### Reasons for selection

- Sensitive view from private recreation area identified during community consultation

### Baseline information

<table>
<thead>
<tr>
<th>Location</th>
<th>On Bemboka River eastern bank up to 150 m south of existing bridge in private property looking north</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expected viewers</td>
<td>Residents and visitors to private property</td>
</tr>
<tr>
<td>Existing views</td>
<td>Views are dominated by river, rocks and shrub vegetation in the foreground.</td>
</tr>
<tr>
<td></td>
<td>Glimpses of the existing bridge side elevation are seen between vegetation in some locations.</td>
</tr>
<tr>
<td></td>
<td>Screening by shrubs and the bend in the river limit views to the bridge in most locations.</td>
</tr>
<tr>
<td></td>
<td>Refer to Figure 3.5.</td>
</tr>
</tbody>
</table>

### Predicted visual effects

- The proposal as seen from the eastern river bank will be largely screened by existing foreground vegetation and the bend in the river.
- Refer to Figure 3.6.

### Mitigation opportunities

### Assessment of visual impact significance

#### Sensitivity

- The view is important to a small number of people on private land.
- While small in number, the viewers are residents engaged in outdoor recreation whose attention is likely to be focused on the landscape.
- Rating: High sensitivity

#### Magnitude

- The proposal will introduce small changes to the view due to screening by existing shrubs.
- Rating: Negligible

#### Significance of visual effects

- While viewers are sensitive, the view to the proposal is well screened so that the magnitude of the effects is minimised.
- Rating: Negligible significance
Figure 3.5: V3 Bemboka River private recreation space (looking north)

Figure 3.6: V3 notes on visual effect

Widening Bridge over the Bemboka River
Landscape character and visual impact assessment