central ridgeline within the study area comprises of a dense coverage of vegetation to this viewpoint, with some buildings visible between. The visible section of the study area also blends with the vegetated rolling hills background that is afforded to this viewpoint.



**Key Plan**

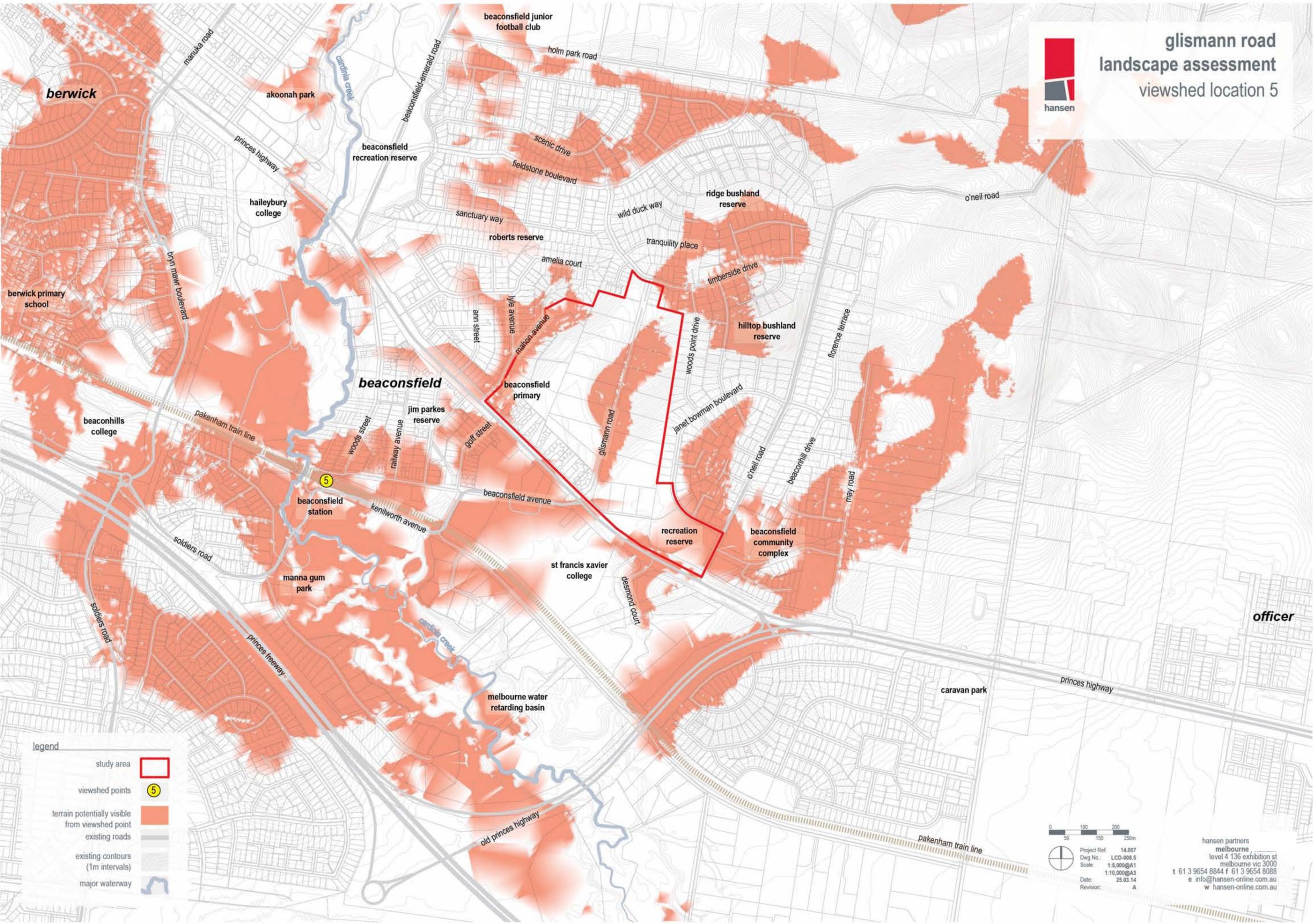
Scale 1:10,000 @ A3



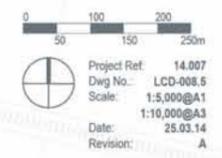
Beaconsfield Station looking northeast.



**glismann road**  
landscape assessment  
viewshed location 5



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.5  
Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
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## 2.6 Viewshed Location 6 - Princes Highway

### Viewshed Analysis:

Viewpoint 6 is located at the intersection of Princes Highway and Beaconsfield-Emerald Road, approximately 600m northwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set amongst the extensive lower-lying and flatter area that contains much of Beaconsfield. The viewshed reflects this as it covers much of the nearby lower-lying area and terminates as it reaches higher ridgelines, in particular the ridge which adjoins the western site boundary. The highest reaches of the central ridgeline is shown as visible beyond this, and is the only other area of visible terrain within the study area.

The western ridgeline within the study area serves to terminate most views west from this view point. Views towards the north of the study area are confined to ridges, highpoints and some of the lower lying land between.

### Field Work Assessment:

The image below shows the view from this location at the intersection of Princes Highway and Beaconsfield-Emerald Road, looking southeast. This viewpoint has been selected as it is representative of views from the central, commercial areas of Beaconsfield, near its border with Berwick.

Princes Highway forms the foreground of this view, above which the relatively large scale commercial buildings in central Beaconsfield are clearly visible and serve as a major component of this view. These buildings also serve to obscure views to terrain shown as visible in the viewshed mapping, including the western and central ridgelines in the study area. The residential buildings and the canopy vegetation present to the right of view also serve to obscure potential views into the study area.



**Key Plan**

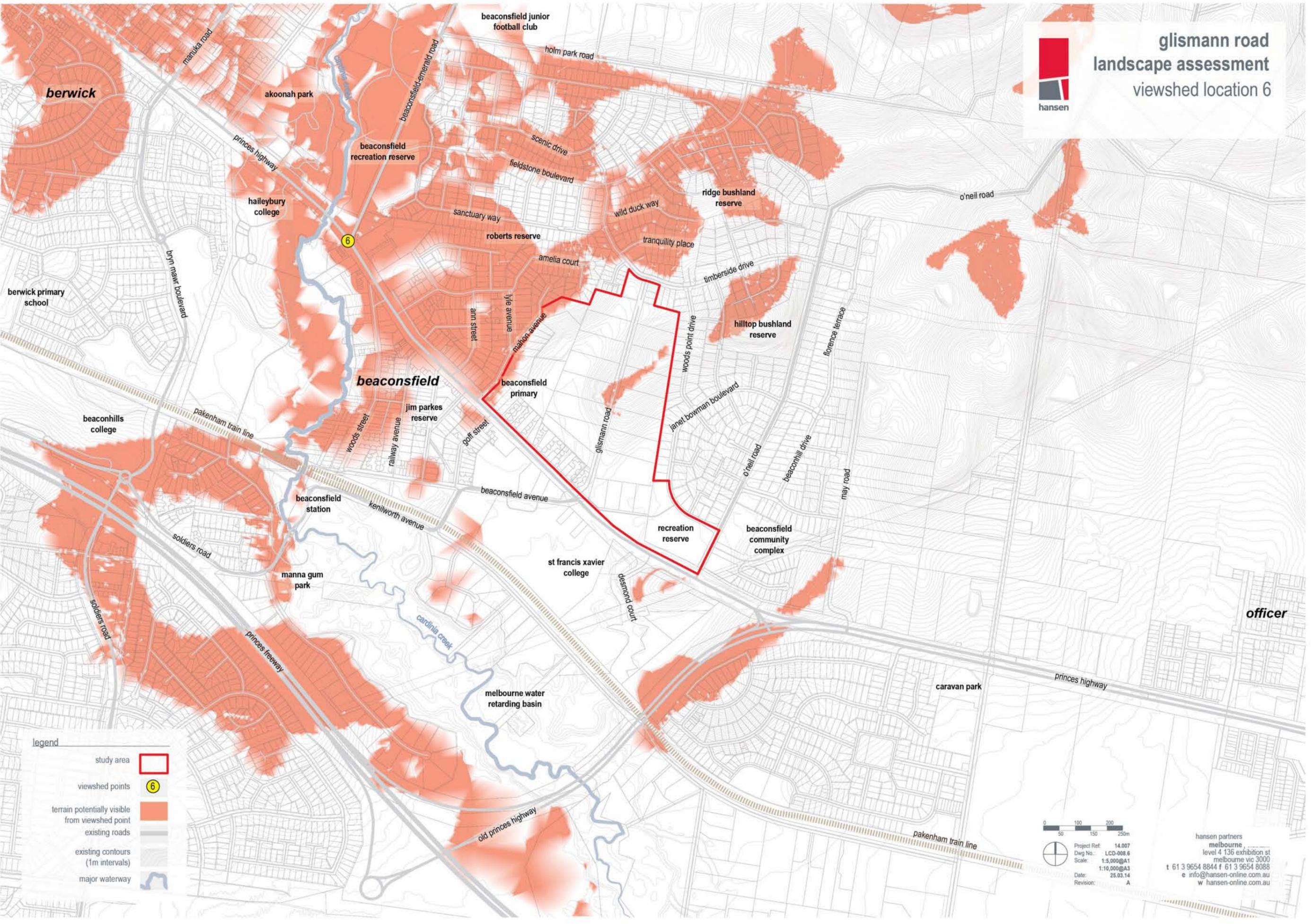
Scale 1:10,000 @ A3



Princes Highway looking southeast.

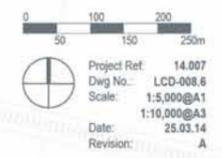


**glismann road**  
landscape assessment  
viewshed location 6



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.6  
Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
Revision: A

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## 2.7 Viewshed Location 7 - Beaconsfield-Emerald Road

### Viewshed Analysis:

Viewpoint 7 is located at the intersection of Beaconsfield-Emerald Road and Holm Park Road, approximately 1km northwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

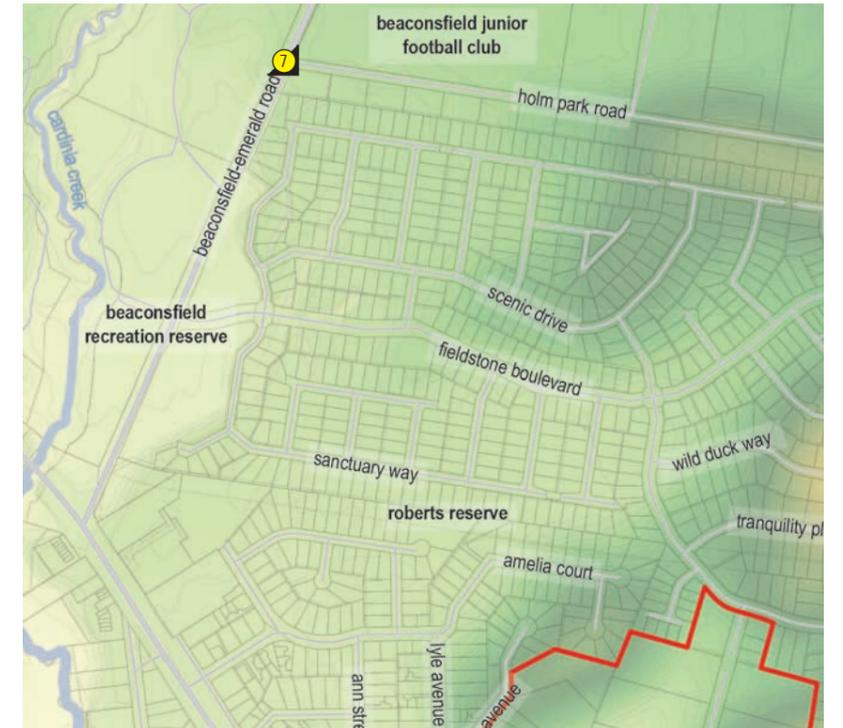
The view location is set at the northern reaches of the lower-lying plain, on which much of Beaconsfield is situated towards the south. The viewshed covers much of this area, including terrain in Berwick adjacent to the Cardinia Creek corridor. Distant views south and east are also shown as potentially visible, but are inconsequential to the study area.

The ridge which extends southwest from the highpoint on which Ridge Bushland Reserve is situated, and continues to wrap around the western site boundary, serves to obscure a large portion of views southeast from this point, beyond approximately one kilometre. This includes the majority of the study area, where the only other visible portion of terrain is the highest parts of the central ridge.

### Field Work Assessment:

The image below shows the view from this location, looking east down Holm Park Road. This viewpoint is typical of views from this main road towards the study area.

Holm Park Road provides a break in the roadside vegetation which accompanies Beaconsfield-Emerald Road in this location, revealing distant views to undulating and often vegetated terrain towards the east. However, residences and vegetation on the southern side of Holm Park Road serve to obscure views further south, where the study area is located, hence the high terrain of the central ridgeline shown visible in the viewshed assessment is indistinguishable.



**Key Plan**

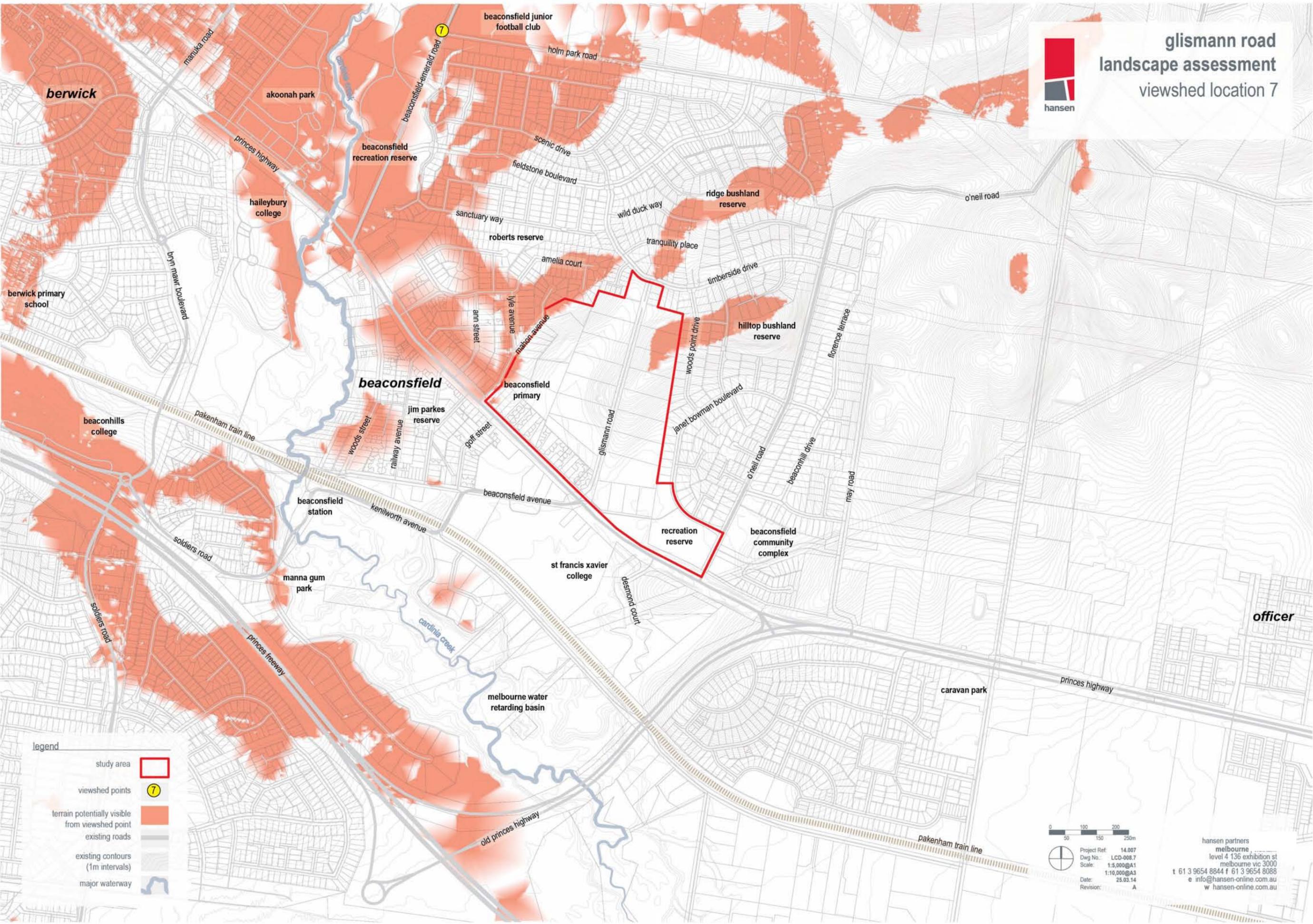
Scale 1:10,000 @ A3



Beaconsfield-Emerald Road looking southeast.

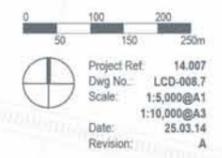


**glismann road**  
landscape assessment  
viewshed location 7



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.7  
Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
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## 2.8 Viewshed Location 8 - Holm Park Road

### Viewshed Analysis:

Viewpoint 8 is located at the intersection of Holm Park Road and Fieldstone Boulevard, approximately 700m north of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set on the ridge on which Holm Park Road is situated, both run in an east-west direction. The undulating terrain near this viewpoint creates a confined topographic setting, from which views outwards are generally constrained. This is reflected in the subsequent viewshed which shows patches of terrain near the viewpoint as being visible, in addition to several highpoints further south. The closest visible highpoint is the ridge on which Ridge Bushland Reserve is situated; the second is the northern extents of the ridge which adjoins the western study area boundary. These two visible highpoints serve to obscure views southwards into the study area and much of its surrounding suburban context.

### Field Work Assessment:

The image below shows the view from this location, looking south down Fieldstone Boulevard at its intersection with Holm Park Road. This point has been selected to test views from the north of the study area.

The view presents a foreground of the road pavement and lawn areas. In the middle ground of view, suburban residences and gardens are a prevalent element in view, along with the vegetation which accompanies the drainage swale in the centre of Fieldstone Boulevard. These elements combine to largely confine views southwards from this location, which is reflective of what was demonstrated in the viewshed assessment. The slight break in built form and vegetation provided by Fieldstone Boulevards reveals distant views to the highpoint where Ridge Bushland Reserve is located.



**Key Plan**

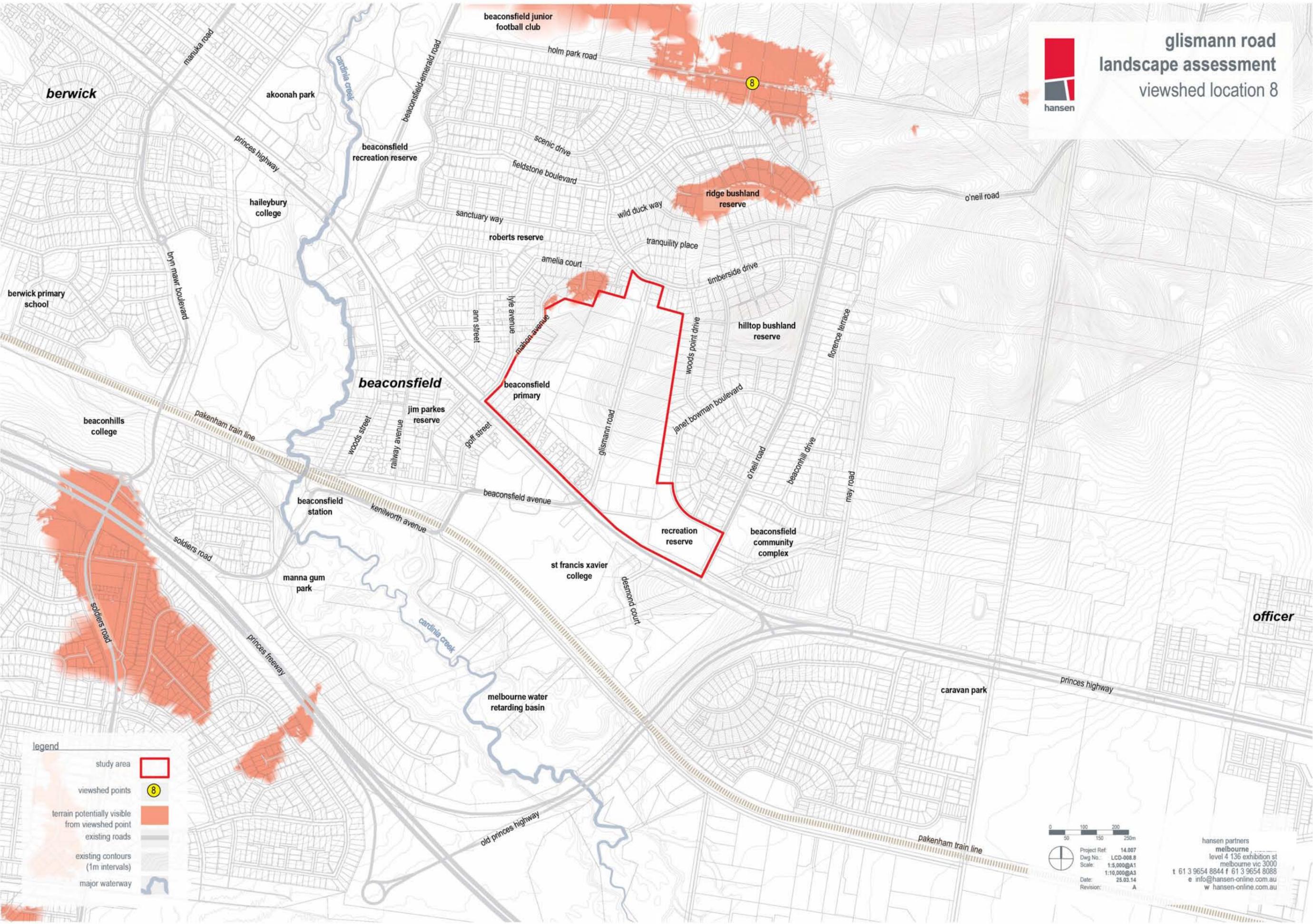
Scale 1:10,000 @ A3



Holm Park Road looking South.

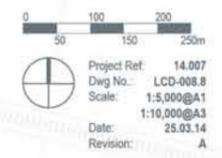


**glismann road**  
landscape assessment  
viewshed location 8



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.8  
Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
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## 2.9 Viewshed Location 9 - Fieldstone Boulevard

### Viewshed Analysis:

Viewpoint 9 is located at the intersection of Fieldstone Boulevard and Timberside Drive, approximately 250m north of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

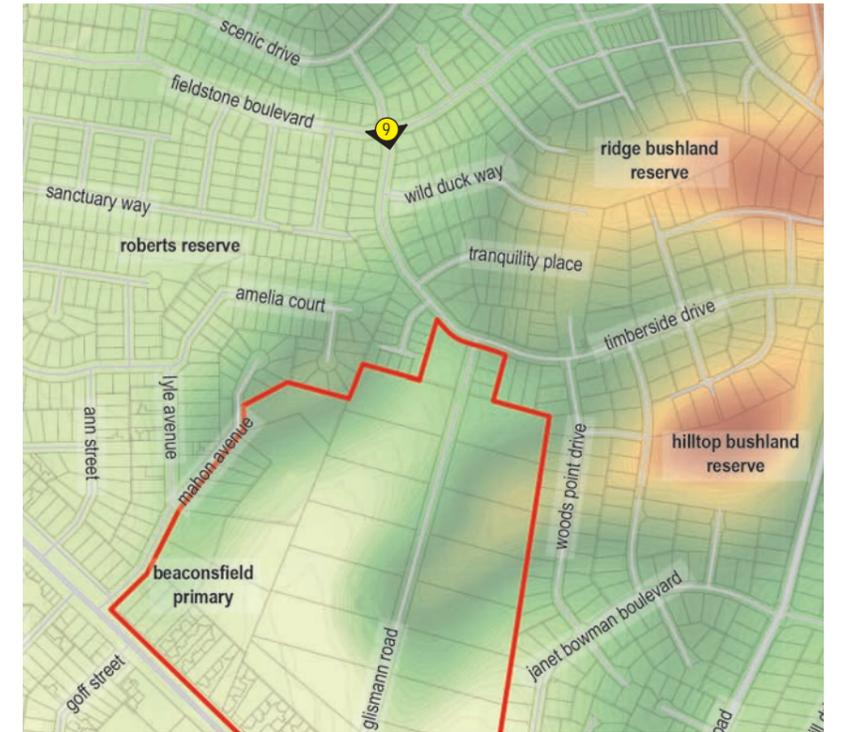
The view location is set between two ridgelines and as the viewshed mapping demonstrates, this creates a view corridor extending southwest towards Beaconsfield, and northeast where it is rapidly obscured by more undulating terrain. The ridge to the south of the viewpoint also serves to obscure views into the vast majority of the study area, where the only potentially visible terrain is the highest reaches of the central ridgeline.

### Field Work Assessment:

The image below shows the view from this location, looking south down Timberside Drive at its intersection with Fieldstone Boulevard. This viewpoint has also been selected to ascertain the extent of views from north of the study area.

The road pavement of Fieldstone Boulevard extends across the view in the foreground, above this in the middle ground of view suburban dwellings and vegetation appear to be the most prominent elements in view. They continue down Timberside Drive, and the manner in which the road sweeps from right to left in view means there is not continuous break down the axis of this road, from which distant view may be afforded.

To the left of view and above the residential dwellings, the highpoint where Hilltop Bushland Reserve is located is visible, but none of the central ridgeline within the study area appears clearly visible as shown in the viewshed mapping.



**Key Plan**

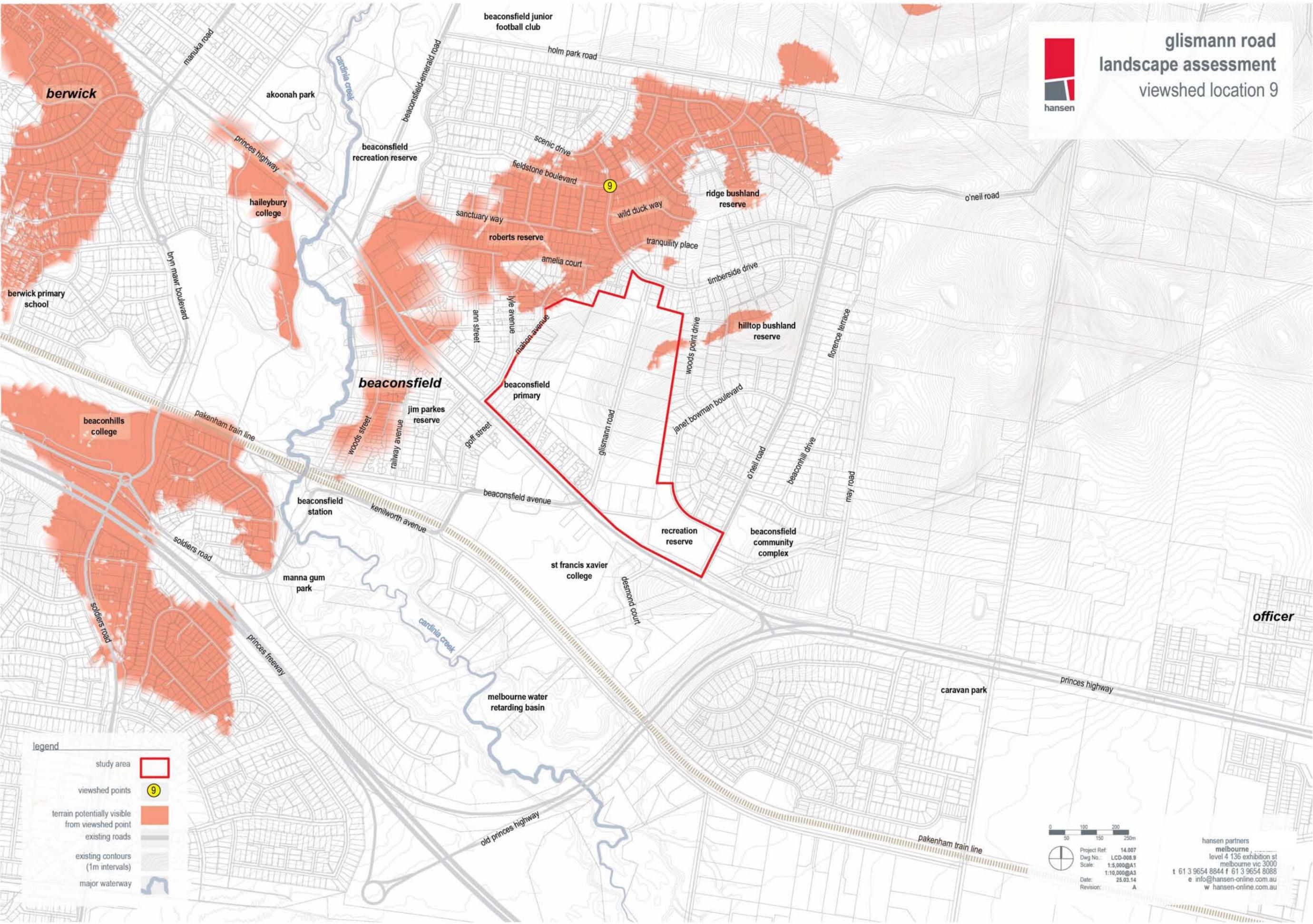
Scale 1:10,000 @ A3



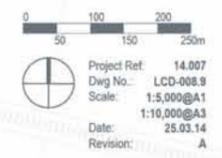
Fieldstone Boulevard looking south.



**glismann road**  
landscape assessment  
viewshed location 9



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.9  
Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
Revision: A

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## 2.10 Viewshed Location 10 - O'Neil Road

### Viewshed Analysis:

Viewpoint 10 is located at the intersection of O'Neil Road and Timberside Drive, approximately 500m northeast of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set between the prominent local highpoints on which the Hilltop and Ridge Bushland Reserves are situated. The terrain of these highpoints and their surrounds serve to create a constrained visual catchment from this point, where land to the west towards Beaconsfield is generally obscured, and only land on a roughly north-south axis is visible between nearby undulating terrain. Visible land from this point does not include any terrain within the study area.

### Field Work Assessment:

The image below shows the view from this location, looking southwest from the intersection of O'Neil Road and Timberside Drive. This viewpoint was selected to represent views to the east of the study area.

The photography below is reflective of the viewshed mapping, as views to the southwest in the direction of the study area are obscured by both terrain, suburban dwellings and vegetation. Views are present towards the south, through the gap in buildings/vegetation created by O'Neil Road, this is also reflective of the viewshed analysis.



**Key Plan**

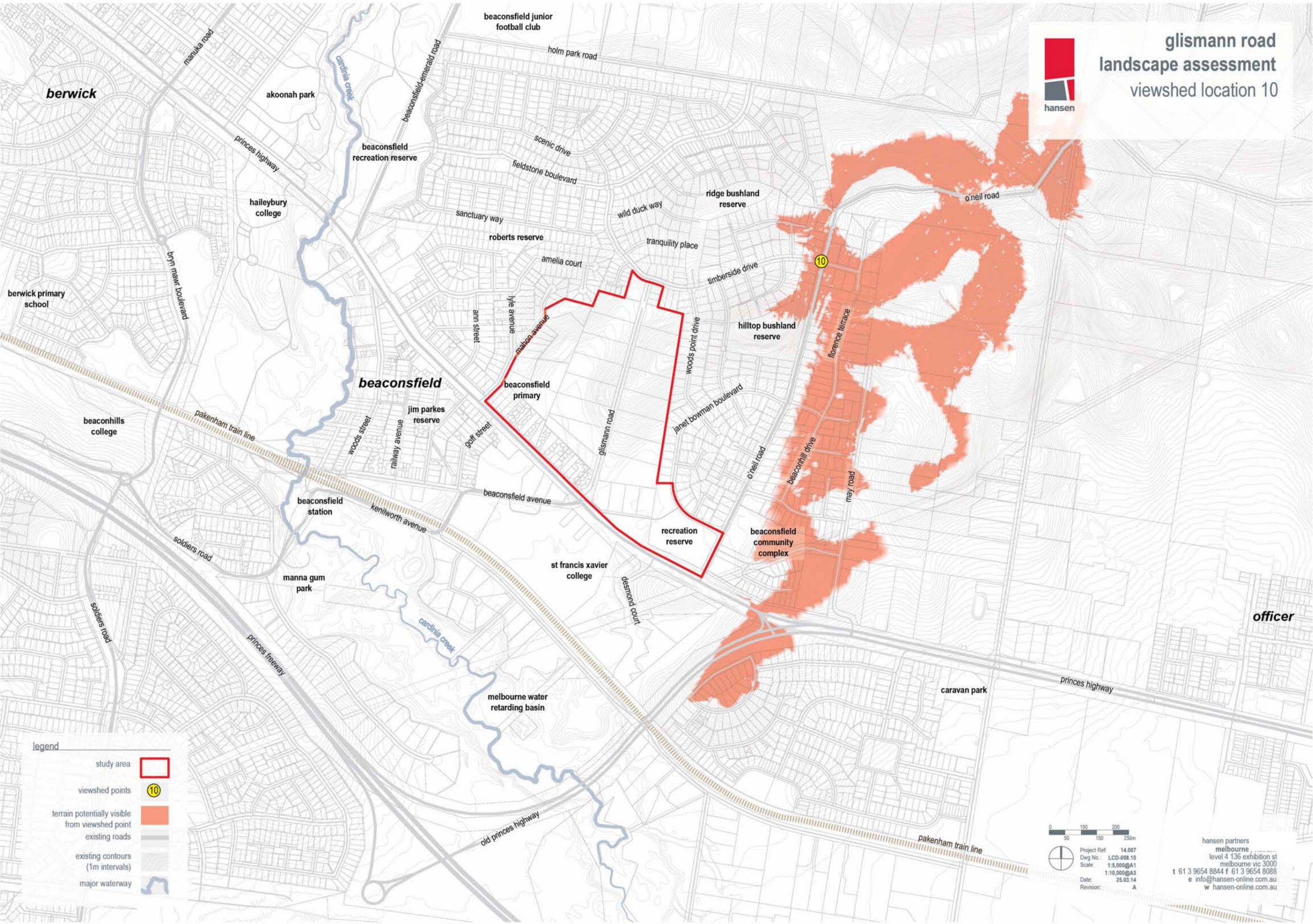
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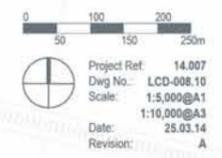
O'Neil Road looking southwest.



**glismann road**  
landscape assessment  
viewshed location 10



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No: LCD-008.10  
Scale: 1:5,000@A1  
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## 2.11 Viewshed Location 11 - O'Neil Road

### Viewshed Analysis:

Viewpoint 11 is located at the intersection of O'Neil Road and Janet Bowman Boulevard, approximately 400m east of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set behind the ridge which extends south from the highpoint that Hilltop Bushland Reserve is situated on. This ridge serves to obscure views west towards Beaconsfield and the study area, where no terrain has been highlighted as potentially visible. Like other viewpoints from this road, undulating terrain serves to confine views to a rough north-south axis, parallel to O'Neil Road.

### Field Work Assessment:

The image below shows the view from this location, looking southwest from the intersection of O'Neil Road and Janet Bowman Boulevard. This viewpoint was also selected to represent views to the east of the study area.

As with viewpoint 10, the photography below is reflective of the viewshed mapping, as views to the west in the direction of the study area are obscured by terrain, suburban dwellings and vegetation. However, more distant views are present towards the south, through the gap in buildings/vegetation created by O'Neil Road, to dwellings east of this road and on vegetated hillsides south of Princes Highway.



**Key Plan**

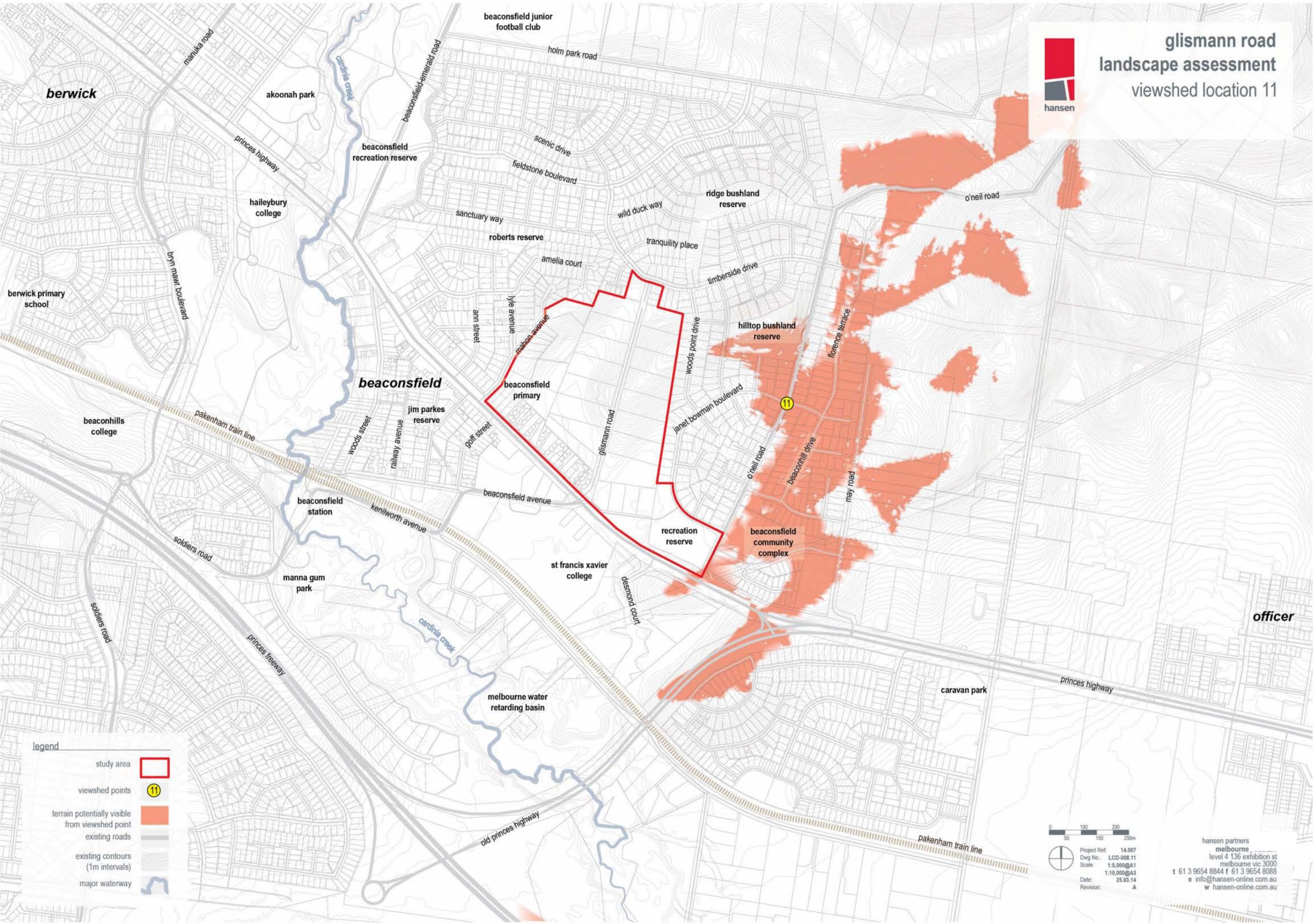
Scale 1:10,000 @ A3



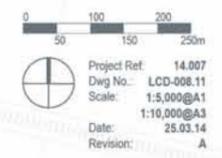
O'Neil Road looking southwest.



**glismann road**  
landscape assessment  
viewshed location 11



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.11  
Scale: 1:5,000@A1  
1:10,000@A3  
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## 2.12 Viewshed Location 12 - Beaconsfield Community Complex

### Viewshed Analysis:

Viewpoint 12 is located within the car park that serves the Beaconsfield Community Complex, approximately 50m east of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set within the eastern extents of the flat low-lying terrain on which much of the study area and Beaconsfield is situated. Because of this, there is a significant amount of visible terrain on the study area west of this point. This includes the entirety of the recreation reserve and the eastern face of the ridgeline central to the study area. This ridge also serves to obscure views into much of the central and western parts of the study area, however some terrain near the southern boundary adjacent to Princes Highway is shown as potentially visible.

Beyond the study area towards the west, terrain in central Beaconsfield and beyond in Berwick is also shown as visible, highlighting the potential for extensive views west from this location, over the study area.

### Field Work Assessment:

The image below shows the view from this location, looking west across the edge of the car park for the Beaconsfield Community Complex, O'Neil Road and the recreation reserve within the southeastern extents of the study area.

The cleared area of the recreation reserve allows views across it towards the interior of the study area, where vegetation within the rural living lots provides a consistent canopied backdrop to the reserve from this vantage point.

This vegetation obscures views to parts of the study area and many of the dwellings within it. The canopy vegetation rises with the central ridge line from left to right of the view, and is visible above the residences and vegetation within lots north of Janet Bowman Boulevard, shown in the middle ground of view.

In contrast to the viewshed assessment, distant views east to parts of the southern study area boundary and into central Beaconsfield do not appear present from this location.



**Key Plan**

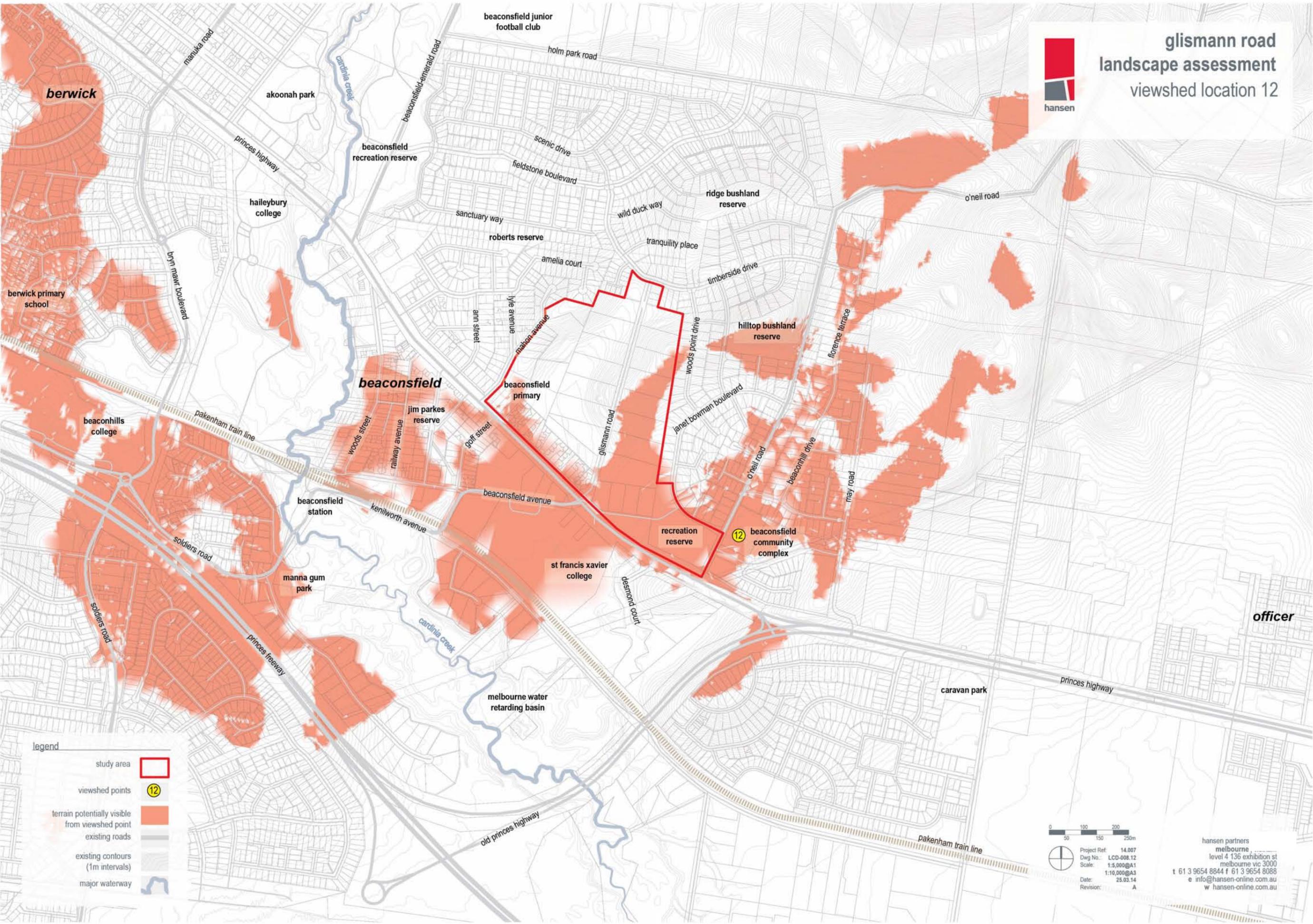
Scale 1:10,000 @ A3



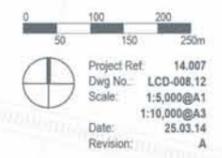
Beaconsfield Community Complex looking west.



**glismann road**  
landscape assessment  
viewshed location 12



- legend**
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.12  
Scale: 1:5,000@A1  
1:10,000@A3  
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## 2.13 Viewshed Location 13 - Old Princes Highway

### Viewshed Analysis:

Viewpoint 13 is located at the intersection of Old Princes Highway and Princes Highway, approximately 300m east of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The immediate surrounds of this viewpoint present an area highly confined by undulating terrain, most likely created by as a result of cutting for the Princes Highway. Further west, along the axis created by this roadway, visible terrain begins to emerge in a cone shaped pattern over parts of the study area and central Beaconsfield.

Visible terrain within the study area is focused on the southern boundary, adjacent to Princes Highway, where parts of Beaconsfield Primary School and the western boundary ridgeline are shown as visible. There is also a very small portion of the central ridgeline shown as potentially visible.

### Field Work Assessment:

The image below shows the view from this location, looking west down Princes Highway from a point at its intersection with Old Princes Highway. This view is representative of views of the study area as one approaches it from the east.

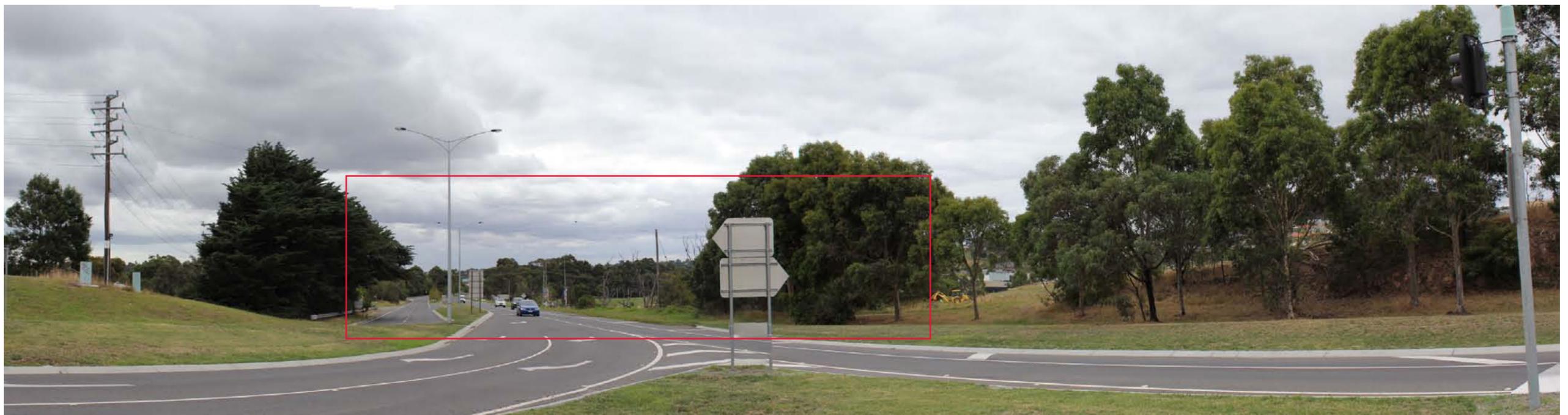
The photography below reflects the results of the viewshed assessment, and demonstrates a similar confined view which is focused along the Princes Highway axis. The recreation reserve within the study area is visible down this axis, through a gap in vegetation on the side of Princes Highway. The rest of the study area behind the reserve appears as a dense mass of canopy vegetation, that visually blends with its surrounds.

The eminent vegetation surrounding the study area south of Princes Highway serves to obscure distant views east to central Beaconsfield, which were shown as potentially visible in the viewshed assessment.



**Key Plan**

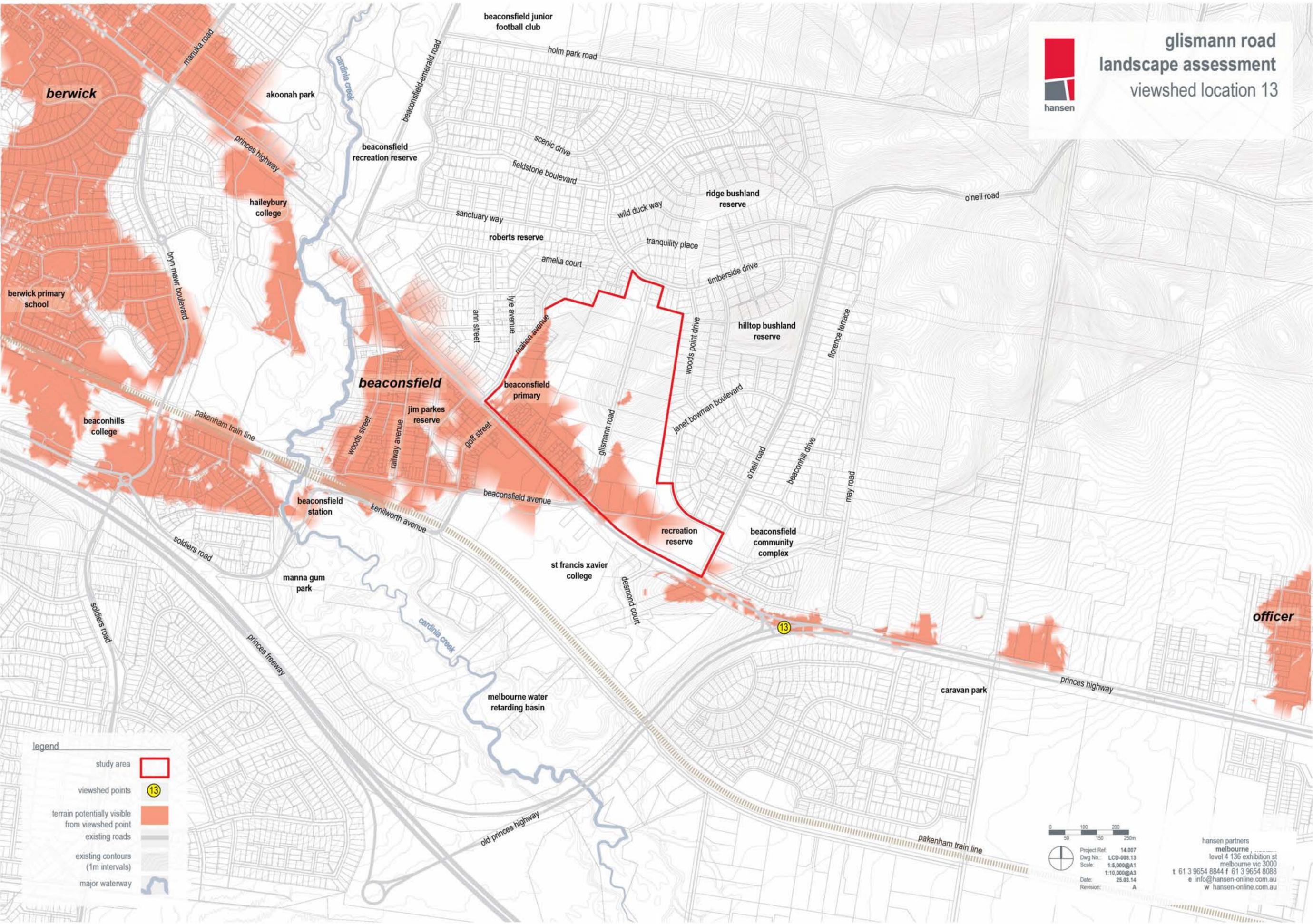
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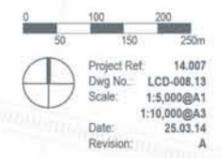
Old Princes Highway looking northwest.



**glismann road**  
landscape assessment  
viewshed location 13



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No: LCD-008.13  
Scale: 1:5,000@A1  
1:10,000@A3  
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## 2.14 Viewshed Location 14 - Earlsford Drive

### Viewshed Analysis:

Viewpoint 14 is located on Earlsford Drive approximately 1.2km southwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

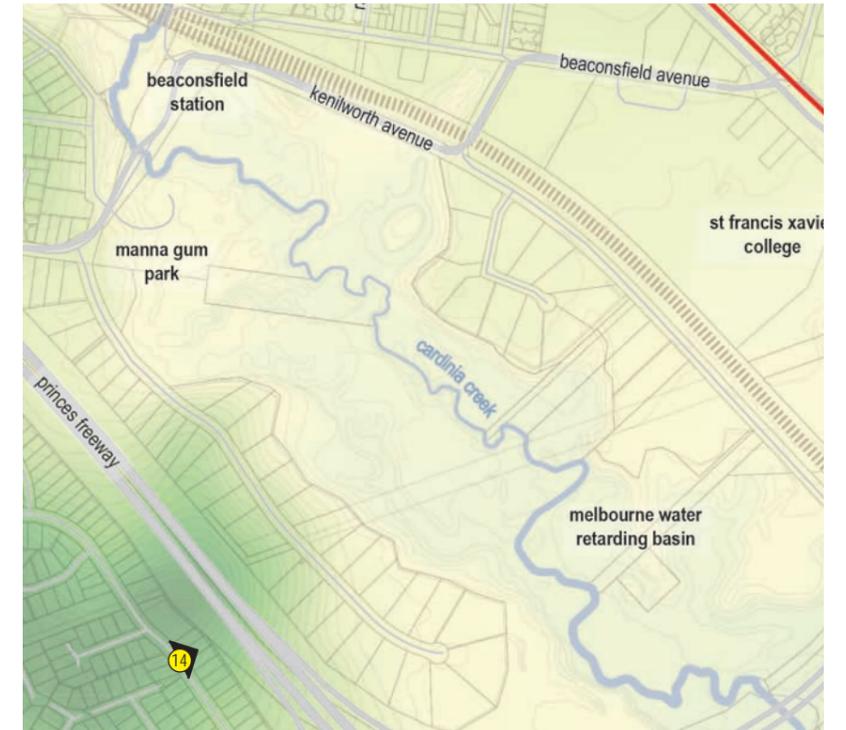
The view location is set on the side of a small hill which obscures views to most of the terrain directly north or northwest. To the northeast in the direction of the study area, expanses of terrain are shown as potentially visible, concentrated on the flat lower-lying areas near Cardinia Creek and central Beaconsfield. This visible terrain includes much of the central and eastern extents of the study area, including the central ridge, the northern tip where Patrick Place is and the recreation reserve. Visible terrain further north comprises of scattered highpoints and ridgelines.

### Field Work Assessment:

The image below shows the view from this location, looking north from Earlsford Drive, directly south of the Princes Freeway. This point has been selected to further test views near the freeway, as it is the most significant public roadway near the site.

Immediately evident in view is the acoustic wall on the southern side of the Princes Freeway, which serves to obscure all views to distant areas northwards. Residences to the right of view also serve this purpose, creating an overall view which does not reflect the viewshed mapping due to the presence of on-ground factors.

The view from this point further demonstrates that infrastructure associated with the Princes Freeway, in particular its acoustic walls, often serve to obscure views to surrounding areas, including the study area.



**Key Plan**

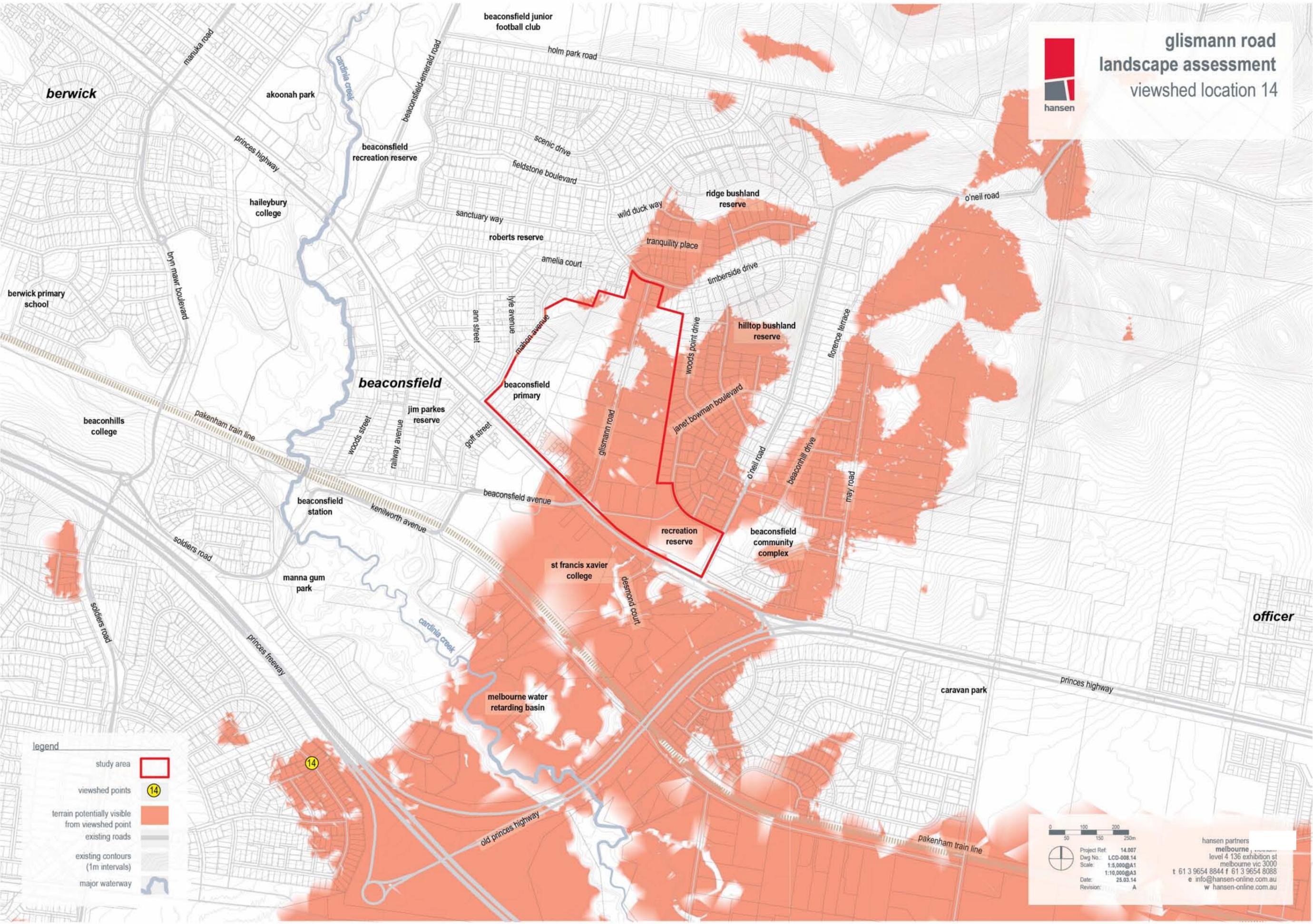
Scale 1:10,000 @ A3



Earlsford Drive looking northeast.

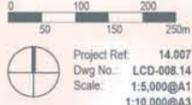


**glismann road**  
landscape assessment  
viewshed location 14



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



Project Ref: 14.007  
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 1:10,000@A3  
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## 2.15 Viewshed Location 15 - Brookvale Close

### Viewshed Analysis:

Viewpoint 15 is located on Brookvale Close approximately 1km southwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set on the northern slopes of the linear depression which adjoins Cardinia Creek and faces the study area. Because of this, extensive views over much of the lower-lying flat land between this point and the study area are potentially afforded. This terrain incorporates much of Beaconsfield and sections of Berwick. Also identified is the potential for the majority of the terrain within the study area to be visible from this point, with exceptions being some land near Beaconsfield Primary School and on the northern face of the central ridgeline. As with other viewpoints near this location, visible terrain further north comprises of scattered highpoints and ridgelines.

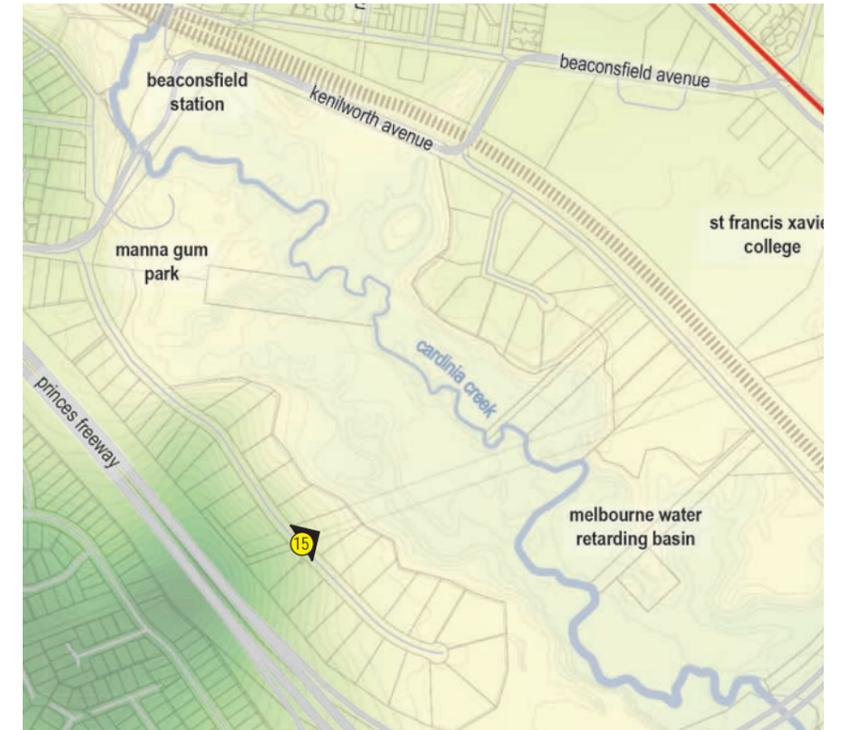
### Field Work Assessment:

The image below shows the view from this location, looking north from Brookvale Close. This viewpoint was selected to further test views near to the Princes Freeway.

In the foreground of view, a vacant lot and suburban residences on the north side of Brookvale Close are present. The lack of foreground objects within the vacant lot means that distant views northwards towards Beaconsfield are prevalent from here, reflective of the results of the viewshed assessment.

Visible across the vacant lot, in the middle ground of view, is established canopy vegetation within the Cardinia Creek corridor. Above this vegetation, the background of view comprises of vegetated rolling hills, which are typical north of Beaconsfield.

The study area is difficult to distinguish as it blends with this background of rolling vegetated hills, but it is visible through a gap in dense canopy vegetation in the middle ground of view. The slopes of the central ridgeline appear as a dense mass of canopy vegetation, situated to the left residences on Woods Point Drive.



**Key Plan**

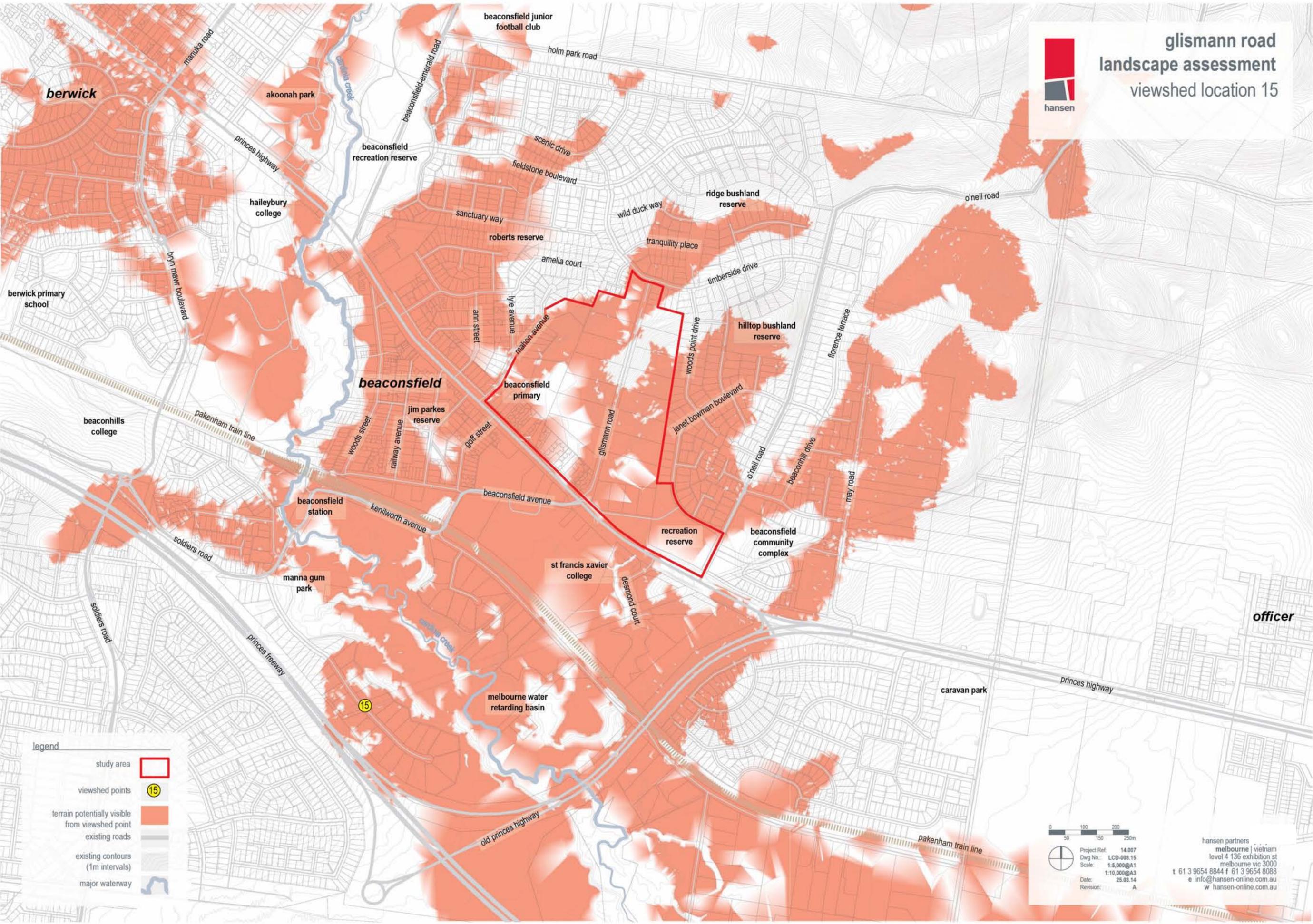
Scale 1:10,000 @ A3



Brookvale Close looking northeast.

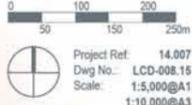


**glismann road**  
landscape assessment  
viewshed location 15



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



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Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
Revision: A

## 2.16 Viewshed Location 16 - Princes Highway

### Viewshed Analysis:

Viewpoint 16 is located at the intersection of Beaconsfield Avenue and Princes Highway, adjacent to the entry to Glismann Road and the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set within the low-lying and flat terrain which comprises much of the surrounding area. Because of this views north towards the study area are unobstructed and accordingly the majority of the terrain within the study area has been demonstrated as potentially visible in the viewshed plan. Land shown as not visible within the study area only comprises of terrain on the northern side of the central ridgeline.

Other terrain shown as visible which is not in the study area includes nearby areas of Beaconsfield and Berwick to the northwest, and higher terrain to the southwest across the Cardinia Creek corridor. Visible terrain to the northeast comprises of ridgelines and scattered hilltops. The central ridgeline within the study area serves to obscure views towards terrain to its north.

### Field Work Assessment:

The image below shows the view from this location, looking north from the intersection of Princes Highway, Beaconsfield Avenue and Glismann Road. This viewpoint has been selected to ascertain the extent of views along the southern study area boundary.

The Princes highway extends across the view to form the foreground, the other side of the road is the southern boundary of the study area and this is clearly visible. Also clearly visible is the entrance to Glismann Road itself which can be seen in the centre of view.

The unsealed Glismann Road can be seen as it rises up the central ridge line in the study area, before being obscured by vegetation and residences which form the majority of the middle ground in the left of view. These suburban residences are accompanied by a significant amount of vegetation and combine to obscure views into the central lower-lying reaches of the study area.

However, some canopy vegetation in the study area can be seen over these residences and is clearly visible through the brief gap created by Glismann Road. To the right of this gap, windbreak or screening vegetation within the nearest rural living lot mitigates views into the eastern extents of the study area. To the right of this screening vegetation, views to the road easement land and the canopy vegetation within it are present.



**Key Plan**

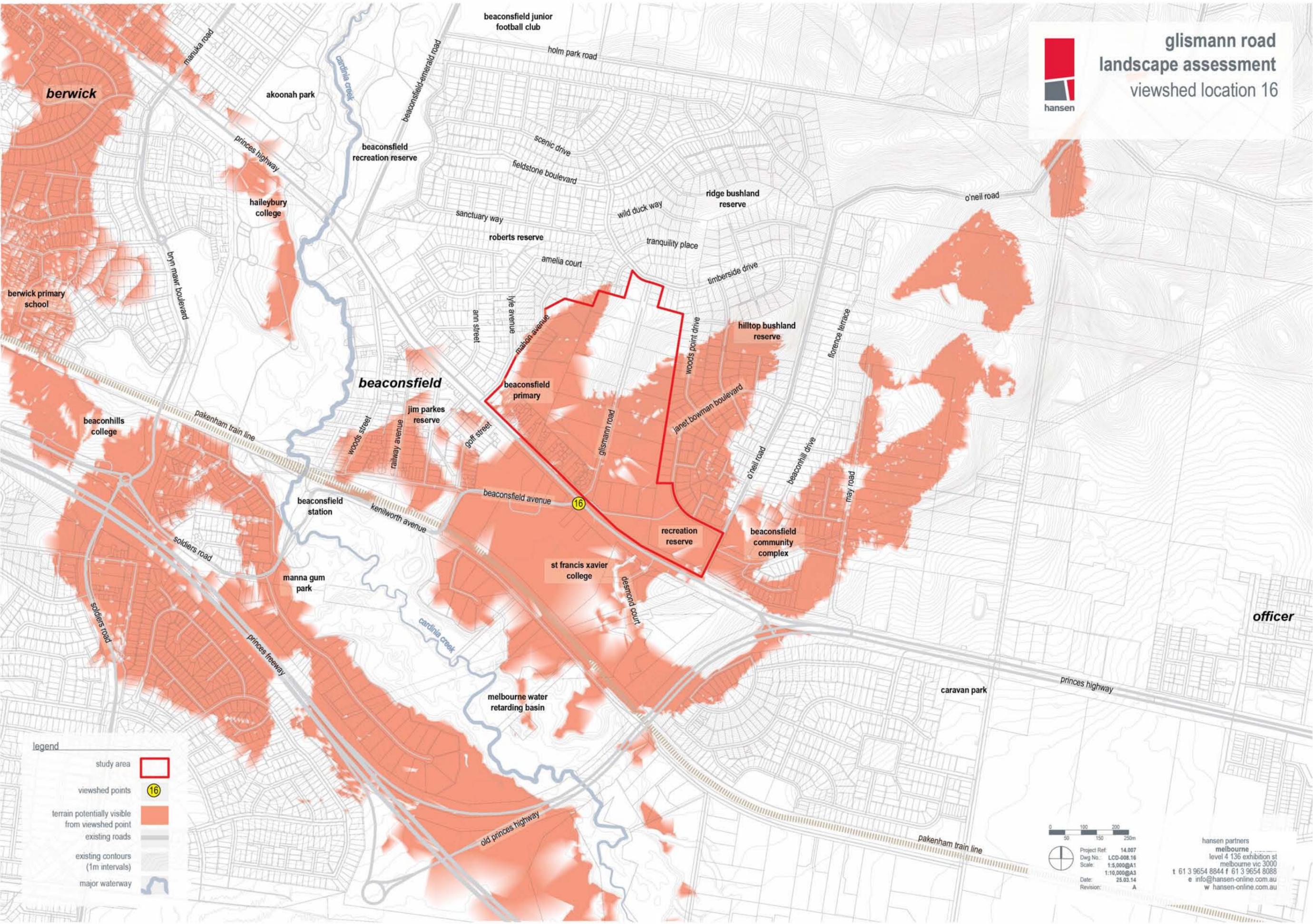
Scale 1:10,000 @ A3



Princes Highway looking north.



**glismann road**  
landscape assessment  
viewshed location 16



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 

0 50 100 150 200 250m

Project Ref: 14.007  
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Scale: 1:5,000@A1  
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## 2.17 Viewshed Location 17 - Glismann Road

### Viewshed Analysis:

Viewpoint 17 is located on Glismann Road within the study area, and on the peak of the crest which the road traverses. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

Views are initially confined as terrain either rapidly rises or falls from this point. Visible terrain reappears as an arc either on the flatter southern extents of the study area or on the eastern side of the ridge which adjoins the western boundary.

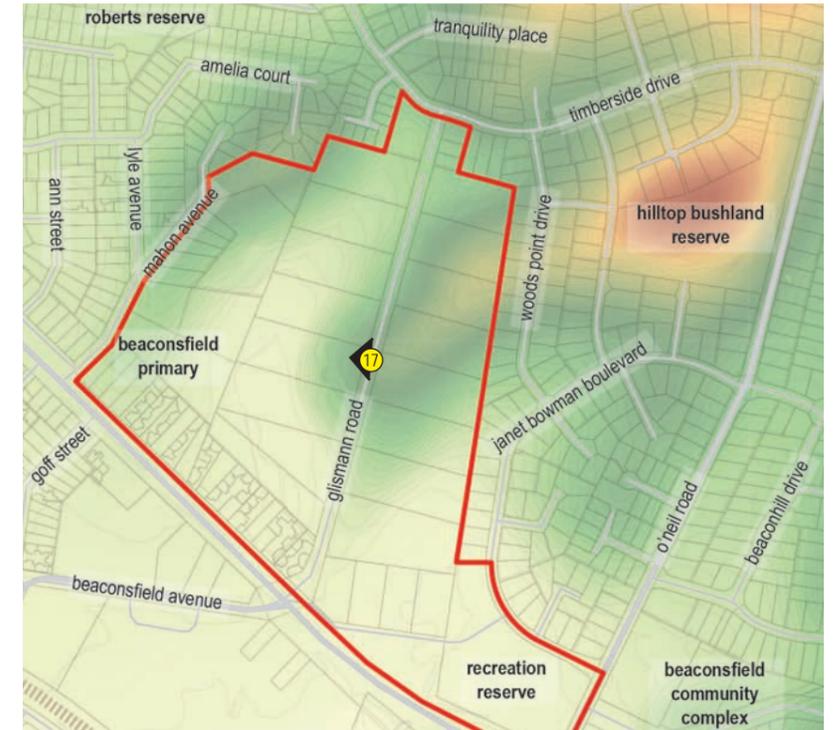
Views west beyond this ridge are limited until Berwick, where terrain begins to appear visible again. The viewshed also identifies views to extensive areas of terrain south and southwest of the study area, including the Princes Freeway, Beaconsfield and Berwick. Views east appear limited by this central ridge and views southeast are obscured by the ridge which Old Princes Highway wraps around.

### Field Work Assessment:

The image below shows the view from the peak of the central ridgeline in the study area on Glismann Road, looking from the south towards the left of view, west in the centre and north in the right.

In the centre of view, distant views west are present between or over established canopy vegetation within the study area, and over the low-scale rural dwelling in the foreground. The dense vegetation within the study area serves to obscure most of the views towards the northwest and southwest. However, the gap in vegetation provided by Glismann Road towards both the north and south allows for distant views in both of these directions along this linear axis.

The results of the fieldwork are therefore largely consistent with the viewshed assessment, but views to lower-lying land within the study area are rare due to structures or vegetation between the viewpoint and those areas, for example the oval at Beaconsfield Primary School.



**Key Plan**

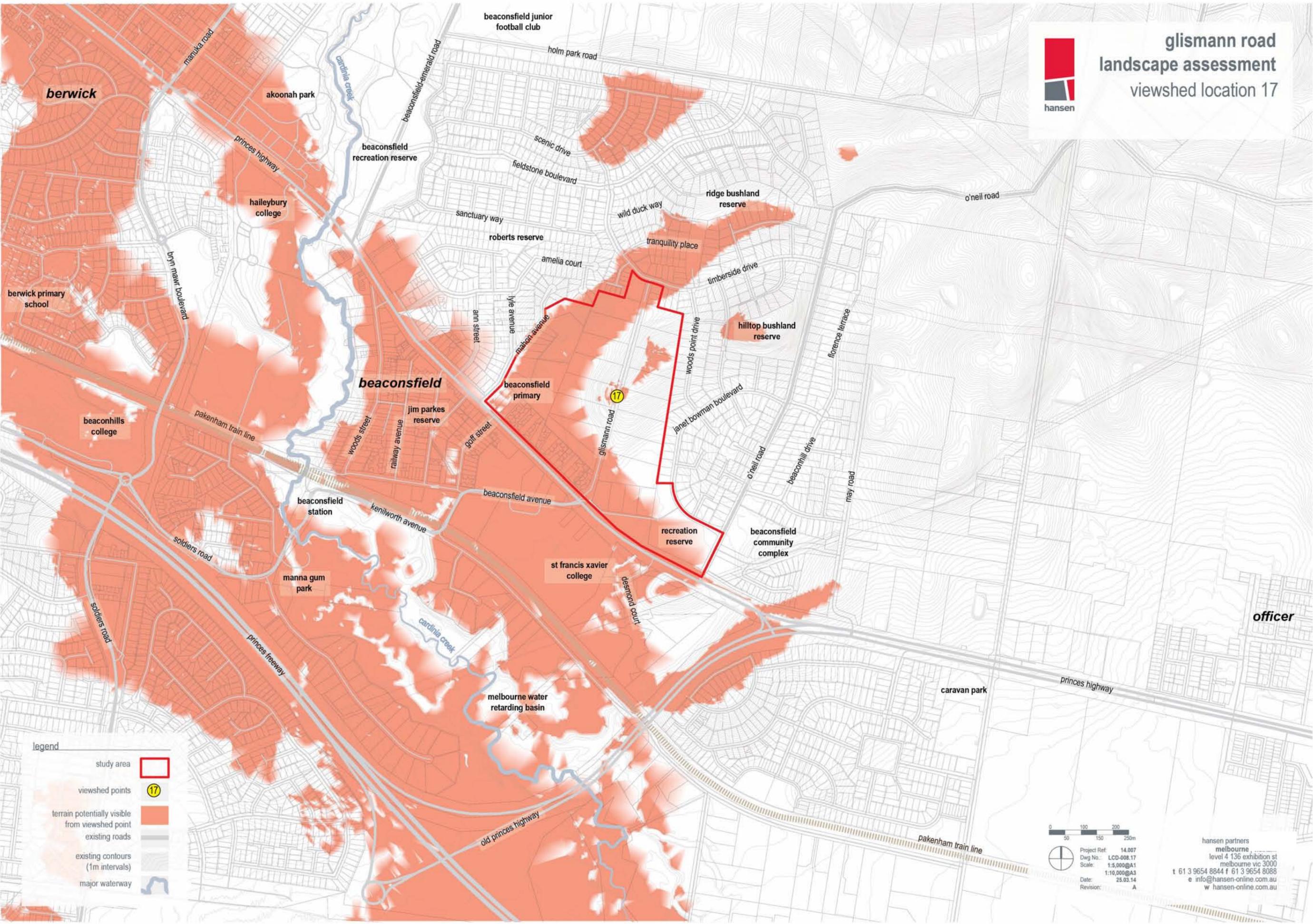
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Glismann Road

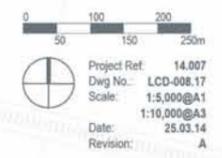


**glismann road**  
landscape assessment  
viewshed location 17



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No: LCD-008.17  
Scale: 1:5,000@A1  
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## 2.18 Viewshed Location 18 - Timberside Drive

### Viewshed Analysis:

Viewpoint 18 is located at the intersection of Timberside Drive and Patrick Place, adjoining the study area boundary. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set between two ridgelines extending from the highpoint on which Hilltop Bushland reserve is situated. The resultant viewshed map is reflective of this, as views to terrain from this point are relatively confined but include portions of the study area, particularly land on the northern side of the central ridgeline. This ridgeline obscures views to southeastern sections of the study area, but views to terrain where Beaconsfield Primary School is present between the two prominent ridgelines within the study area.

Views extend further outwards into Beaconsfield from here and include some of the land before Cardinia Creek, in addition to land around the Princes Freeway. Other terrain visible from this point outside the study area includes parts of Berwick and the small ridgeline which Scenic Drive traverses to the northwest.

### Field Work Assessment:

The image below shows the view from the northern most section of the study area, at the intersection of Timberside Drive and Patrick Place. This view location has been selected to gauge the extent of views from the northern extents of the study area boundary.

The foreground of view consists primarily of the pavement of Patrick Place and the lawn surrounding the small drainage basin to the right of view. Over these ground plane elements, views to the edge of the rural living allotments within the study area are present.

This views demonstrates the extensive vegetation canopy typical of the northern section of the study area. This vegetation also serves to obscure views further into the study area, and to more distant suburban areas, which are shown as potentially visible in the viewshed assessment.

To the right and left of view, the suburban areas that enclose much of the study area are visible. The residences to the east or left of view, obscures views to the central ridgeline within the study area.



**Key Plan**

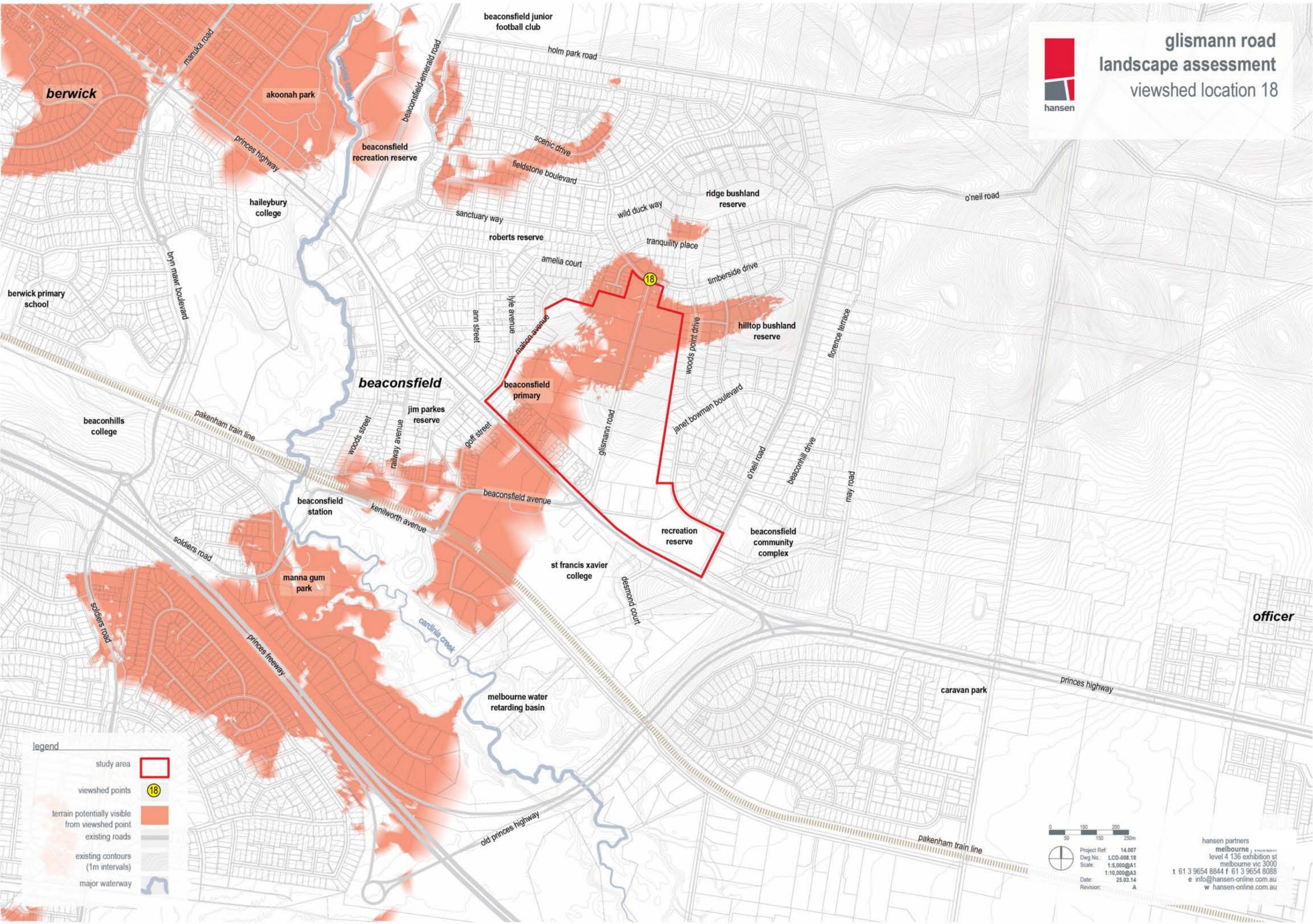
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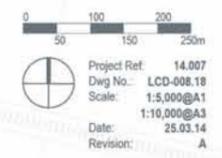
Timberside Drive/Patrick Place looking south.



**glismann road**  
landscape assessment  
viewshed location 18



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No: LCD-008.18  
Scale: 1:5,000@A1  
1:10,000@A3  
Date: 25.03.14  
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## 2.19 Viewshed Location 19 - Princes Highway

### Viewshed Analysis:

Viewpoint 19 is located near the intersection of Princes Highway and O'Neil Road, where it adjoins the study area near the recreation reserve. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set at the edge of lower-lying terrain which encompasses much of Beaconsfield and the study area, at the southeastern edge of the recreation reserve. The viewshed mapping reveals that potential views to terrain from this point are focused on this lower terrain, and mainly extend west towards Beaconsfield. Views towards the south are generally halted by a small hill to the south, and views east are also constrained by undulating terrain.

Visible terrain within the study area includes the recreation reserve, the entry to Glismann Road/the Princes Highway frontage, and the eastern face of the central and western boundary ridgelines. These local high points obscure views to undulating terrain to the northwest.

### Field Work Assessment:

The image below shows the view from the southeastern most point within the study area, near the intersection of O'Neil Road and Princes Highway.

The recreation reserve within the study area is predominant in view, and comprises of mostly lawn areas with trees scattered around its perimeter and several facilities associated with it, for example: two coaches boxes, goal posts, the gravel parking lot and the flood light towers.

Visible over the cleared area of the recreation reserve are the rural living lots within the study area, which are located towards the left of the suburban residential dwellings near Woods Point Drive. Some cleared areas and structures on the central ridge line within the study area are present in view, but the canopy vegetation is the most typical and consistent visual element. This canopy vegetation continues south (or to the left of view) where it obscures views through the study area towards central Beaconsfield.



**Key Plan**

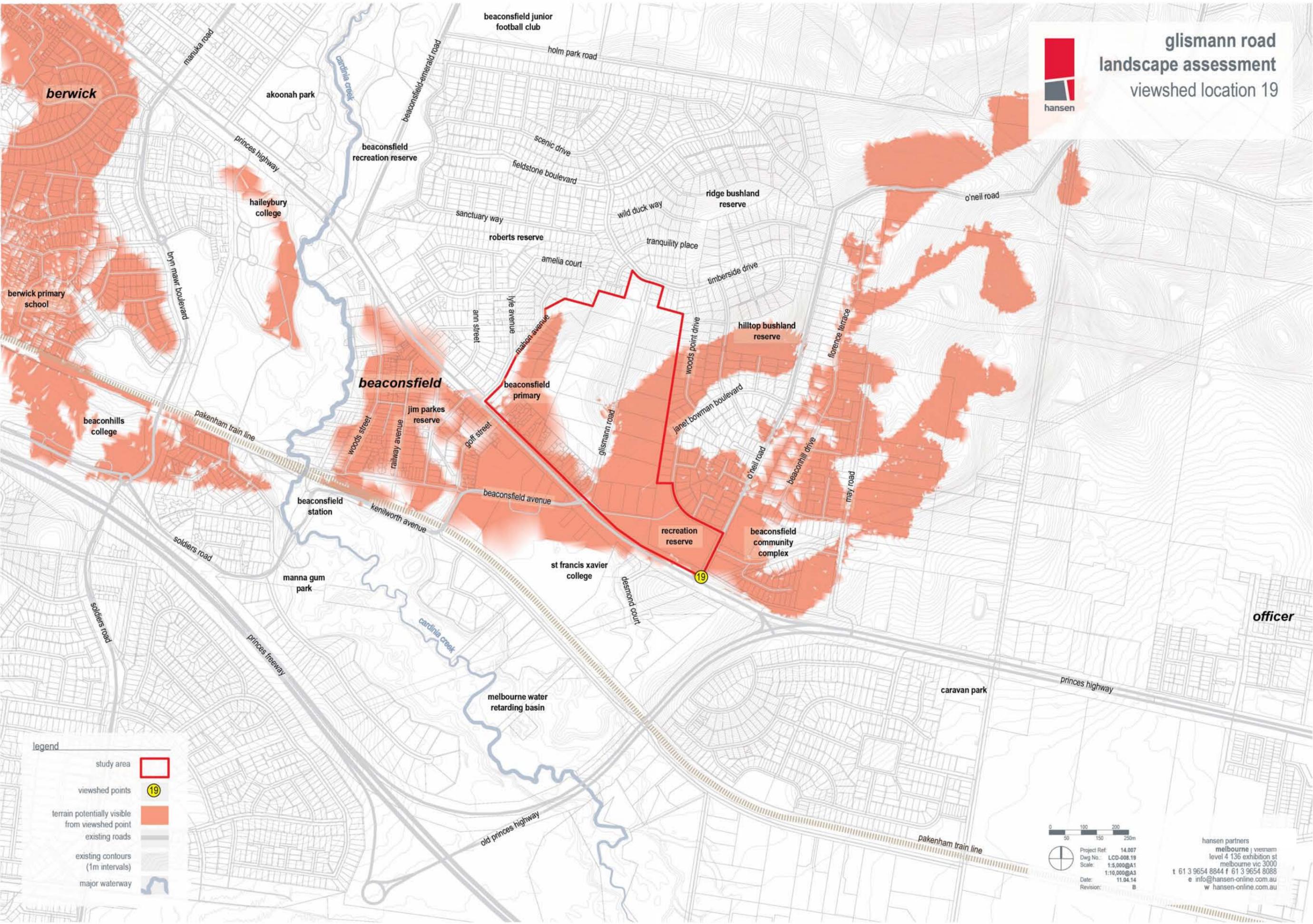
Scale 1:10,000 @ A3



Princes Highway looking northwest.

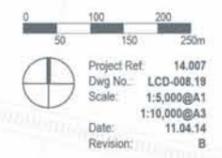


**glismann road**  
landscape assessment  
viewshed location 19



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No.: LCD-008.19  
Scale: 1:5,000@A1  
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## 2.20 Viewshed Location 20 - Roberts Reserve

### Viewshed Analysis:

Viewpoint 20 is located within Roberts Reserve approximately 250m northwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

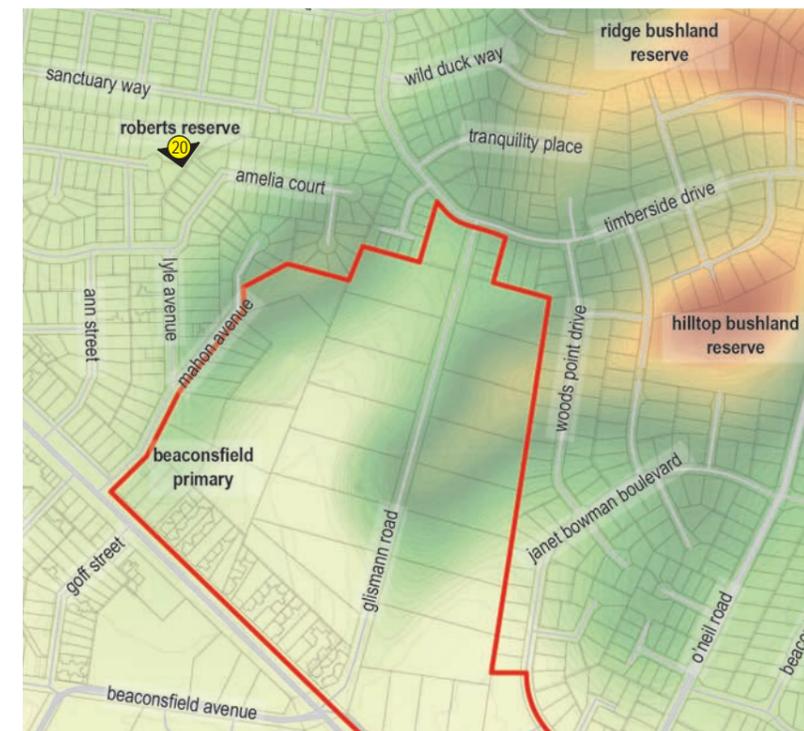
The view location is set within the low-lying and flat terrain which comprises much of Beaconsfield. Views to terrain extend across much of this area and across the lower Cardinia Creek corridor to areas of Berwick to the west, and parts of southern Beaconsfield to the southwest near the Princes Freeway.

The viewshed shows no terrain in the study area as visible, aside from several small patches on the western boundary ridgeline. This ridgeline serves to obscure views to terrain within the study area, and to most of the terrain beyond this, except for parts of the highpoint on which Hilltop Bushland Reserve is situated.

### Field Work Assessment:

The image below shows the view from Roberts Reserve, looking southeast towards the study area. This view has been included to further represent views north of the study area.

The photography confirms the results of the viewshed assessment, as no areas of the of the study area can be seen from this location. The view shows the cleared area of the reserve which comprises of most of the foreground, and is abruptly abutted by boundary fences of nearby suburban lots. These fences, vegetation and residential dwellings serve to obscure distant views to suburban areas in the south, including the study area.



**Key Plan**

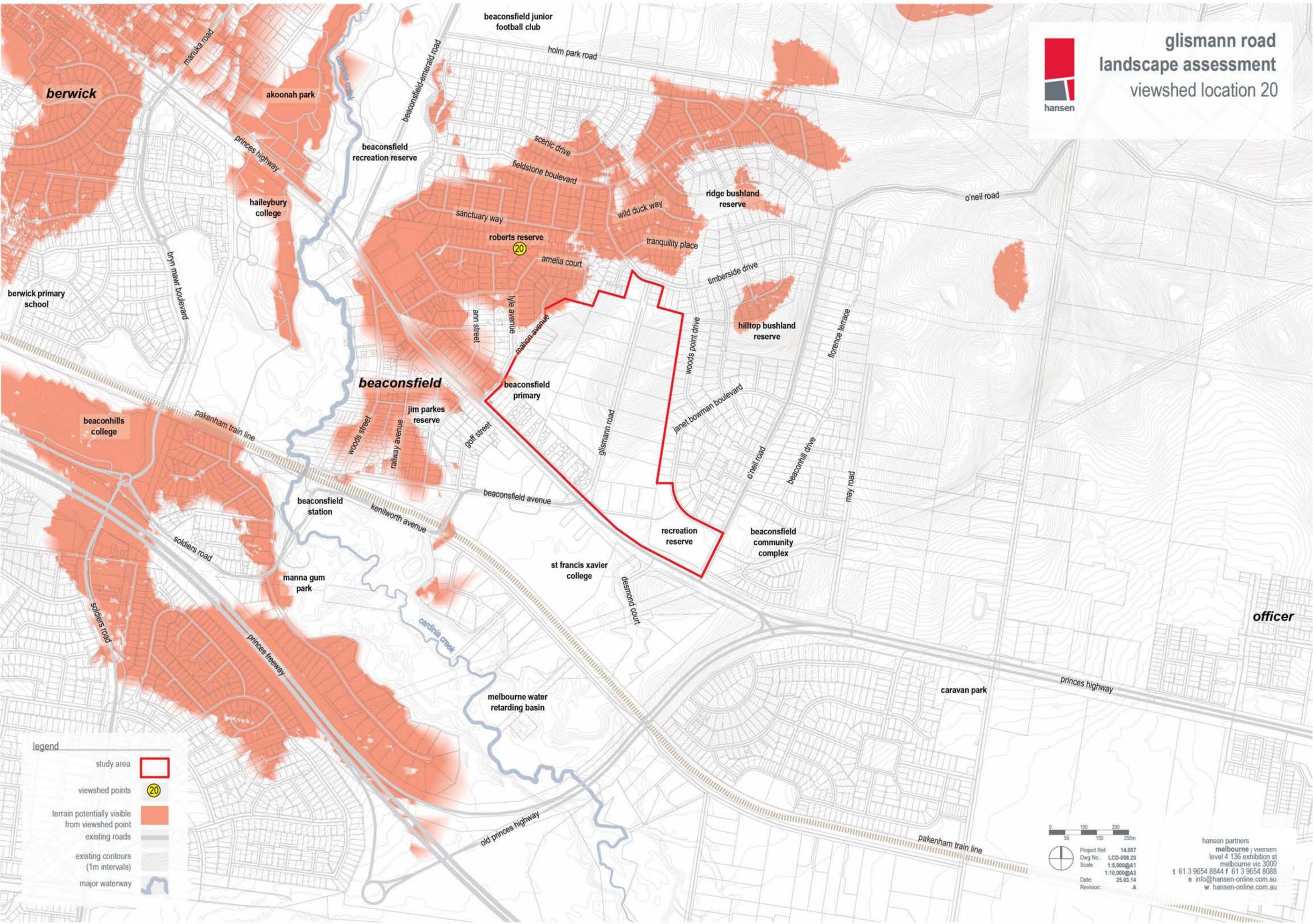
Scale 1:10,000 @ A3



Roberts Reserve looking south.

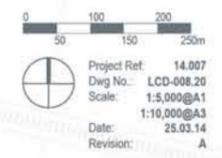


**glismann road**  
landscape assessment  
viewshed location 20



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
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Scale: 1:5,000@A1  
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## 2.21 Viewshed Location 21 - Beaconsfield Avenue

### Viewshed Analysis:

Viewpoint 21 is located on Beaconsfield Avenue, approximately 250m southwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set central to the flat low-lying areas that comprise of much of Beaconsfield and the study area. The viewshed demonstrates extensive areas of this terrain as potentially visible, including some areas of the study area along its southern boundary and the recreation reserve. Beyond this, highpoints of the central ridgeline and the southern/eastern face of the western ridgeline are shown as visible. Both of these serve to limit views northwards, where visible terrain appears scattered amongst local highpoints.

Visible terrain beyond the study area includes views eastwards which terminate at the hill which accompanies the Old Princes Highway, areas of Berwick and extensive sections on the southern side of the Cardinia Creek corridor.

### Field Work Assessment:

The image below shows the view from Beaconsfield Avenue looking northeast towards the study area. This viewpoint has been selected to represent views from the suburban areas to the near south of the study area.

The roads of Beaconsfield Avenue and Goff Street are present in the foreground, with suburban lots comprising of dwellings, timber boundary fences, and some vegetation. These make up much of the middle ground of view. These elements serve to obscure distant views northwards, in the direction of the study area. Distant views are only really evident down road corridors. The study area is visible at the end of Beaconsfield Avenue to the right of view, and appears largely as a mass of canopy vegetation which forms a visually recessive background to the view.



**Key Plan**

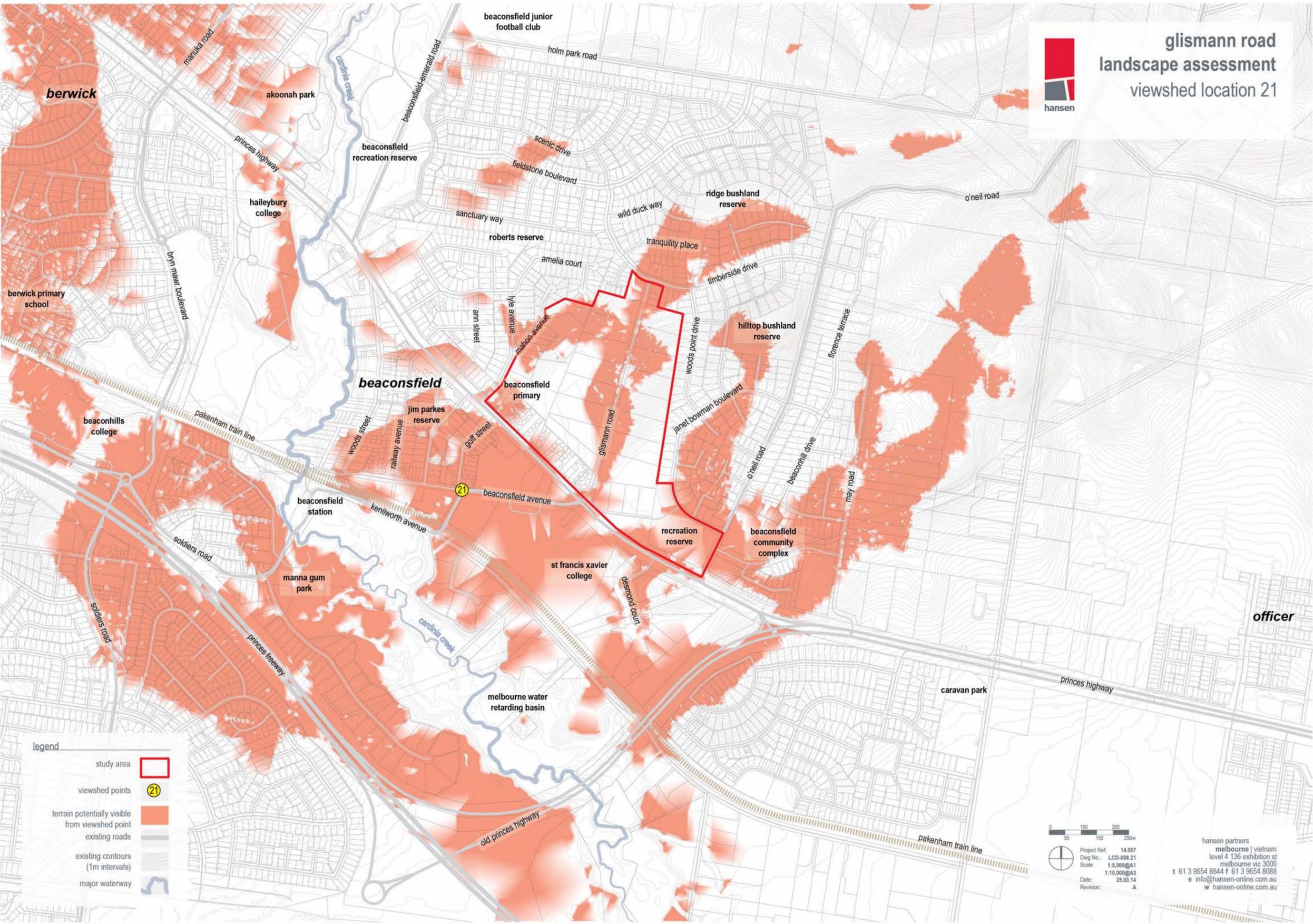
Scale 1:10,000 @ A3



Beaconsfield Avenue looking east.

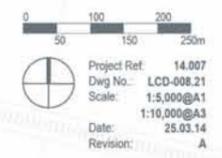


**glismann road**  
landscape assessment  
viewshed location 21



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No: LCD-098.21  
Scale: 1:5,000@A1  
1:10,000@A3  
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## 2.22 Viewshed Location 22 - Princes Highway

### Viewshed Analysis:

Viewpoint 22 is located on the Old Princes Highway approximately 300m northwest of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set central to the flat low-lying areas that comprise of much of Beaconsfield and the study area. The resultant viewshed covers much of this nearby terrain and extends over the lower Cardinia Creek Corridor to the east and south, to cover areas of Berwick and land near the Princes Freeway. Views north are shown as limited due to the undulating terrain in that area, and distant views east tend to terminate at the hill which accompanies Old Princes Highway.

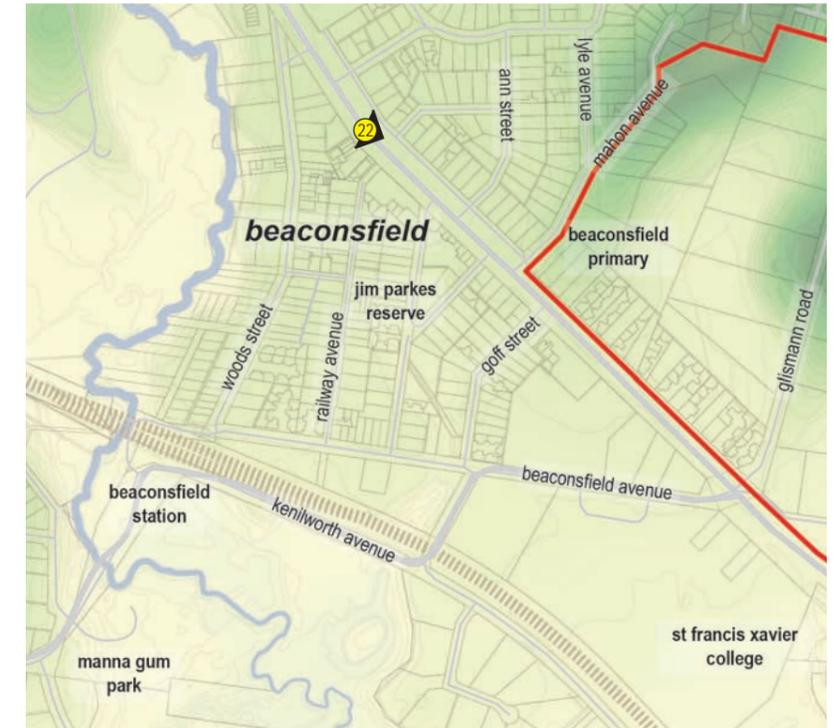
Closer views east towards the study area are generally halted by the western ridgeline within the study area, where only small sections of visible terrain along the western study area boundary are visible. The only terrain visible behind this ridge is the highest extents of the central ridgeline within the study area and the highpoint on which Hilltop Bushland Reserve is situated.

### Field Work Assessment:

The image below shows the view from Princes Highway, looking east to south east in the direction of the study area. This view has been selected, as it is typical of views from this main road as one approaches the study area from the west.

The road pavement and vegetated central median of the Princes Highway comprise much of the foreground of view, and interrupt views to the suburban dwellings on the north side on the highway. These dwellings and vegetation near them serve to obscure distant views east towards the study area. There are glimpses of canopy vegetation above these residences, but it is difficult to discern whether they are within the study area.

Distant views are available down the Princes Highway axis, however views to the southern extents of the study area are obscured by median vegetation and suburban dwellings.



**Key Plan**

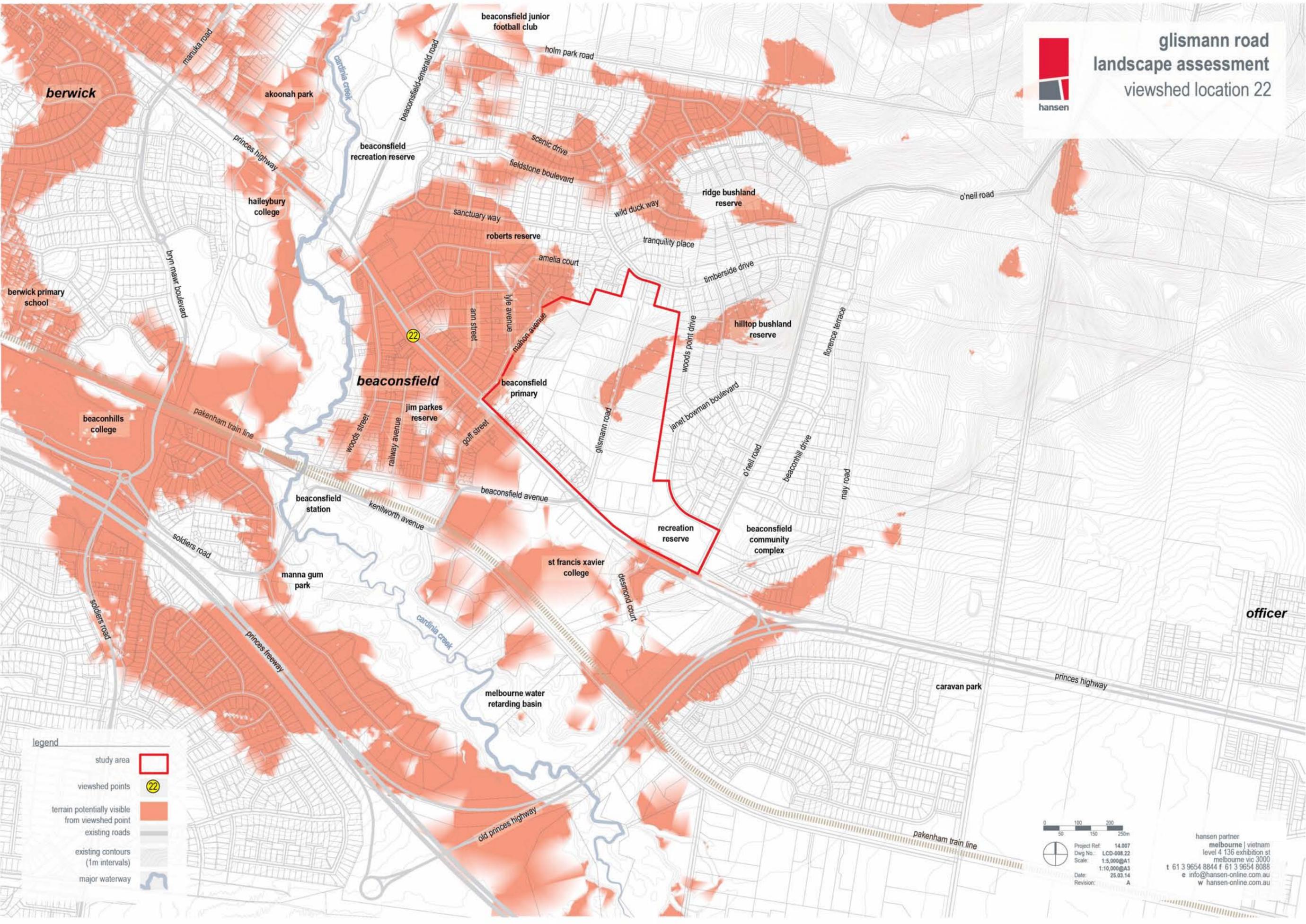
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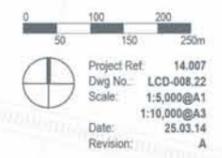
Princes Highway looking southeast.



**glismann road**  
landscape assessment  
viewshed location 22



- legend
- study area 
  - viewshed points 
  - terrain potentially visible from viewshed point 
  - existing roads 
  - existing contours (1m intervals) 
  - major waterway 



0 50 100 150 200 250m

Project Ref: 14.007  
Dwg No: LCD-098.22  
Scale: 1:5,000@A1  
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## 2.23 Viewshed Location 23 - Beaconsfield Primary School

### Viewshed Analysis:

Viewpoint 23 is located within the study area and Beaconsfield Primary School. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set on the eastern slopes of the western boundary ridgeline within the study area. Views to terrain in the study area from this location encompass much of this ridgeline, the western extents of the central ridgeline and the land between them. Some of the land near the southern site boundary is also visible, including parts of the recreation reserve. Views north and northeast are generally limited by the undulating terrain in this direction, in particular the highpoints on which both the Ridge and Hilltop Bushland Reserves are situated.

Views south comprise of much of the lower and flat land common south and west of the study area. Views across the Cardinia Creek corridor are also present and include extensive areas of land near Princes Freeway.

### Field Work Assessment:

The image below shows the view from above Beaconsfield Primary's sports oval looking east directly to the interior of the study area.

The cleared terrain slopes rapidly downhill from this point towards the east, and is evident towards the left of view where the cleared eastern face of the western boundary ridgeline is visible. Also visible in this area is a waterbody and rural outbuilding on the previously mentioned cleared land.

Distant views into the central reaches of the study area are obscured by the established canopy vegetation on the far side of the cleared areas, and this vegetation appears of a consistent size across the extents of view. Because of this, a slightly more constrained view than what is demonstrated as possible in the viewshed assessment in present. To the right of view, boundary fencing and residences along the southern study area boundary are clearly visible, as there is no vegetation screening the fence within the school.



**Key Plan**

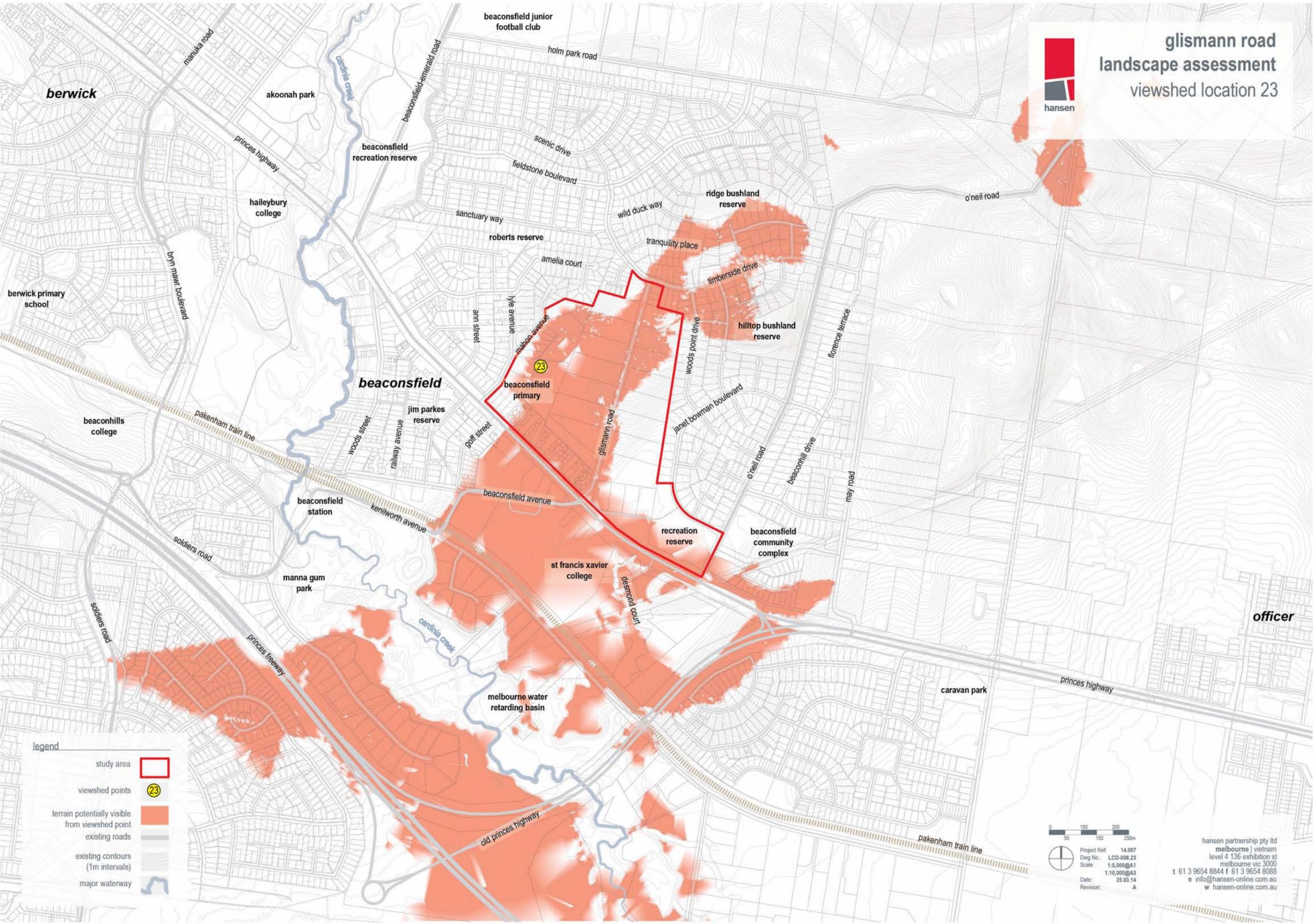
Scale 1:10,000 @ A3



Beaconsfield Primary School, looking east from above the school oval.



# glismann road landscape assessment viewshed location 23



- legend
- study area
  - viewshed points
  - terrain potentially visible from viewshed point
  - existing roads
  - existing contours (1m intervals)
  - major waterway

0 50 100 150 200 250m

Project Ref: 14.007  
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## 2.24 Viewshed Location 24 - May Road

### Viewshed Analysis:

Viewpoint 24 is located on May Road, approximately 400m east of the study area. The results of the viewshed analysis have been mapped and areas of terrain potentially visible from this point are shown shaded red on the page opposite.

The view location is set at the top of a small ridgeline which forms part of the undulating terrain that is typical east of the study area. This is reflected in the viewshed mapping, as views directly north, south and east are generally constrained by this terrain. To the southeast, expansive areas of terrain in Officer are shown as potentially visible. This viewshed assessment also reinforces the results of viewsheds 10 and 11, as views to terrain surrounding O'Neil Road is constrained to nearby land on a north-south axis.

Visible terrain within the study area includes the recreation reserve, the entry to Glismann Road/the Princes Highway frontage, and the eastern face of the central and western boundary ridgelines. Potential views across the study area to terrain in central Beaconsfield and Berwick are present, as well as views to land near the Princes Freeway.

### Field Work Assessment:

The image below shows the view from May Road looking west directly to the interior of the study area, over residential lots and pasture land that comprises the general area either side of O'Neil Road.

From this location on a local highpoint, clear views into the eastern extents of the central ridgeline within the study area can be obtained. The established vegetation and cleared areas on the ridgeline form a prevalent element in the middle ground of view, and contrast to the suburban dwellings present between the viewpoint and the study area. These dwellings also serve to visually break the continuation of canopy vegetation from the study area to the Hilltop Bushland Reserve (right of view).

Some dwellings are visible in the study area, but they are generally surrounded by vegetation which serves to obscure or soften their appearance. This is in contrast to the suburban areas in the right of view which appear dominant in view and plainly visible, in part due to their lack of accompanying canopy vegetation.

The lower reaches of the study area, including the recreation reserve are largely obscured by foreground vegetation which limits the extent of view when compared to the viewshed assessment. This vegetation and much of the vegetation within the study area visually blends with the plentiful canopy vegetation in Beaconsfield to the south and west of the study area.



**Key Plan**

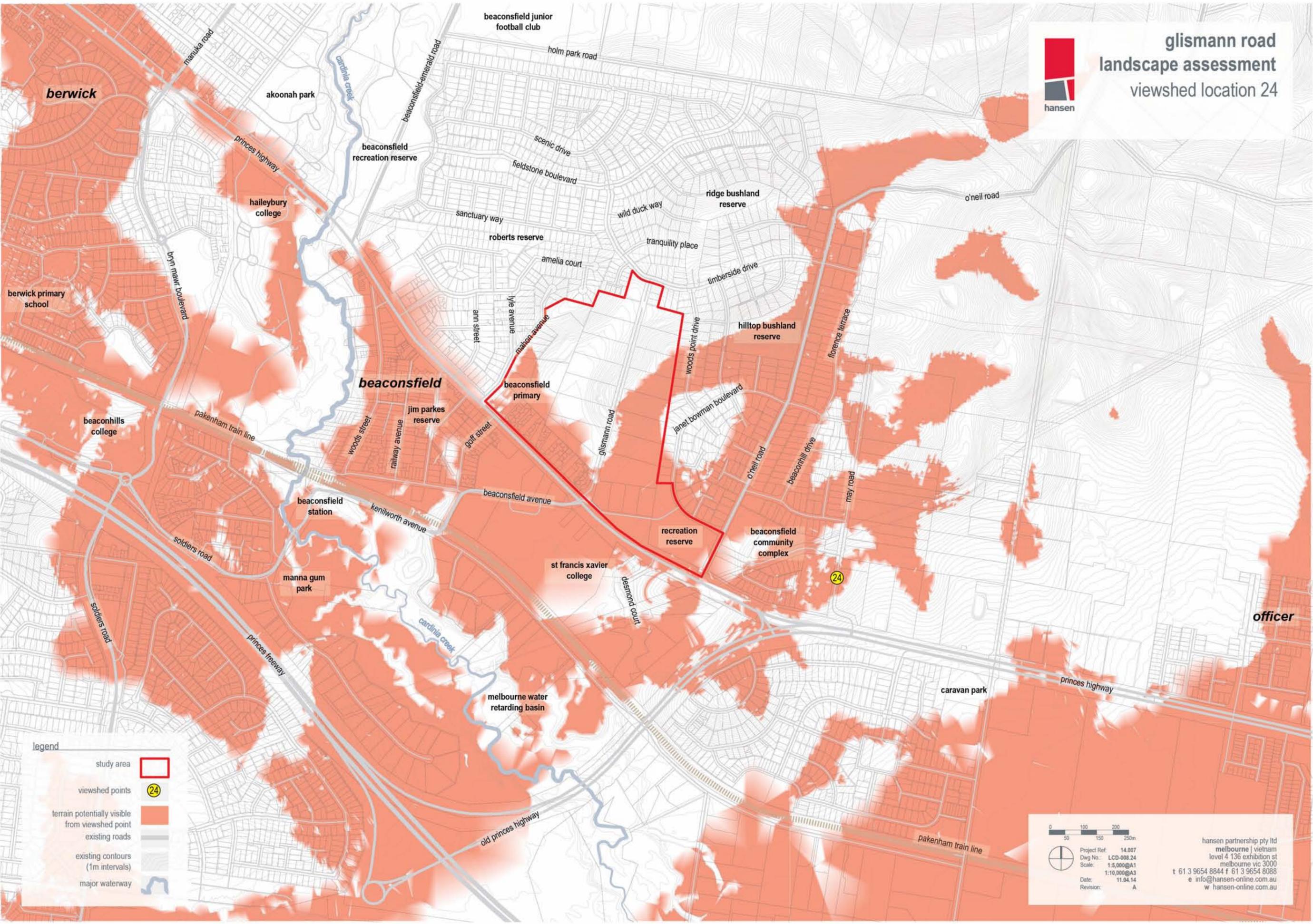
Scale 1:10,000 @ A3



May Road looking west towards the study area

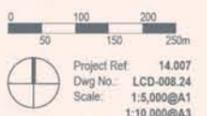


**glismann road**  
landscape assessment  
viewshed location 24



**legend**

- study area 
- viewshed points 
- terrain potentially visible from viewshed point 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



Project Ref: 14.007  
Dwg No.: LCD-008.24  
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## 2.25 Cumulative Visual Exposure

The diagram shown opposite provides a graphic summary of the visual exposure achieved from all viewshed locations combined. The areas with visual exposure are shaded in varying tones of red. The darker areas indicate locations that appear in more than one viewshed analysis map, with the darkest appearing multiple times across the viewpoints assessed. This process is not intended to be an acutely scientific or statistical data set but it does provide an indication of specific areas that warrant further investigation as part of the landscape assessment.

The diagram reflects a number of underlying trends in the viewshed assessment which result from topography and its impact on visual exposure. The study area displays areas of low to very high visual exposure, the latter being concentrated on the central and western boundary ridgelines, in addition to lower-lying land near the southern boundary. This visual exposure is generally afforded from viewpoints located in an arc from northwest of the study area to the south, which includes areas of central Beaconsfield.

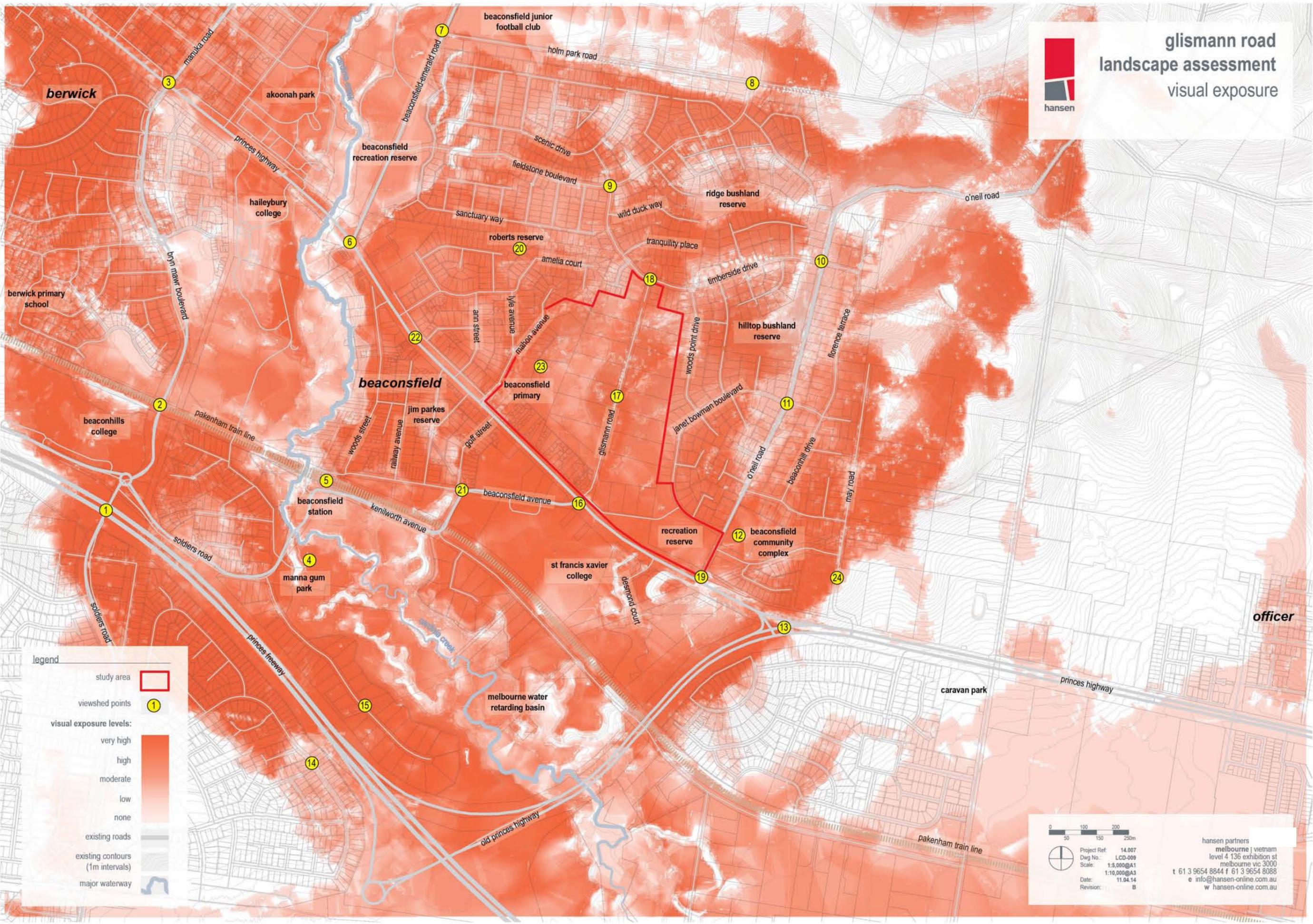
Views from the west of the study area generally include much of the western boundary ridgeline, but it is this ridge that obscures views to the lower-lying areas in the interior of the study area from this direction. However, the central ridgeline is often shown as visible, as it is higher than the western boundary ridge.

From the south, views are generally more open and capture both the ridgelines in the study area, in addition to much of the lower-lying land between them, in particular areas on the southern boundary. The exception to this is views in the Cardinia Creek corridor which are generally obscured by either nearby higher terrain or established vegetation in this location.

North of the study area, undulating terrain and suburban residences tend to obscure most views towards the study area. This is also true of views to the east, primarily along O'Neil Road, until views open up near the flatter cleared area adjacent the the recreation reserve in the southeastern extents of the study area. Views across this reserve to the study area are generally afforded as one approaches the study area from the east on the Princes Highway, but the relatively extensive amount of canopy vegetation within the study area obscures further views to its interior.

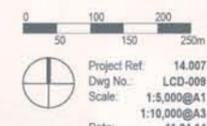


**glismann road**  
landscape assessment  
visual exposure



**legend**

- study area 
- viewshed points 
- visual exposure levels:
  - very high 
  - high 
  - moderate 
  - low 
  - none 
- existing roads 
- existing contours (1m intervals) 
- major waterway 



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## 3 Landscape Character Assessment

This section of the report focuses on describing the landscape character of the study area as a basis for the landscape assessment by identifying the main natural, rural and built characteristics of the study area.

Separating the study area into landscape character precincts is the first step in identifying areas of relative significance. This is an essential part of the landscape assessment, and will be demonstrated in the subsequent landscape values assessment. This will also serve to identify environmental values within the study area so that recommendations can be made to ensure that proposed development is compatible with them, as required by the planning scheme (refer p14, Section 1.8 Planning Overlays).

### 3.1 Defined Landscape Character Precincts

The study area contains a unique mixture of distinct land uses which have an impact on prevailing landscape character. Through the desktop analysis, viewshed analysis and fieldwork, a number of landscape character precincts have been identified within the study area as follows:

- Precinct 1: Small Acreage: Exotic Gardens
- Precinct 2: Small Acreage: Native and Exotic Planting
- Precinct 3: Small Acreage: Bushland
- Precinct 4: Cleared Areas
- Precinct 5: Recreation
- Precinct 6: Suburban
- Precinct 7: Educational

These are shown graphically in the Landscape Character Precincts plan opposite.



# glismann road landscape assessment

landscape character  
precincts



legend

study area	
existing roads	
railway line	
waterways	
small acreage - bushland	
small acreage - native and exotic planting	
small acreage - exotic gardens	
cleared areas	
recreation	
educational	
suburban	

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-010  
 Scale: 1:2,500@A1  
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 Date: 07.05.14  
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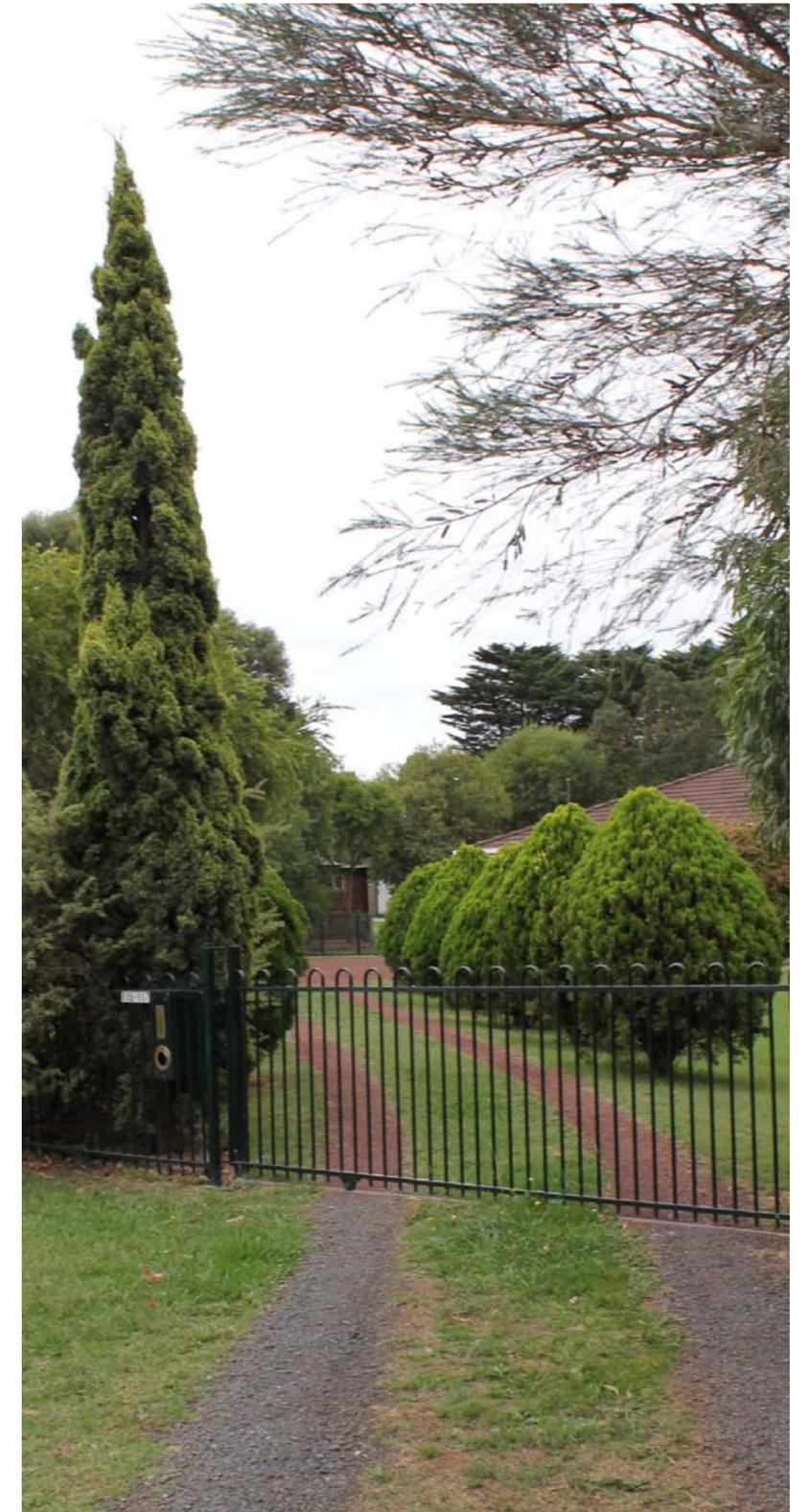
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### 3.2 Landscape Character Precinct 1- Small Acreage: Exotic Gardens

The Small Acreage: Exotic Gardens landscape character precinct refers to areas off Glismann Road that contain predominantly introduced species planted in a relatively controlled manner around dwellings. This character precinct is concentrated on the eastern side of Glismann Road, from the central ridgeline south to the intersection with Princes Highway.

This area is typified by rural dwellings set amongst canopy vegetation comprising of mainly exotic or introduced species that are often planted in a controlled manner as gardens, or in the form of windbreak vegetation. The latter provides the most visually striking example of this vegetation and is evident near the entry to Glismann Road. Some of the windbreaks are well established, perhaps referencing the historical agricultural land use of the study area.

Much of Glismann Road itself is contained in this study area, where the unsealed road complements the somewhat rural character of the study area. The road also visually complements lots to the east as the cleared grassed road verges, often lined with exotic shrubs (for example Agapanthus) and earth drainage swales, blends with the green lawn setbacks that accompany most of the private lots in this character precinct.



*Predominantly exotic gardens in small acreages off Glismann Road & Princes Highway*



# glismann road landscape assessment

landscape character  
small acreage:  
exotic gardens



**legend**

- study area
- existing roads
- railway line
- waterways
- small acreage: exotic gardens

0 25 50 75 100 125m

Project Ref: 14.007  
Dwg No.: LCD-010.6  
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### 3.3 Landscape Character Precinct 2- Small Acreage: Native and Exotic Planting

The Small Acreage landscape character precinct refers to areas off Glismann Road which contain a mixture of established exotic and native vegetation that surround dwellings. These areas are predominantly present on the eastern side of Glismann Road, in addition to several areas on the high land of the central ridgeline, and the triangular shaped road reserve area to the south.

These areas typically comprise of spacious lots dotted with low-scale rural dwellings that sit below the prevailing tree canopy, which comprises of a distinct mixture of exotic and native vegetation. The extent and distribution of this vegetation also contrasts to the nearby suburban areas, which are more spatially restrained and less vegetated.

These areas have been separated from the other small acreage areas because of the distinct character afforded by this mixture of prevailing canopy vegetation, in contrast to the 'bushland' areas or more manicured gardens or windbreaks within the 'exotic gardens' precinct.

Dwellings within the small acreage areas are also typically set back from Glismann Road at inconsistent distances due to the topography of the central ridgeline. The undulating terrain afforded to this area is a present, but not dominant character element of this area.

The triangular shaped road reserve area adjoining the southern study area boundary has been included as it contains similar features to what is seen near Glismann Road. These characteristic features include: gravel driveways lined with exotic shrub species and mainly dense areas of vegetation, which is a typical mixture of exotic or native species.



*Small acreages with a mixture of exotic and native vegetation off Glismann Road*



# glismann road landscape assessment

landscape character  
small acreage:  
native and exotic planting



**legend**

- study area
- existing roads
- railway line
- waterways
- small acreage - native and exotic planting

0 25 50 75 100 125m

Project Ref: 14.007  
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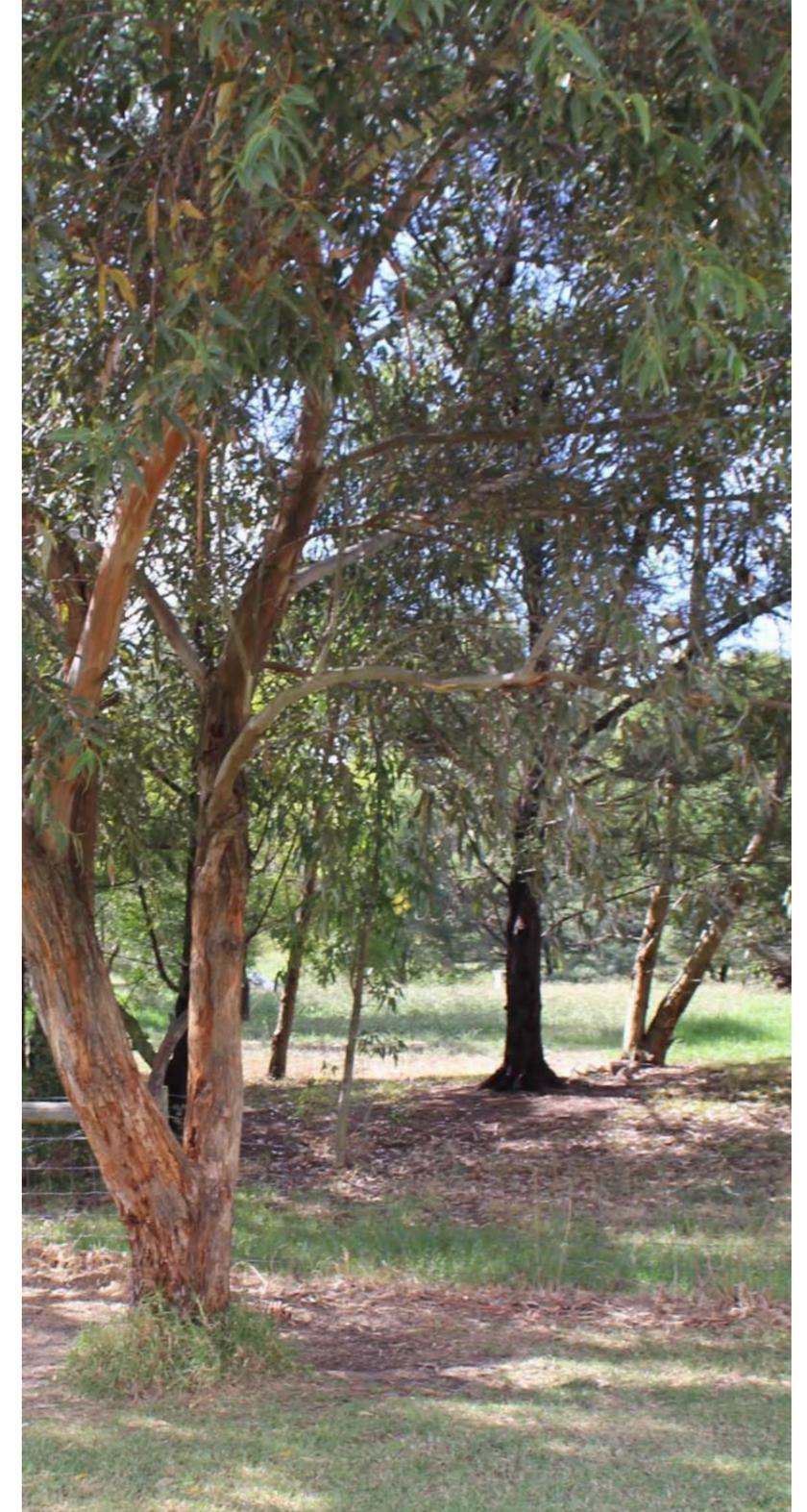
### 3.4 Landscape Character Precinct 3- Small Acreage: Bushland

The Small Acreage: Bushland character precinct refers to areas off Glismann Road which contain a predominance of established native canopy vegetation that surrounds dwellings. This prevalence of native vegetation creates a distinct landscape character, different to the other small acreage areas identified.

The native vegetation typically comprises of established canopy Eucalyptus species, most of which are likely not remnant vegetation due to the past use of the study area as cleared agricultural land. Although vegetation coverage is not as extensive as more natural bushland areas, the relatively consistent canopy here affords a somewhat enclosed bushland character that is distinct within the study area. This vegetation also presents strongly to Glismann Road in a number of areas, reinforcing this character on this publically accessible road. This is particularly evident near the northern entry to Glismann Road.

These bushland areas are concentrated in the northern extents of the study area, where native vegetation encompasses several lots and provides the primary ingredient of numerous vegetated breaks between the small acreages. A large section of predominantly native vegetation is also present near the primary school oval, and another patch is located adjacent to the eastern study area boundary, on the central ridgeline.

As with the previous character precinct, these areas typically comprise of spacious lots dotted with low-scale rural dwellings that sit below the prevailing tree canopy. Dwelling setbacks also tend to vary, reflective of the undulating topography of areas near the central ridgeline. The distribution of the native vegetation again contrasts to the nearby suburban areas.



*Small acreages with predominantly native vegetation off Glismann Road*



# glismann road landscape assessment

landscape character  
small acreage: bushland



**legend**

- study area
- existing roads
- railway line
- waterways
- small acreage: bushland

0 25 50 75 100 125m

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 1:5,000@A3  
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### 3.5 Landscape Character Precinct 4 - Cleared Areas

The Cleared Areas landscape character precinct refers to areas within the rural living lots that are mostly cleared of canopy vegetation. Although these areas and the other rural living land are similar, the absence of canopy vegetation creates a distinct landscape character that is less enclosed than the other rural living land within the study area.

The general appearance or character of these areas also contrasts greatly with surrounding suburban areas. This contrast is accentuated by the boundary timber paling fences on the edges of suburban lots, which create a sharp visual separation between the two distinct land-use and character areas. This is evident in the photography for Viewshed Location 23 (p62.)

These spaces are scattered throughout the study area, with more extensive cleared areas located away from Glismann Road on the western and eastern extents of the small acreage lots. Cleared areas vary from manicured lawns, particularly on the Glismann Road frontage, to rural paddocks which are generally sited at the rear of lots. The paddocks have an evident rural character, as numerous rural or agricultural elements are typically present within them, for example: waterbodies or small dams and livestock. Both these areas are sometimes dotted or with canopy or under-storey vegetation, comprising of either native or exotic vegetation.

Although there is variance within this landscape character precinct, its overarching cleared nature within a rural setting creates a distinct landscape character, separate from other small acreage areas within the study area and surrounding suburban or educational areas.



Cleared areas and residences adjacent to Beaconsfield Primary School (left) and Glismann Road (right).



# glismann road landscape assessment

landscape character  
cleared areas



**legend**

- study area
- existing roads
- railway line
- waterways
- cleared areas
- melbourne water retarding basin

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-010.2  
 Scale: 1:2,500@A1  
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### 3.6 Landscape Character Precinct 5 - Recreation

The Recreation landscape character precinct refers to land within the study area that has a distinct recreation focused land use, which is reflected in its appearance and prevailing landscape character. These areas include the recreation reserve in the southeastern extents of the study area, and the sports oval associated with Beaconsfield Primary School.

These areas typically contain extensive cleared lawn spaces which are clearly used for recreational activities. They also often contain canopy vegetation along their boundaries, but they are not a dominant feature of these areas. A playground is present in the northern extents of the recreation reserve, which complements the recreational or public reserve landscape character. Numerous other structures and features are present in these areas which enforce a prevailing recreation landscape character, including: goal posts, line markings, flood lights and gravel car parking areas.

Although similar in nature to the cleared areas landscape character precinct, the distinct impression of the landscape character in these locations is of a typical lower-grade suburban or school football/cricket oval.



*Beaconsfield Primary School sports oval.*



*The recreation reserve and car park within the southeastern extents of the study area.*



# glismann road landscape assessment

landscape character  
recreation



- legend
- study area
  - existing roads
  - railway line
  - waterways
  - recreation

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-010.3  
 Scale: 1:2,500@A1  
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 Date: 17.04.14  
 Revision: B

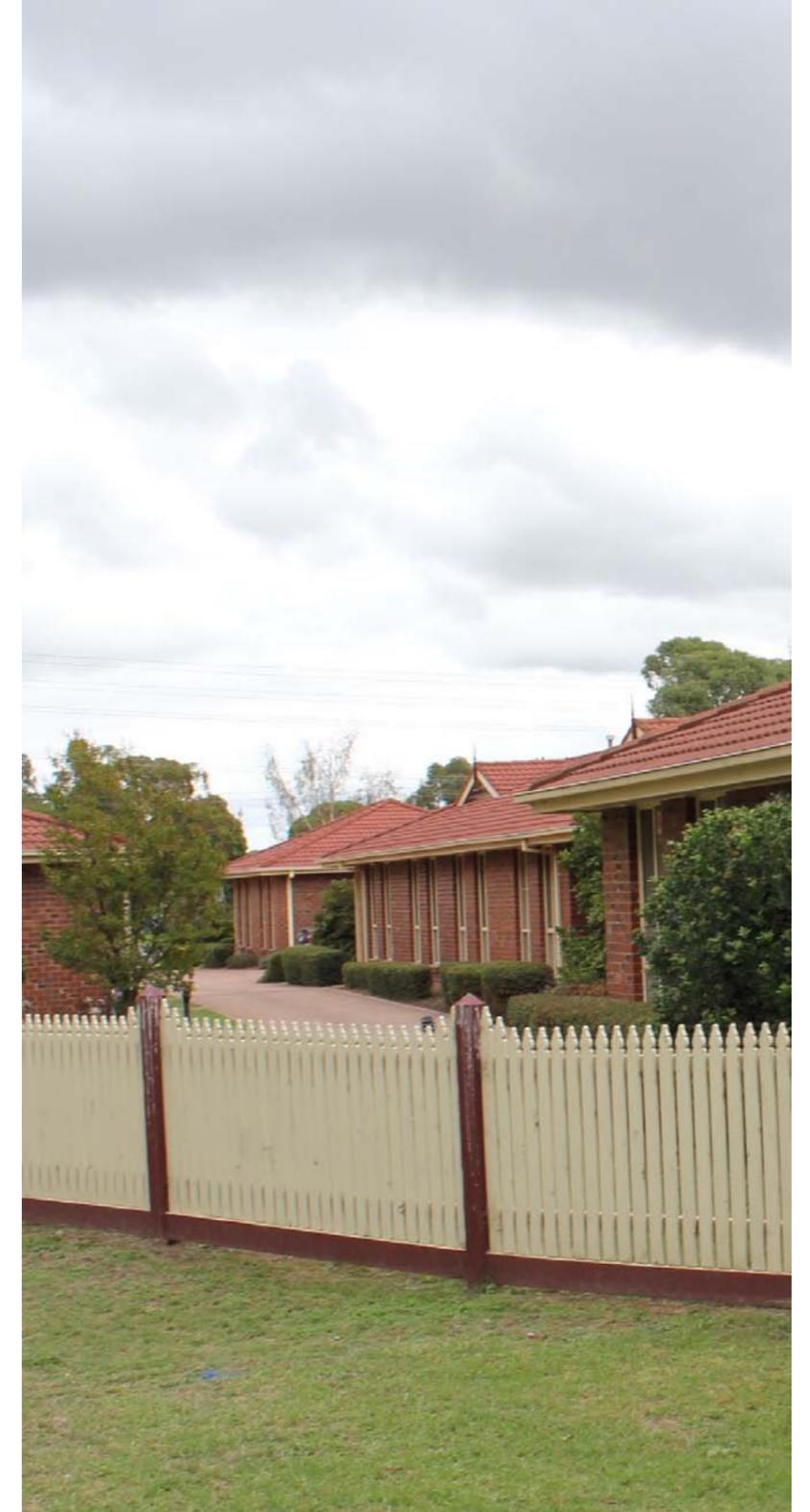
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### 3.7 Landscape Character Precinct 6 - Suburban

The Suburban landscape character precinct refers to land within the study area that comprises of numerous suburban residential dwellings. These areas are present north of the study area adjoining Patrick Place, north of Beaconsfield Primary School and along parts of the southern study area boundary.

These areas are typified by one or two storey residences set amongst domestic style gardens. However, smaller detached units are present between Beaconsfield Primary School and Glismann Road, but they still present a low scale and intermittently vegetated frontage to Princes Highway. Typical of these lots and the lots north of the primary school are the timber paling fences which form a visually distinct boundary between these allotments and the contrasting recreation or cleared areas beside them.

Although this character precinct covers a relatively small area of land within the study area it should be noted that the area is reminiscent of much of the prevailing landscape character of the study area's context, or the surrounding suburban areas of Beaconsfield.



*Suburban areas adjoining Princes Highway.*



# glismann road landscape assessment

landscape character  
suburban



- legend
- study area
  - existing roads
  - railway line
  - waterways
  - suburban

0 25 50 75 100 125m

Project Ref: 14.007  
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### 3.8 Landscape Character Precinct 7 - Educational

The Educational landscape character precinct refers to land within the study area on which the Beaconsfield Primary School is situated.

This area is typified by larger buildings and built recreational facilities standard of a primary school setting, and these cover the majority of its land. Breaks between these structures typically comprise of paved areas and lush native vegetation. Native canopy vegetation is prevalent, and primarily located on the Princes Highway and Lyle Avenue interfaces, providing a vegetated buffer to these roadways. There are several more extensive paved areas used as either recreational areas or car parking near Lyle Avenue.

The school is sited on the western ridgeline which accompanies the study area boundary in that location, the prevailing undulating terrain across the school reflects this and is a distinct landscape character element of the area. It is flatter near the southern study area boundary and rises up to the north. Here, a relatively large contrast in elevation between the northern extents of the school and the sports ground is created, from which broad views into the study area can be obtained (as demonstrated in Viewshed Location 23, p62-63, Section 2.23).

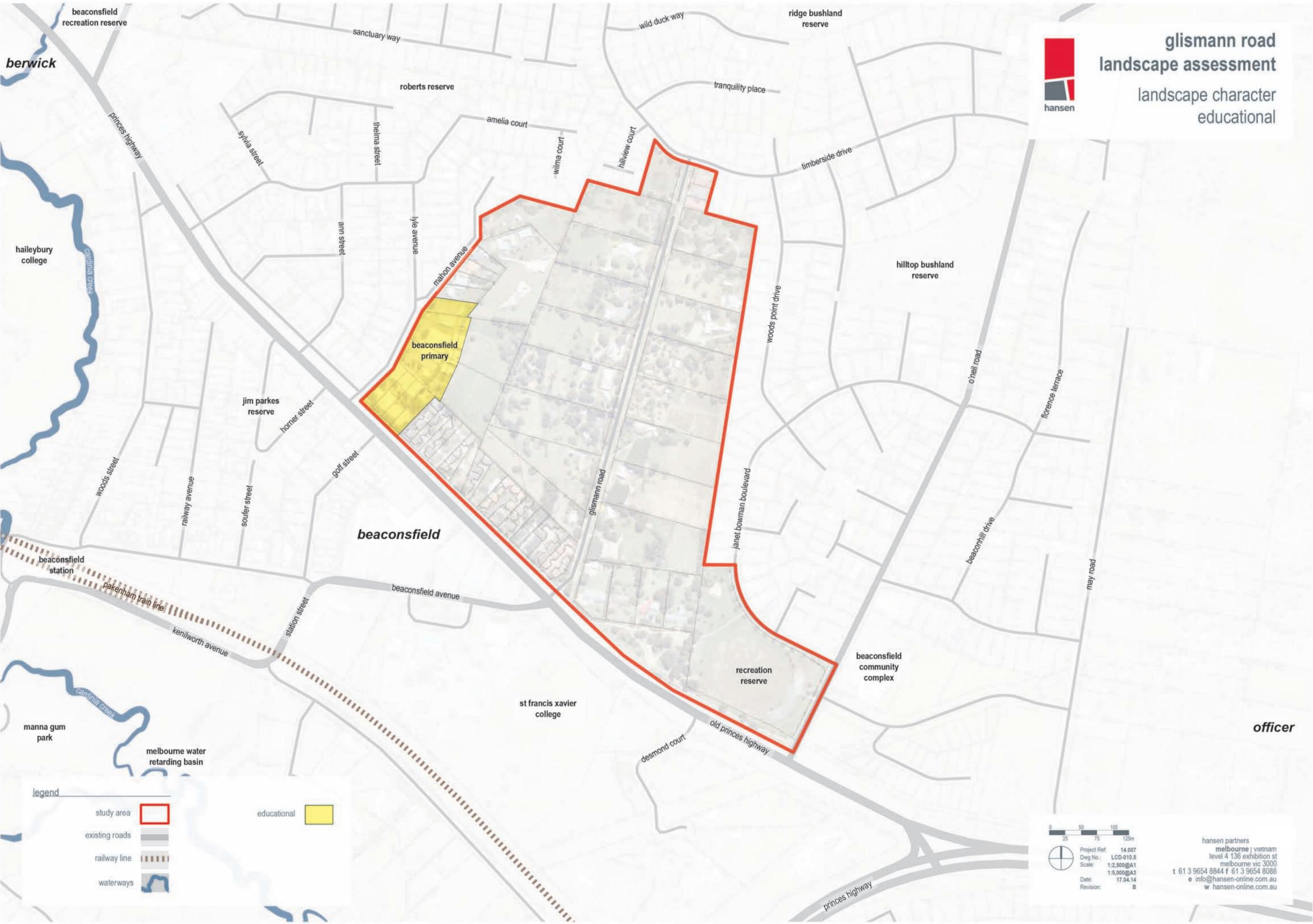


Structures and landscaping of Beaconsfield Primary School.



# glismann road landscape assessment

landscape character  
educational



**legend**

- study area
- existing roads
- railway line
- waterways
- educational

0 25 50 75 100 125m

Project Ref: 14.007  
Dwg No.: LCD-010.5  
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## 4 Landscape Values

### 4.1 Introduction

This section of the Glismann Road Landscape Assessment aims to assess relative landscape value of the study area in an objective manner. This is to be achieved through review and analysis of previous assessment work, which is to be guided by benchmarking documents, primarily *Visual Landscape and Planning in Western Australia, a Manual for Evaluation, Assessment, Siting and Design. November 2007*. In this manual landscape values are broadly defined as (p.33):

*"values or preferences refer to the value placed on a landscape feature by the community based primarily on its perceived visual quality."*

It is important to note that the assigned landscape values derived from this assessment are relative and have been compared to the study areas context within suburban Beaconsfield. It is also important to acknowledge the existing high level of significance attributed to much of the Glismann Road study area, demonstrated in the Planning Scheme (refer Section 1.8, primarily the ESO).

The results of this assessment are crucial to directing the Landscape Management Framework, the final outcome of this landscape assessment.

The Landscape Values Assessment will utilise the following methodology:

- The identification, through the review of benchmarking documents, of objective criteria to assess landscape value.
- Utilising these criteria, the relative value of the different landscape character areas can be discussed and evaluated (Landscape Values Assessment - Section 5. Relative landscape value will be assigned as either *high*, *moderate* or *low* based on criteria such as:



#### High

- Prevalence of landscape features such as: vegetation, waterbodies and topographic variety that are harmonious with the built environment.



#### Moderate

- Some presence of landscape features such as: vegetation, waterbodies and topographic variety that are at times harmonious with the built environment.



#### Low

- Minor presence of landscape features such as vegetation or topographic variety that are at times either degraded or rarely integrated well with the built environment which can be encumbered by structures such as out-buildings or infrastructure (i.e. powerlines).
- Once a level of value has been assigned to each character area, these will be compared with visually exposed areas. This in order to assign appropriate value to visually prominent areas and will be done through a Visual Sensitivity Assessment (Section 6).





## 4.2 Criteria for the Assessment of Landscape Values

For the purposes of this study a set of broad landscape values assessment criteria have been developed through professional assessments by Hansen Partnership, an office of professional landscape architects, urban designers and planners.

These criteria ultimately take the form of landscape preference indicators, and it is intended that they be used to assess landscape value in the Glismann Road study area in a manner that is as objective as possible. In order to achieve this several publications have been assessed and subsequently used to formulate the landscape values assessment criteria outlined in section 4.2.1 of this report.

To ensure that the methodology for this landscape values assessment is grounded by a best practice approach, it has been based on the methodology outlined in the guidelines provided by the *Visual Landscape and Planning in Western Australia, a Manual for Evaluation, Assessment, Siting and Design. November 2007* (VLPWA Manual)

The process of utilising these guidelines to establish landscape values assessment criteria, and then in turn to gauge landscape value in the Glismann Road study area is explained in further detail in subsequent sections of the report.

It is acknowledged that the nature of landscape values inherently varies from person to person, or is subjective. Therefore it is largely based on the perceptions of individuals based on a variety of factors, such as cultural backgrounds, education and economic circumstances. While this is evident, the methodology above enables landscape values in the Glismann Road study area to be assessed in an objective manner.

### 4.2.1 VLPWA Manual

The VLPWA Manual aims to provide a valuable resource for undertaking visual assessments of the landscape in lieu of often nonexistent formal local or state planning policy. This Landscape Values Assessment conducted for the Glismann Road study area specifically refers to: *Part Two, Section 2, Identify and assess what is valued in the visual landscape (p32-33)* and *Appendix 7, Visual landscape character preference indicators (p175-177)* within the VLPWA Manual.

The landscape character preference indicators identified in Appendix 7 of the VLPWA Manual have been developed using community preference research and subsequently list landscape features as being either most preferred or least preferred in a generalised landscape typology. These landscape typologies are categorised broadly as being natural, rural or built.

As the study area contains the built and rural landscape typologies, it was deemed suitable to list all the applicable landscape preference indicators for them. It is intended that these preference indicators provide a structured basis for the landscape values assessment criteria, which is in keeping with the methodology outlined in the VLPWA Manual.

Relevant preference indicators for the rural and built areas are listed in the following pages. It should be noted that some criteria have been altered slightly to reflect reoccurring landscape features specific to the Glismann Road study area. Adjusting the preference indicators for site specific features is encouraged in the VLPWA Manual.

The natural landscape typology was not included in this landscape assessment as this typology refers to areas which have not been disturbed by human activities, for example forested areas. The desktop and site assessments confirmed that applicable natural areas did not occur within the Glismann Road study area.

## 4.2.2 Rural Areas

### Most Preferred Features:

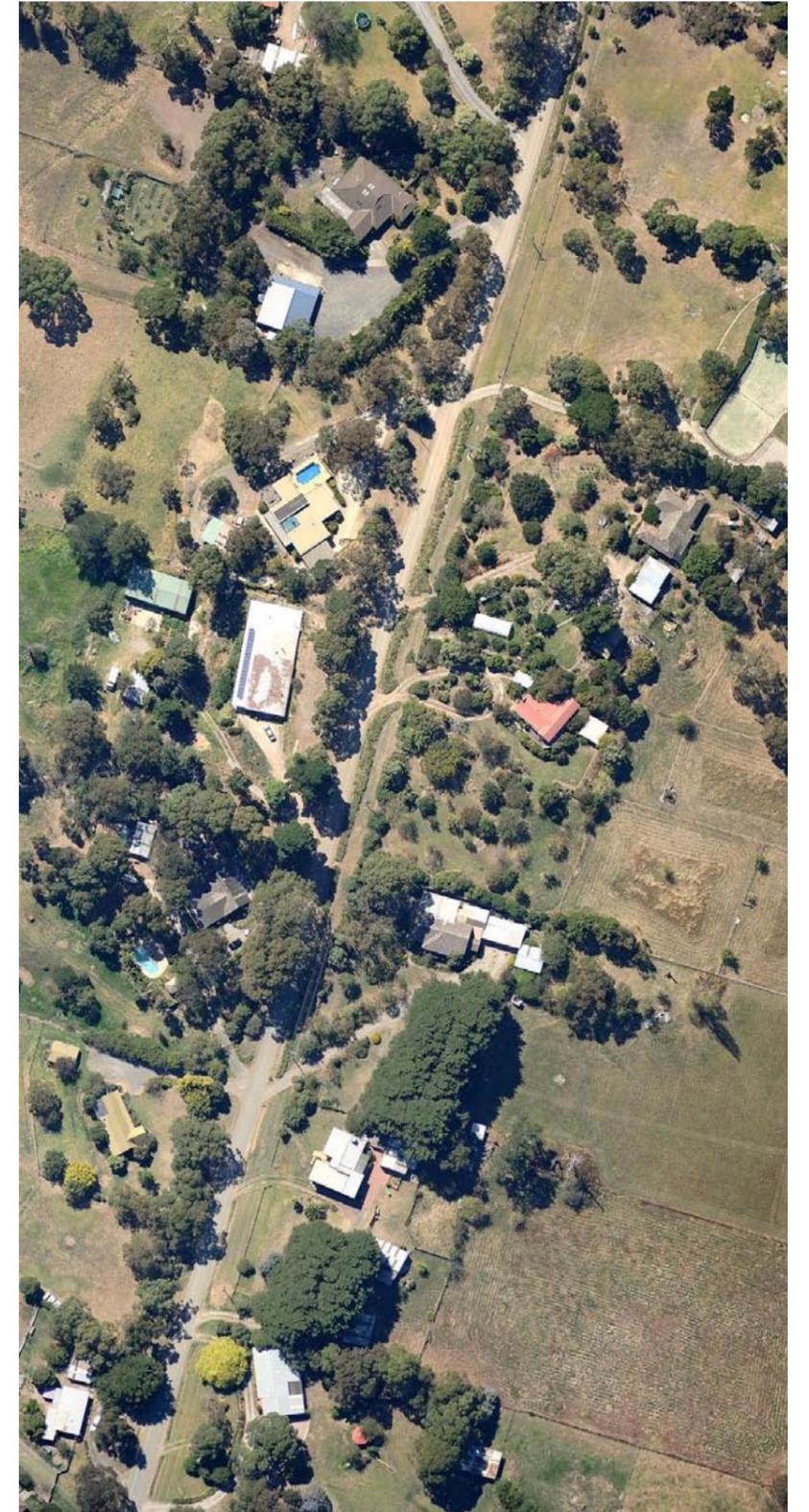
Most preferred landscape features for this landscape typology include:

- Unusual diversity in agricultural landscapes (colour and contrast or species diversity of cropping).
- Agricultural patterns, colours and textures that complement natural features.
- Topographic variety and ruggedness, including elevated landforms and undulating terrain.
- Presence of waterways and water bodies (dams, lakes, inundated areas, drainage lines and creeks) that borrow location, shape, scale and edge configuration for natural elements.
- Areas or sites frequently prone to ephemeral features (presence of fauna, distinctive crop rotations, water conditions and climatic conditions).
- Significant landscape features (established exotic windbreaks in good condition, trees and tree stands, historic relics, and areas of topographic variation).
- Settlement patterns and individual structures that strengthen the local rural character (water tanks, historic buildings, hay bales and dams).
- Historic features and land use patterns that strengthen the local rural character (historic farm machinery, old sheds and historic buildings).
- Distinctive remnant or established canopy vegetation located within allotments, along streamsides, roadsides and in paddocks.
- Design which takes account of landscape features, vegetation and landform.
- Incorporation of significant cultural and environmental features into design.
- Presence of natural rock features (eg limestone cliffs, granite outcrops).

### Least Preferred Features:

Least preferred landscape features for this landscape typology include:

- Areas of soil salinity/salt scalds or dead, dying or diseased vegetation.
- Areas of extensive weed infestation.
- Eroded areas
- Tips, dumps and landfill areas.
- Recently harvested areas (stumps, debris, abandoned off-cuts).
- Land use areas that contrast significantly from natural landscape characteristics (can include plantations, mines, rural settlement and/or housing, utility towers, roads and fencing).
- Abandoned structures, yards or paddocks in a state of disrepair or destruction.
- Farm structures and buildings in a state of disrepair.
- Unmanaged roads and access tracks in a state of disrepair.
- Eutrophied dams, lakes and water bodies (for example; algal blooms).
- Poorly maintained waterways and drains prone to stagnation, pollution and littering.
- Presence of utilities (towers, transmission line, overhead power lines).
- Severed or badly pruned street trees.
- Degraded areas prone to depreciative uses and unregulated vehicle activities.



Aerial of rural residences on Glismann Road

### 4.2.3 Built Areas

#### Most Preferred Features:

Most preferred landscape features for this landscape typology include:

- Presence of trees, greenery, parks and gardens, street trees, canopied streets, median strip vegetation.
- Complementary building styles in neighbourhoods.
- Diverse building styles in neighbourhoods.
- Built developments that do not impinge on dominant natural features (for example river foreshores and coastal landscapes).
- Elevated landforms and undulating terrain.
- Presence of water bodies.
- Presence of natural rock features (eg limestone cliffs, granite outcrops).
- Historic features including land uses that strengthen the local urban character.
- Well maintained gardens (native and exotic).
- Distinctive remnant or established canopy vegetation located within allotments, along streamsides, roadsides and in paddocks.
- Incorporation of significant cultural and environmental features into urban design.
- Urban water management (water bodies that well maintained, and open drains with a complementary appearance to be surrounding built form).
- Presence of waterways and water bodies (dams, lakes, inundated areas, drainage lines and creeks).
- Development sites supporting and enhancing the urban context in which they are located.
- Development sites designed so they strengthen local character and promote a sense of community.
- Design which takes account of landscape features, vegetation and landform.
- Services being underground to reduce cabling and severance of street trees.
- Unobtrusive advertising.
- Presence of community artworks.

#### Least Preferred Features:

Least preferred landscape features for this landscape typology include:

- Derelict industrial areas (junkyards).
- Large carparks without trees.
- Run-down residential areas (dead grass, bare and, dead vegetation, derelict housing and/or buildings, abandoned and/or trashed cars).
- Graffiti.
- Intrusive billboards (particularly along roads and railway reserves).
- Buildings which contrast sharply from the surrounding built character (large isolated shopping centres, apartments, hotels).
- Arterial highways with strip commercial and light industrial developments, lacking trees and other vegetation.
- Utilities (towers, transmission line, overhead power lines).
- Severed or badly pruned street trees.
- Lack of vegetation.
- Areas of extensive weed infestation.
- Degraded areas prone to depreciative uses and unregulated vehicle activities.
- Poorly maintained waterways and drains prone to stagnation, pollution and littering.
- Extensive retaining walls which result in concrete canyon effects on roadways.
- Buildings that create a solid wall effect (no gaps to allow views between buildings).
- Areas of soil salinity/salt scalds or dead, dying or diseased vegetation.



Suburban (or built) areas of Beaconsfield to the west of the study area

### 4.3 Application of Assessment Criteria

From the preceding assessment of the VLPWA Manual, landscape value assessment criteria have been developed to formulate the basis for an objective assessment of landscape values within the Glismann Road study area. For this section of the report the landscape character areas, previously identified Section 3, have been further utilised as the areas where landscape value is to be evaluated (refer to plan on p69).

The assessment criteria are based on the landscape character preference indicators identified previously in Section 4.2.1- 4.2.3 of this report. All the landscape character areas have been categorised as either the rural or built broad landscape typologies (summarised in the table opposite). Following from this, least preferred or most preferred features which are present in the specific character areas have been identified and listed.

Finally a discussion of the identified preference indicators will be undertaken, where they will be assessed relative to other character areas. This will assist in the assignment of an overall landscape value, whether low, moderate or high.

Summary Table:

Landscape Character Precinct	Landscape Typology	Assigned Landscape Value
1. Small Acreage: Exotic Gardens	Rural	Moderate
2. Small Acreage: Native and Exotic Planting	Rural	Moderate
3. Small Acreage: Bushland	Rural	High
4. Cleared Areas	Rural	Low
5. Recreation	Built	Low
6. Suburban	Built	Low
7. Educational	Built	Low



#### High

- Prevalence of landscape features such as: vegetation, waterbodies and topographic variety that are harmonious with the built environment.



#### Moderate

- Some presence of landscape features such as: vegetation, waterbodies and topographic variety that are at times harmonious with the built environment.



#### Low

- Minor presence of landscape features such as vegetation or topographic variety that are at times either degraded or rarely integrated well with the built environment which can be encumbered by structures such as out-buildings or infrastructure (i.e. powerlines).

# 5 Landscape Values Assessment

## 5.1 Small Acreage: Exotic Gardens

### Preferred Landscape Features

- Some topographic variety, in the form of slightly undulating terrain near the central ridgeline.
- Significant landscape features are present in the form of established exotic windbreaks in good condition and areas of topographic variation).
- Historic features that strengthen the local rural character, in the form of established windbreaks.
- Established canopy vegetation located within allotments, and along roadsides.



Severed windbreaks, stark fencing and overhead power lines

### Least Preferred Landscape Features

- Land use areas that contrast significantly from natural landscape characteristics.
- Farm structures and buildings in a state of disrepair.
- Severed or badly pruned street trees.
- Presence of utilities (overhead power lines).



Farm structures in a state of disrepair

### Landscape Typology:

Rural

### Discussion

The Small Acreage: Exotic Gardens landscape character and values area comprises of a portion of the spacious, more rural lots centred on Glismann Road. This area is delineated by the relatively high presence of introduced species, often planted in a controlled, formal manner in either gardens or as windbreaks.

These established windbreaks are a significant landscape feature of this area, the most prominent example being three well-established stands that run in a roughly northeast direction, emanating from lot one, from there going through lots three and five. Although separated at present, it is evident from aerial photography that these stands were once linked and formed the avenue planting that flanked a past driveway which led to a rural dwelling (refer p86 for aerial). This emphasises the historic value of these windbreaks, which references past usage of the area in addition to strengthening the local rural character. It is noted that these windbreaks may be in poor health and nearing the end of their life-span. However, it was judged that they still present some intrinsic landscape value at present, based on the reasons described previously.

The southernmost windbreak stand has been severed, or sharply pruned to accommodate the overhead power lines which line Glismann Road to the east. This southern area of Glismann Road, near its intersection with Princes Highway, is perhaps the prime example of land use that contrast significantly from natural landscape characteristics, with these severed windbreaks, power lines and sometimes stark fences to property boundaries.

To the interior of the small acreage lots, there are instances of farm structures in a state of disrepair, often at the interface with nearby cleared areas. Aside from this, most of the vegetation and remaining structures in this character precinct are well maintained and complimentary to the rural character of the area. There is a prevalence of established canopy vegetation in this area, much of which is exotic and a defining character element of this area. This vegetation is complemented by some areas of topographic variety near the central ridgeline, from which glimpses of distant views to surrounding areas can be obtained through vegetation and over cleared areas.

Although severed trees, overhead power lines and somewhat blunt fencing serve to create an initial less valued impression of the landscape of this character precinct as one enters Glismann Road from the south. The interior of this precinct presents a distinct vegetated area with a predominance of introduced species that complement the significant landscape features, which are themselves some of the only remaining references to the historical use of this area.

### Overall Landscape Value:

**Moderate**



Exotic garden areas and windbreaks, looking northeast from Glismann Road

## 5.2 Landscape Values - Small Acreage: Native and Exotic Planting

### Preferred Landscape Features

- Some topographic variety, in the form of slightly undulating terrain near the central ridgeline.
- Distinctive established canopy vegetation located within allotments and along roadsides.
- Settlement patterns and individual structures that strengthen the local rural character.
- Design which takes account of landscape features, vegetation and landform.



Boundary fencing at suburban interfaces

### Least Preferred Landscape Features

- Land use areas that contrast significantly from natural landscape characteristics.



Dwellings sited sympathetic to terrain and surrounding vegetation

### Landscape Typology:

Rural

### Discussion

The Small Acreage: Native and Exotic Planting landscape character and values area comprises of a portion of the spacious, more rural lots centred on Glismann Road that typically have a high prevalence of established canopy vegetation of either exotic or native species.

This vegetation is the most distinctive 'preferred landscape feature', and is located within allotments and along roadsides. Dwellings and out-buildings often sit comfortably under this canopy vegetation. They also tend to be sited sympathetic to the surrounding undulating terrain, which is present towards the central ridgeline and is another 'preferred landscape feature' of this precinct.

The nature in which topography and the siting of rural style structures interlace is telling of the wider settlement pattern of the area, which has varying setbacks to Glismann Road dependant largely on surrounding landscape conditions – in particular terrain. This varied settlement pattern also strengthens the local rural character of the area and provides a contrast to nearby suburban dwellings (outside of the study area, particularly to the east) which tend to dominate the terrain rather than sit amongst it.

However, some areas provide a contrast to natural landscape characteristics. This is somewhat evident at property boundaries where, blunt and visually impermeable fencing is used, noticeable at interfaces with suburban areas to the south. It should be noted that instances of this are not prevalent throughout the study area, and the level of contrast they provide is most often slight. Some recreation areas within lots also provide this contrast, in particular pools and tennis courts, but these are largely hidden from public view.

### Overall Landscape Value:

**Moderate**



Typical mixed composition of established exotic and native vegetation

### 5.3 Landscape Values - Small Acreage: Bushland

#### Preferred Landscape Features

- Distinctive remnant or established canopy vegetation located within allotments and roadsides.
- Significant landscape features (groups of established native trees in good condition).
- Design which takes account of landscape features, vegetation and landform.
- Settlement patterns and individual structures that strengthen the local rural character.
- Some topographic variety, in the form of slightly undulating terrain near the central ridgeline.



*Severed windbreaks, stark fencing and overhead power lines*

#### Least Preferred Landscape Features

- Land use areas that contrast significantly from natural landscape characteristics.
- Presence of utilities (overhead power lines).



*Farm structures in a state of disrepair*



*Exotic garden areas and windbreaks, looking northeast from Glismann Road*

#### Landscape Typology:

Rural

#### Discussion

The Small Acreage: Native Bushland landscape character and values area comprises of a portion of the spacious, more rural lots centred on Glismann Road that typically have a high prevalence of established native canopy vegetation.

Located within allotments and along roadsides, this vegetation is the most prevalent 'preferred landscape feature' in this precinct. The majority of this native vegetation is found in groups, and is accordingly classified as a significant landscape feature, which typifies this area and distinguishes it from the other two small acreage landscape character precincts. The presence of this native vegetation in groups was the differentiating factor in assigning this area with a relatively higher overall landscape value.

As with the previous character precinct, dwellings and out-buildings often sit comfortably under and amongst the native canopy vegetation. They also tend to be sited sympathetic to nearby undulating terrain, which is present towards the central ridgeline and is an additional 'preferred landscape feature' of this precinct. The siting of structures in this area serves to reinforce the wider, scattered settlement pattern outlined in the previously, although it is less noticeable in this area as fewer overall dwellings are present.

There are some areas that provide a contrast to natural landscape characteristics, in particular some boundary fences. But this is overall relatively minor and indistinguishable when viewed from public areas. Overhead power lines which line Glismann Road to the east are also present here, but again they are not a dominant visual element.

#### Overall Landscape Value:

**High**



## 5.4 Landscape Values - Cleared Areas

### Preferred Landscape Features

- Settlement patterns and structures that strengthen the local rural character.
- Some topographic variety, in the form of slightly undulating terrain near the central and western ridgelines.
- Presence of waterbodies in the form of small dams that fit with the character and scale of the areas.



*Dead/diseased vegetation near the eastern study area boundary*

### Least Preferred Landscape Features

- Areas of dead, dying or diseased vegetation.
- Land use areas that contrast significantly from natural landscape characteristics.
- Presence of utilities (overhead power lines).



*View of cleared undulating terrain from the central ridge*



*Cleared area north of the primary school, demonstrating boundary fencing, waterbodies and scattered trees/out-buildings*

### Landscape Typology:

Rural

### Discussion

The Cleared Areas landscape character and values area comprises of extensive areas of the spacious, rural lots centred on Glismann Road that typically are cleared of canopy vegetation.

These cleared areas often present as green fields with the occasional scattered tree or clump of understorey vegetation at property boundaries. Their cleared nature allows for views across these areas to suburban areas beyond. Within the study area, views of the undulating terrain of the western boundary and central ridgelines are afforded. The presence of this undulating terrain is most evident in this character area, and is a distinct 'preferred landscape feature'.

In addition to the scattered vegetation, some out-buildings dot this cleared landscape. These structures strengthen the overarching rural character of the study area, but are often a bold presence within a more subdued landscape setting. Also strengthening this rural character are several waterbodies, present in the form of small dams or drainage basins, all of which are in relatively good condition and a valuable landscape asset. These waterbodies also tend to comfortably fit within the scale and character of the surrounding area.

Noticeable areas that contrast significantly from natural landscape characteristics comprise mainly of the abrupt transition provided by boundary fencing between these areas and adjacent suburban lots. There are also some instances of visibly dead or diseased vegetation in the northwestern reaches of the area and abutting Small Acreage: Exotic Gardens areas near the eastern study area boundary. Several small sections of this landscape character precinct abut Glismann Road where overhead power lines are present, but their detrimental impact on the landscape is limited.

### Overall Landscape Value:

**Low**



## 5.5 Landscape Values - Recreation

### Preferred Landscape Features

- Presence of trees, greenery, parks and gardens, street trees, canopied streets, median strip vegetation.
- Development sites designed so they strengthen local character and promote a sense of community.



*The recreation reserve at Beaconsfield Primary School*

### Least Preferred Landscape Features

- Large carparks without trees.
- Degraded areas prone to depreciative uses and unregulated vehicle activities.
- Areas of dead, dying or diseased vegetation.



*Dead/diseased vegetation and the car park near the eastern recreation reserve*



*The eastern recreation reserve*

### Landscape Typology:

Built

### Discussion

The Recreation landscape character and values area comprises of the two recreation reserves, one on the eastern most extents of the study area, the other associated with Beaconsfield Primary School. Although these reserves are similar to the cleared areas assessed previously, they have been assessed within the 'built' landscape typology as their primary function is to provide amenity to the residents of nearby suburban areas.

This alludes to one of the most prominent 'preferred landscape features', as the entire Beaconsfield Primary School (refer section 5.7) and the eastern recreation reserve are inherently designed to strengthen local character, and promote a sense of community in the wider area.

In addition to this, both areas have some boundary vegetation which is mostly in good condition. However, this is not a prominent feature of either of these recreation areas.

Several least 'preferred landscape features' accompany the eastern recreation reserve, including a somewhat degraded car park, which is likely prone to a number of unregulated vehicular activities. Also near this reserve, a number of canopy trees at the interface with Princes Highway appear to be diseased and dead/dying.

### Overall Landscape Value:

Low



## 5.6 Landscape Values - Suburban

### Preferred Landscape Features

- Presence of trees, greenery, parks and gardens, street trees, canopied streets, median strip vegetation.
- Complementary building styles in neighbourhoods. (Maybe).
- Well maintained gardens (native and exotic).



Typical unit development and garden adjoining Princes Highway

### Least Preferred Landscape Features

- Utilities (overhead power lines).



Suburban residences within the study area that adjoin Patrick Place



Small units, street trees and overhead power lines on dwellings adjoining Princes Highway

### Landscape Typology:

Built

### Discussion

The Suburban landscape character and values area comprises suburban areas which bound much of the cleared acreage land in the centre of the study area. Suburban areas are mainly present along the southern study area boundary, and there are also several smaller areas to the north. It contains the highest density of residential development in the study area and has therefore been classified under the 'built' landscape typology.

Small detached units are consistent along the southern study area boundary, these dwellings generally complement each other in style, scale and form. Suburban residences in the two other areas are typically larger but are consistent in size and tie in with nearby dwellings outside of the study area.

All the suburban areas assessed are typically set within well established, domestic style gardens, with a predominance of well-manicured introduced species. Street trees are present but are not a prevalent landscape feature, as they are often maintained to fit underneath overhead power lines. This is most noticeable along the southern study area boundary, where power lines are present but not an overtly dominant or negative landscape feature.

### Overall Landscape Value:

Low



## 5.7 Landscape Values - Educational

### Preferred Landscape Features

- Presence of trees, greenery, parks and gardens, street trees, canopied streets, median strip vegetation.
- Elevated landforms and undulating terrain.
- Well maintained gardens (native and exotic).
- Development sites supporting and enhancing the urban context in which they are located.



*Well maintained planting between buildings*

### Least Preferred Landscape Features

- Buildings which contrast sharply from the surrounding built character.



*Visually obtrusive classrooms*

### Landscape Typology:

Built

### Discussion

The Educational landscape character and values area comprises of the majority of Beaconsfield Primary School, except its recreation oval which has been assessed previously. It contains a number of relatively large scale structures, typical of a school environment and that lend it to being classified under the 'built' landscape typology.

The school inherently is a site that supports and enhances the urban context in which it is located. This is in part afforded by the numerous amenities and recreational facilities present within this area. However, the structures within the school site are often of a contrasting bulk to those in surrounding suburban areas. These structures are mostly of a complementary height to surrounding dwellings, but several portable classrooms abutting the recreation reserve are poorly sited in the terrain and are visually obtrusive.

The breaks between the structures contain often dense areas of vegetation that are generally well maintained. Canopy vegetation is prevalent and most noticeable on the southern boundary which adjoins Princes Highway.

As the school is located on the western boundary ridgeline, undulating and elevated terrain associated with the ridge is a feature of this area. This terrain is most noticeable in areas adjoining the recreation oval, where views are often afforded over the nearby cleared land.

### Overall Landscape Value:

**Low**



*Structures and vegetation within the school site*

## 5.8 Landscape Values Mapping

Following from the Landscape Values Assessment, landscape values have been mapped reflective of the value assigned to each character area.

This mapping reveals several trends:

- High landscape value is associated with the Small Acreage: Bushland areas, which are scattered throughout the study area. This level of relatively high value was largely assigned due to the presence of groups of well established native vegetation.
- Moderate landscape value areas are either the Small Acreage: Native and Exotic Planting or Small Acreage: Exotic Gardens character areas, which have a relatively high amount of vegetation and are mostly centred on Glismann Road. These areas were assigned this moderate level of landscape value based on the presence of either a mixture of native and exotic species or mainly exotic species. The presence of established windbreaks which reference the past use of the area was a large factor in the assignment of a overall moderate value to the Small Acreage: Exotic Gardens area.
- Low landscape value areas can be seen in the Suburban, Educational, Recreation and Cleared Areas landscape character precincts, which make up the majority of the study area. The relatively low level of value assigned to the Cleared Areas Precinct was largely due to the presence of contrasting land use areas and dead, dying or diseased vegetation.



# glismann road landscape assessment

## landscape value areas



**legend**

study area		high overall landscape value	
existing roads		moderate overall landscape value	
railway line		low overall landscape value	
waterways			

0 25 50 75 100 125m

Project Ref: 14.007  
 Dwg No.: LCD-011  
 Scale: 1:2,500@A1  
 1:5,000@A3  
 Date: 24.04.14  
 Revision: A

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## 6 Visual Sensitivity Assessment

### 6.1 Degrees of Visual Exposure

Following from the detailed viewshed analysis in Section 2 of this report, degrees of visual exposure has been more succinctly mapped so a more effective comparison to areas of landscape value can be achieved. The difference between the varying colour shades has also been accentuation to enable easier distinction.

This is a further step in the assignment of landscape values, as it helps in ensuring that areas with high levels of visual sensitivity are recognised and valued accordingly.

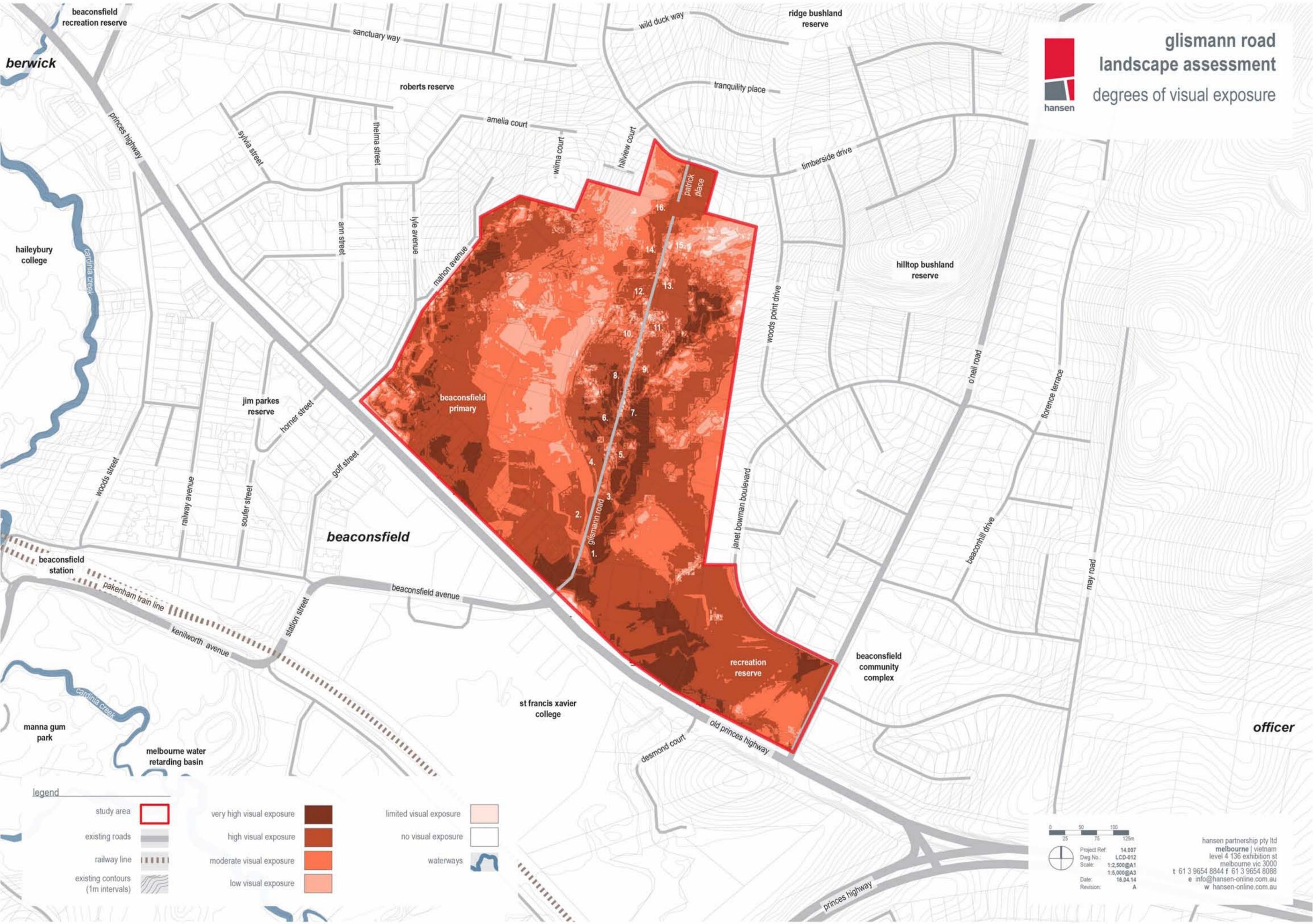
Based on the viewshed analysis, areas in the study area have been assigned as having either of the following:

- Very high visual exposure
- High visual exposure
- Moderate visual exposure
- Low visual exposure
- Limited visual exposure
- No visual exposure

This breakdown is shown graphically in the degrees of visual exposure map on the opposite page.



# glismann road landscape assessment degrees of visual exposure



**legend**

study area		very high visual exposure		limited visual exposure	
existing roads		high visual exposure		no visual exposure	
railway line		moderate visual exposure		waterways	
existing contours (1m intervals)		low visual exposure			

0 25 50 75 100 125m

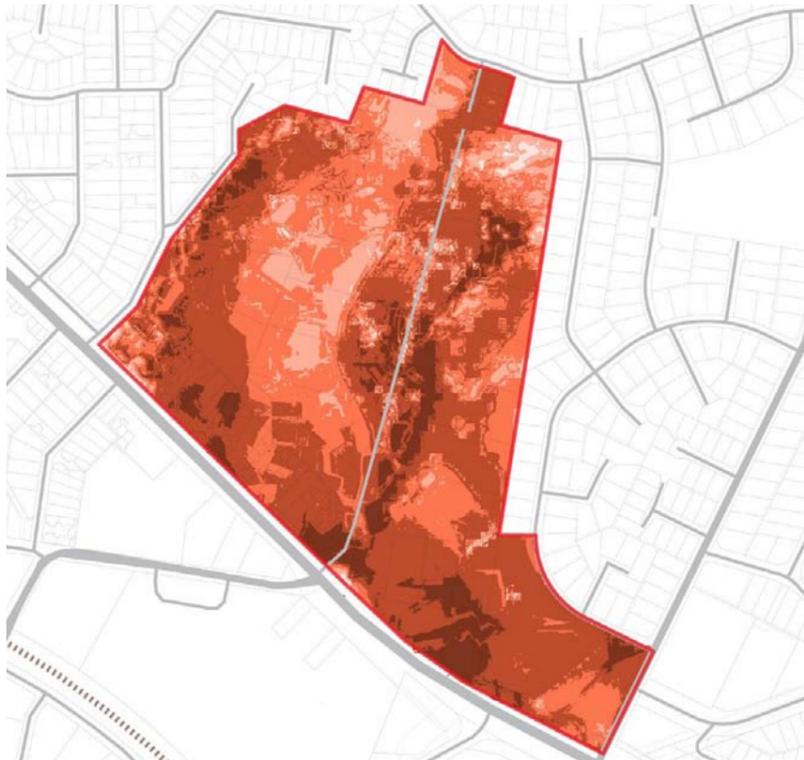
Project Ref: 14.007  
Dwg No.: LCD-012  
Scale: 1:2,500@A1  
1:5,000@A3  
Date: 16.04.14  
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## 6.2 Areas of Visual Exposure

The image below and on the previous page shows the results of the viewshed analysis represented as areas of very high to no visual exposure. The diagram identifies a number of key areas:

- The central ridgeline displayed a linear section of very high visual exposure which runs in a roughly north-south direction, parallel with Glismann Road. Regions of high and moderate visual exposure surround this area. This assignment of a relatively high level of visual exposure in this areas is due to the visual predominance of this local high point to views from all directions except from within the undulating terrain to the north.
  - This visual exposure continues south where a notional high level is present accompanying the southern study area boundary. Patches of very high visual exposure are also present here, concentrated at the intersection of Glismann Road and Princes Highway. To the east of here, the largest patch of very high visual exposure is present, on the road easement land. Visual exposure to the southern boundary has generally been afforded by viewpoints in an arc from west to east.
  - The terrain of the recreation reserve is shown as having a predominantly high level of visual exposure, with smaller patches of moderate and very high. This visual exposure is mainly created by view points to the east, for example on O'Neil Road or at the Beaconsfield Community Complex.
- The western boundary ridgeline contains extensive areas of high visual exposure, with patches of very high. This emphasises the visibility of this local highpoint from views to the south and east. It is interesting to note that visual exposure on its western face is much less than the east, as views from the west were often halted by terrain just to the west of the study area.
  - Views to the terrain between the central and western ridgelines were generally constrained, and is reflected in the visual exposure mapping, as this area has been assigned with a moderate to low level of visual exposure. Views to this terrain are generally from the south, as the previously mentioned ridgelines tend to restrict views to this terrain from the west, north and east.
  - Overall there are few areas of low, limited and no visual exposure present in the study area.



## 6.3 Areas of Landscape Value

The results of the Landscape Values Assessment, which will be used to inform the Visual Sensitivity Assessment, indicate that there are scattered areas of a relative high and moderate landscape character throughout the study area, which has been assigned based largely on the presence of establish canopy vegetation of either native or exotic species.

The mapping also reveals that a relatively low level of overall landscape value has been assigned to the cleared areas off Glismann Road, and the surrounding recreation, suburban and educational areas.



## 6.4 Visually Sensitive Landscapes

By reviewing areas of landscape value and visual exposure cumulatively we are able to explore the parts of the study area that overlap, revealing their potential for visual sensitivity.

Visual sensitivity could equally be described as an areas 'ability to accommodate change'. Landscapes with a higher visual sensitivity generally have a lower threshold beyond which changes in the landscape start to detrimentally impact on the value/significance of that landscape.

It is pivotal to establish these overlapping areas as the landscape characterisation process and the landscape values assessment were conducted in a manner that broadly classified areas based on their on ground characteristics, and not so much on the visual exposure of specific areas.

At this stage it is also important to reiterate that the assessed landscape values levels assigned to the landscape character areas are relative to the overall high level of importance placed on the entire Glismann Road study area.

These overlapping areas of visual sensitivity will consist of:

- Areas of no to very high visual exposure.
- Areas of low to high landscape value.

The analysis described above is explained further and mapped on the following pages.



*View northwest from the central ridgeline*

## 6.5 Visual Sensitivity Mapping

Proceeding from the overlaying of areas of landscape value and areas with of visual exposure, levels of visual sensitivity have been mapped accordingly on the opposite page.

Regarding views and visual sensitivity, it should be noted that this mapping is based on visual exposure, which maps areas of visible terrain from a point regardless of the nearby on-ground obstacles such as vegetation and buildings. Fieldwork identified that these obstacles often obscured views to terrain in the study area identified by the viewshed mapping. As a result of the ever changing nature of these on-ground obstacles, for example removal of trees and houses, it was deemed suitable to base the visual exposure mapping which informs the visual sensitivity mapping on the results of the viewshed mapping alone. This ensures that assigned visual sensitivity ratings will continue to be appropriate in a constantly changing area.

Levels of visual sensitivity have been assigned as either very high, high, moderate, low or very low based what levels of landscape value or visual exposure overlap. This process is further described in the matrix below, where visual sensitivity is shown in the columns shaded in several tones of blue:

### Visual Sensitivity Matrix

Visual Exposure	Landscape Value		
	High	Moderate	Low
Very High	<i>Very High</i>	<i>Very High</i>	<i>High</i>
High	<i>Very High</i>	<i>High</i>	<i>Moderate</i>
Medium	<i>High</i>	<i>Moderate</i>	<i>Low</i>
Low	<i>Moderate</i>	<i>Low</i>	<i>Low</i>
Limited	<i>Low</i>	<i>Low</i>	<i>Very Low</i>
None	<i>Low</i>	<i>Very Low</i>	<i>Very Low</i>

## 7 Conclusion

The Glismann Road Landscape Assessment demonstrates a number of key findings intended to be used as a tool to guide future management within the study area. The Visual Sensitivity Assessment demonstrates a culmination of previously conducted analysis work including:

- Background mapping (Section 1) identified numerous features of the study area including:
  - Publically accessible roads from which significant views could be obtained;
  - The extent of topographical variation in the Glismann Road study area and its potential impact on views within the study area or to surrounding suburban regions;
  - The extent of vegetation and built form coverage within the study area;
  - Land use patterns;
  - A number of, drainage lines and waterbodies, and;
  - The extent of existing planning controls.
- Using information gathered from the background mapping, on-ground assessments were undertaken in conjunction with a Viewshed Analysis (Section 2). The Viewshed Analysis identified the extent of numerous key vistas within or near to the study area. The subsequent visual exposure mapping demonstrates a spatial summary of the Viewshed Analysis. This was formulated by overlapping the results of the analysis and resulted in areas of relative visual exposure from numerous significant public locations being displayed.
- The on-ground assessments were also used to inform the landscape characterisation (Section 3) of the Glismann Road Study Area. This identified areas of a similar nature within the study area and included a predominance of small acreage areas, which were differentiated by the prevailing vegetation type they contained, which had a distinct impact on the landscape character of the area. Other areas included cleared areas, recreation reserves, suburban and educational areas.
- The Landscape Values Assessment (Section 4 and 5) utilised the identified character areas as a basis to assess the relative levels of landscape value in the Glismann Road study area. The values assessment was based on criteria set from published documents, this enabled the assessment to be as objective as possible. This assessment generally identified the more bushland areas as having a higher relative value, compared to other small acreage or cleared areas.

From the visual sensitivity analysis, a clear relationship between the more topographically defined areas with canopy vegetation coverage and higher relative levels of visual sensitivity can be seen. This is in part a result of the inherent higher level of visual exposure afforded to the more elevated terrain in the study area, in particular the central ridgeline. Undulating terrain was also a 'preferred landscape feature' in the landscape values assessment.

The presence of established canopy vegetation was also listed as a 'preferred landscape feature', which strengthened the likelihood of areas containing it being classified with either a high or very high level of visual sensitivity. This is most noticeable on the small acreage areas near or on the central ridgeline.

Areas of high and very high visual sensitivity are also prevalent on and near to the road easement land near the intersection of Glismann Road and Princes Highway. This is due to the moderate level of landscape value afforded to the small acreage areas here, in combination with the largely high or very high levels of visual exposure. The relatively high level of visual exposure in this area is afforded by numerous views outside the study area, to the east, south and west.

The remainder of the land within the study area is mostly blanketed by an assigned moderate level of visual exposure. This is generally created by either low levels of visual exposure or more commonly by a low level of assigned landscape value, which tends to nullify all but the highest levels of visual exposure.

Small patches of low visual exposure can be seen between the central and western boundary ridgeline, but their distribution throughout the study area is limited. Patches of high visual sensitivity present away from the main grouping around the central ridgeline are often afforded by either land with a very high visual exposure rating or patches of highly valued, bushland areas. The latter of which can be seen to the east of the primary school's recreation reserve.

The prevalence of assigned moderate to very high assigned visual sensitivity throughout the study area is reminiscent of the often high level of visual presence it has within nearby Beaconsfield, where it often visually combines with other regions of undulating terrain to provide a green backdrop to this suburb.

# glismann road landscape assessment visual sensitivity



**legend**

- study area
- existing roads
- railway line
- existing contours (1m intervals)
- very high visual sensitivity
- high visual sensitivity
- moderate visual sensitivity
- low visual sensitivity
- waterways

0 25 50 75 100 125m

Project Ref: 14.007  
Dwg No.: LCD-013  
Scale: 1:2,500@A1  
1:5,000@A3  
Date: 28.05.14  
Revision: D

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