17. VISUAL AMENITY ISSUES

17.1. Impacts to Vinland Estate

Submissions indicated that Section 16.1.3.4 of the EIS incorrectly stated land use on Lot 7 on RP222897 being a 'hobby farm'. It is confirmed that the vineyard known as Vinland Estate exists on Lot 6 and 7 on RP222897 and is sensitive receptor 'R4' in Section 16.1.3.4 and Figure 16-10 of the EIS.

A submission stated that the description of the visual impacts to sensitive receptor R4 provided in Table 16-10 of the EIS is incorrect and misleading. Based on the methodology used to determine visual impacts, the potential impacts outlined in Table 16-10 for R4 have been amended and are presented in Table 17-1.

Table 17-1 : Revised EIS Table 16-10 relating to sensitive receptor R4

Sensitive Receptor	Distance from Emu Swamp Dam	Receptor Sensitivity	Magnitude of Proposed Changes on viewing outlook	Significance of Change
R4 Vinland Estate Fletcher Road	>200 m from Urban Water Supply Dam FSL >100 m from Combined Water and Irrigation Dam FSL	Medium	Medium: Due to close proximity of the inundation area to the sensitive receptor, there would be noticeable changes from the receptor's view. Although existing vegetation within the property boundaries and along the verge of Fletcher Road would provide screening opportunities, glimpses of the inundation area would be possible and recognisable. If these conditions change and vegetation is removed, the landscape changes would be more significant. The construction of the pipeline along Fletcher Road may require removal of vegetation within the road verge, which would increase views of the inundation area. The dam wall would be screened by existing vegetation if retained.	Moderate: Views of Emu Swamp Dam would be possible but are moderated by existing design features of the receptor including the orientation of the house and on site and off site vegetation screening.

Although potential impacts at R4 have been amended as per Table 17-1, it is important to note that:

- Visual impacts experienced at R4 are based on views from the viewpoint shown in Figure 16-10 and described in Table 16-4, not based on the views from the entire property of Lot 6 and 7 on RP222897. Visual impacts would vary depending on the location a viewer is standing within the property; and
- The viewshed analysis presented as Figure 16-10 in the EIS is only based on topography and does not take into account vegetation. Although R4 is located in an 'area that can potentially see the water', as shown in Figure 16-10, the presence of vegetation may provide effective screening to limit expansive views. Should vegetation be removed from inside Lot 6 on RP223919 and along the verge of Fletcher Road, greater visual impacts from R4 would be experienced.

SDRC is committed to retaining existing vegetation where possible and "upgrading" vegetation in the buffer area surrounding dam inundation area.

17.2. Temporary construction impacts

A submission was concerned with the impact of dust and night lighting on visual amenity during construction activities for Emu Swamp Dam.

Night lighting will be associated with the crushing operations and concrete batching for the dam wall, the workshop and construction vehicle traffic travelling to and from construction sites. Where possible, lighting will be oriented inwards to work areas and screened from the outside where possible. Shields will be installed around globes to limit extraneous light where necessary. Complaints can be made during construction activities if night lighting is negatively impacting a sensitive receptor and will be dealt with appropriately through the complaints process outlined in the Construction Environmental Management Plan. Measures to mitigate night lighting would be developed through consultation between the Contractor and the complainant.

In relation to dust, potential impacts will be managed in accordance with the *Environmental Protection (Air) Policy 2008* to avoid adverse impacts on sensitive receptors. Impacts and mitigation measures for dust are provided in Section 11 of the EIS and Section 12 of the Supplementary Report.

17.3. Depiction of dam wall and inundation area

A submission proposed that a depiction of the dam wall structures and impoundment should be provided to allow better evaluation of the assessment of impacts to landscape character and visual amenity. Diagrams of the dam wall are shown in Figure 17-1 and Figure 17-2. The inundation area was shown in Figure 3.1 of the EIS.

Figure 17-1 : View of top of dam wall and elevation of dam wall

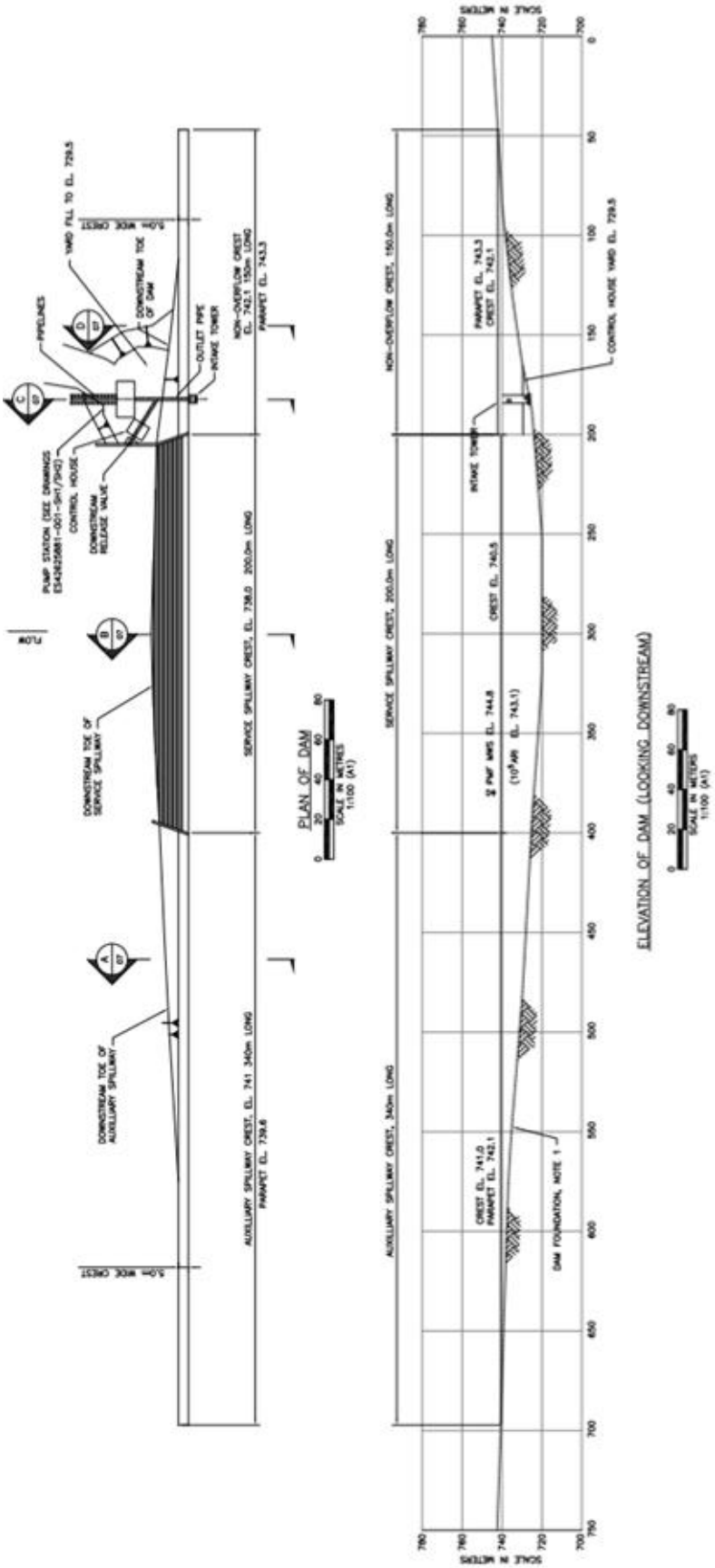
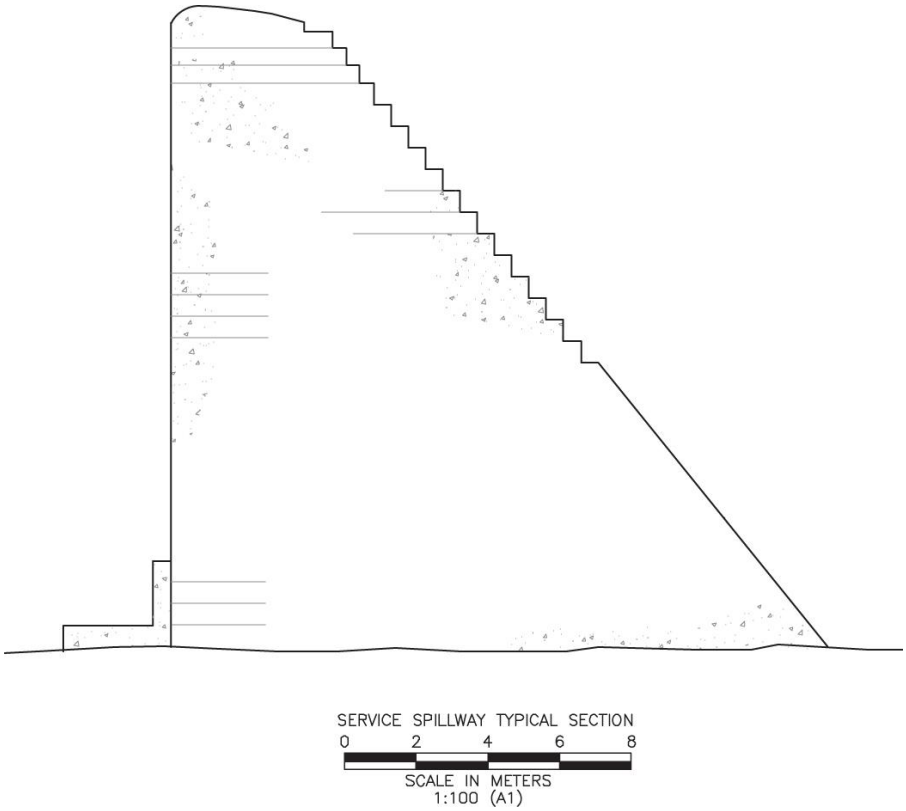


Figure 17-2 : Cross-section of dam spillway



In terms of evaluating the impacts of Emu Swamp Dam on landscape character and visual amenity, Section 16.2 of the EIS provided an assessment of potential impacts. This assessment focussed on the most visible elements of Emu Swamp Dam from key sensitive receptors, including the elements shown in the above diagrams. The assessment was based around a clear and detailed methodology of determining levels of impact throughout the visual catchment surrounding Emu Swamp Dam, taking into account a range of variables including topography and vegetation. Based on this detailed methodology of determining visual impacts, a summary of the potential impacts includes:

- Sensitive receptors located downstream of Emu Swamp Dam would potentially have views of the dam wall and structures that would result in a moderate to substantial change to landscape character and visual amenity depending on distance of the structures to the receptor;
- Sensitive receptors located in elevated areas would potentially have views of both the dam wall and the inundation area and would experience slight to moderate changes to the visual environment depending on the distance of the elements to the receptor;
- Sensitive receptors in lower laying areas, but in close proximity to the inundation area would potentially have views of the inundation area and would experience moderate to substantial changes to landscape character and visual amenity depending on distance of the inundation area to the receptor; and
- The presence of vegetation within property boundaries and along road verges and in the buffer area would aid to screen elements of Emu Swamp Dam and offset the extent of change to landscape character and visual amenity.