

# Falls to Hotham Alpine Crossing - Stage 2 Landscape and Visual Impact Assessment

Prepared by Hansen Partnership for Parks Victoria - March 2025



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Version	Title	Date	Issuer	Notes / changes
P	Falls to Hotham Alpine Crossing - Stage 2 Landscape and Visual Impact Assessment Report	20/12/2024	SS	Final LVIA report for review
P2	Falls to Hotham Alpine Crossing - Stage 2 Landscape and Visual Impact Assessment Report	5/03/2025	SS	Final LVIA report
P3	Falls to Hotham Alpine Crossing - Stage 2 Landscape and Visual Impact Assessment Report	17/03/2025	SS	Final LVIA report



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# EXECUTIVE SUMMARY

## Purpose

Hansen Partnership Pty. Ltd. is engaged by Park Victoria to provide the Final Landscape and Visual Impact Assessment (LVIA) in relation to the final design of the proposed new infrastructure as detailed by K2LD Architecture in their Detailed Design set of drawings, dated 22/11/24 .

Parks Victoria requires the services of a consultant to undertake the final stage of a landscape visual impact assessment (LVIA) and prepare a report outlining the likely visual impacts of proposed new infrastructure on the Falls to Hotham Alpine Crossing Project. This report is required to reflect changes to the project design which have occurred since the original report “*Falls to Hotham Alpine Crossing Landscape and Visual preliminary Assessment*” was prepared in 2022. It will be submitted to the relevant responsible authority consistent with the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The scope of the landscape visual impact preliminary assessment is focused on an assessment of the potential for impacts resulting from project infrastructure to be detrimental to the National Heritage values of the Australian Alps National Parks and Reserves, which is a place included in the National Heritage List. Proposed infrastructure associated with the Falls to Hotham Alpine Crossing will be located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves and is therefore part of the place included in the *National Heritage List*.

The National Heritage values associated with the Australian Alps National Parks and Reserves are set out in the *Commonwealth of Australia Gazette*, dated Friday 9th November 2008, and are protected by the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act).

Under the requirements of the EPBC Act, an action will require approval from the Minister if the action has, or will have, or is likely to have, a significant impact on a matter of national environmental significance. *The Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (2013), list the matters of national environmental significance as follows:

- World heritage properties;
- National heritage places;
- Wetlands of international importance (often called ‘Ramsar’ wetlands after the international treaty under which such wetlands are listed);
- Nationally threatened species and ecological communities;
- Migratory species;
- Commonwealth marine areas;
- The Great Barrier Reef Marine Park;
- Nuclear actions (including uranium mining), and
- A water resource, in relation to coal seam gas development and large coal mining development.

With regard to the above, the development of infrastructure associated with the Falls to Hotham Alpine Crossing is an action requiring self-assessment by Parks Victoria to determine whether it is likely to have a significant impact on the Australian Alps National Parks and Reserves, which is a National Heritage place. The LVIA will assist in informing that self-assessment.

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## Summary of each view location anticipated impact

The assessment of landscape and visual impact of the proposed infrastructure at each view location is summarised in Table 1 below.

Table 1 Table of each view location anticipated impact

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

## Summary Findings

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

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

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

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

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

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



# ABBREVIATIONS

Abbreviation	Title
ABS	Australian Bureau of Statistics
AHD	Australian Height Datum
CEMP	Cultural Heritage Management Plan
DELWP	Department of Environment, Land, Water and Planning
DEM	Digital elevation model
EPA Victoria	Environment Protection Authority Victoria
EPBC	Environment Protection and Biodiversity Conservation
EVC	Ecological vegetation class
FHAC	Falls to Hotham Alpine Crossing
LCA	Landscape character area
LGA	Local Government Area
LVIA	Landscape and Visual Impact Assessment
TLVE	Theoretical limit of viewshed extent
VAHR	Victorian Aboriginal Heritage Register
VHI	Victorian Heritage Inventory
VLPWA	Visual Landscape and Planning in Western Australia
ZTV	Zone of theoretical visibility



# GLOSSARY

The following terms and their definitions have been developed by Hansen Partnership with consideration of relevant LVIA guidance documents, primarily by the *Landscape Institute and Institute of Environmental Management & Assessment, Guidelines for Visual Impact Assessment, Third Edition, 2013*.

Term	Definition
Digital elevation model	The representation of continuous elevation values over a topographic surface by a regular array of sampled z-values, referenced to a common datum. To be expressed as a grid or raster data set. The DEM is ground only representation and excludes vegetation such as trees and shrubs and human constructed features such as sheds and houses.
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Impact	Influence or effect exerted by a project or other activity on the natural, built and community environment.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development landscape as an environmental resource in its own right and on people’s views and visual amenity.
Landscape	Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.
Landscape character	A distinct, recognisable and consistent pattern of elements that occur in the terrestrial area that make one landscape different from another, rather than better or worse.
Landscape character area	Distinct areas of landscape that are relatively homogenous in character and share a combination of geological, hydrological, topographical, drainage, vegetative, land use and settlement layout features.
Landscape character assessment	The process of identifying and describing variation in the character of the landscape, and the unique combination of elements and features that make a defined area of land distinctive.
Landscape significance	The importance of a landscape to communities as evident either through statutory controls, preference indicators or other reliable objective data.
Landscape value	The term 'landscape value' is used interchangeably with the term 'landscape significance', and in the context of this LVIA the two terms have the same meaning.
Landscape visual sensitivity	The sensitivity of a landscape to visual impacts arising from a proposed development, determined on the basis of the value or significance of that landscape and the extent to which it is visually exposed to the proposed development.
Local Government Areas	A spatial unit which represents the whole geographical area of responsibility of an incorporated Local Government Council.
Receptor	Individuals and/or communities who have the potential to be affected by a proposed development.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value attached to that receptor.

Sensitive receptor	Areas where the occupants, buildings or land use are potentially susceptible to the adverse effects of exposure to noise and vibration.
Sensitive receiver/receptor	Includes residences, educational institutions (including preschools, schools, universities, TAFE colleges), health care facilities (including nursing homes, hospitals), religious facilities (including churches), child care centres, passive recreation areas (including outdoor grounds used for teaching), active recreation areas (including parks and sports grounds), commercial premises (including film and television studios, research facilities, entertainment spaces, temporary accommodation such as caravan parks and camping grounds, restaurants, office premises, retail spaces and industrial premises).
Statutory landscape significance	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in applicable planning schemes or other documents. Can be interchangeably referred to within this LVIA as 'statutory significance'.
Theoretical limit of viewshed extent	The distance from proposed project infrastructure at which the vertical height of the proposed project infrastructure occupies a specified percentage of the vertical field of view.
View	A sight or prospect of some landscape, scene, etc.
Viewshed	A theoretical calculation based on 3D terrain modelling that determines areas of land that are potentially visible from a proposed project infrastructure, and conversely, determines land from which the proposed project infrastructure would be visible.
Visualisation	A representation of the proposed development which superimposes an image of the proposed development on a photograph or a series of photographs.
Visual receptor	Individual and/or defined groups of people who have the potential to be affected by the visible aspects of a proposal.
Wireframe photomontage	An accurate presentation of the proposed project infrastructure within an existing view photomontage which is represented as a coloured outline. The image represents the location/position of the proposal as seen from the viewpoint, including behind existing landform, landscape or built elements.
Zone of theoretical visibility	The total area of land from which there are potential views of a proposed project infrastructure (i.e. land that is within the assessed Viewshed and Theoretical Extent of Visual Exposure).



# 1 INTRODUCTION

## 1.1 Purpose of this report

The purpose of this report is to assess the potential landscape and visual impacts associated with proposed new infrastructure as detailed by K2LD Architecture in their Detailed Design set of drawings, *Falls to Hotham Hiker Accommodation*, dated 22/11/2024.

Park Victoria requires the services of a consultant to undertake the final stage of a landscape visual impact assessment (LVIA) and prepare a report outlining the likely visual impacts of proposed new infrastructure on the Falls to Hotham Alpine Crossing Project. This report is required to reflect changes to the project design which have occurred since the original report “*Falls to Hotham Alpine Crossing Landscape and Visual preliminary Assessment*” was prepared in 2022. It will be submitted to the relevant responsible authority consistent with the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

This assessment provides a detailed understanding of the landscape visual impacts of the Project, informing the development of management measures in the form of construction management plans.

## 1.2 Scope of assessment

The scope of the LVIA is focused on an assessment of the potential for impacts resulting from project infrastructure to be detrimental to the National Heritage values of the Australian Alps National Parks and Reserves, which is a place included in the *National Heritage List*. Proposed infrastructure associated with the Falls to Hotham Alpine Crossing will be located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves and is therefore part of the place included in the *National Heritage List*.

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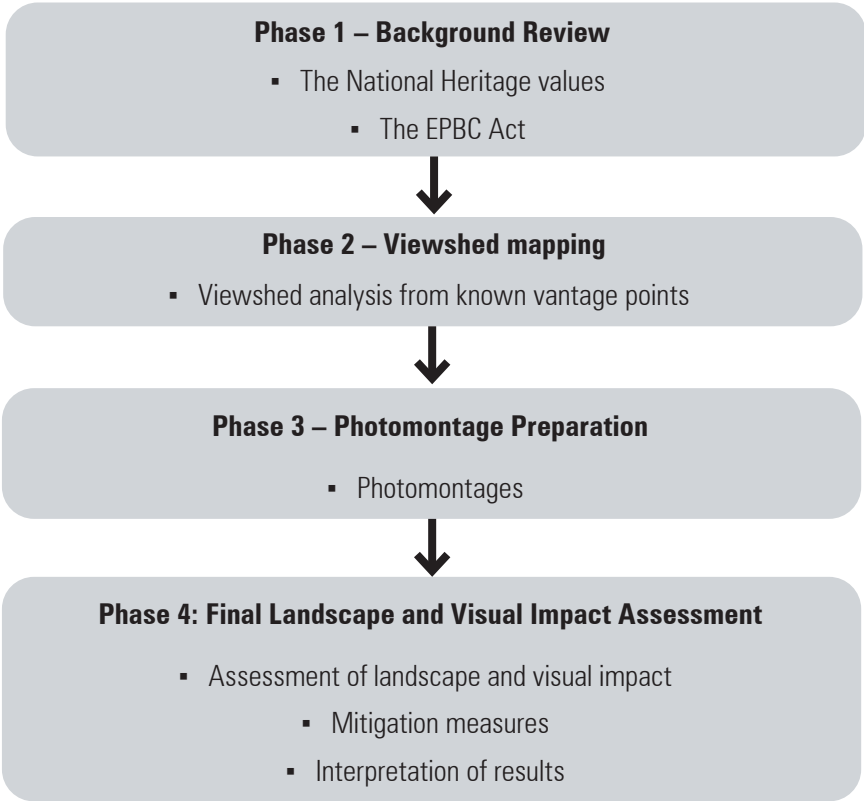
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- A water resource, in relation to coal seam gas development and large coal mining development.

With regard to the above, the development of infrastructure associated with the Falls to Hotham Alpine Crossing is an action requiring self-assessment by Parks Victoria to determine whether it is likely to have a significant impact on the Australian Alps National Parks and Reserves, which is a National Heritage place. The LVIA will assist in informing that self-assessment.

## 1.3 Approach

This report documents the approach to the Landscape Visual Impact Assessment of the final design undertaken by Hansen Partnership:





# 2 PROJECT DESCRIPTION

## 2.1 FHAC Master Plan 2018

The FHAC Master Plan articulates a new vision and framework to convert the existing Falls to Hotham Alpine Crossing into a world-class hiking experience that enriches the current walking offer opportunities in the High Country.

The Falls to Hotham Alpine Crossing has been designed as a five-day, four-night hiking experience that traverses the Great Dividing Range, between Falls Creek and Mount Hotham. It is part of a branded portfolio of four long-distance walks called Walk Victoria’s Icons (Figure 1).

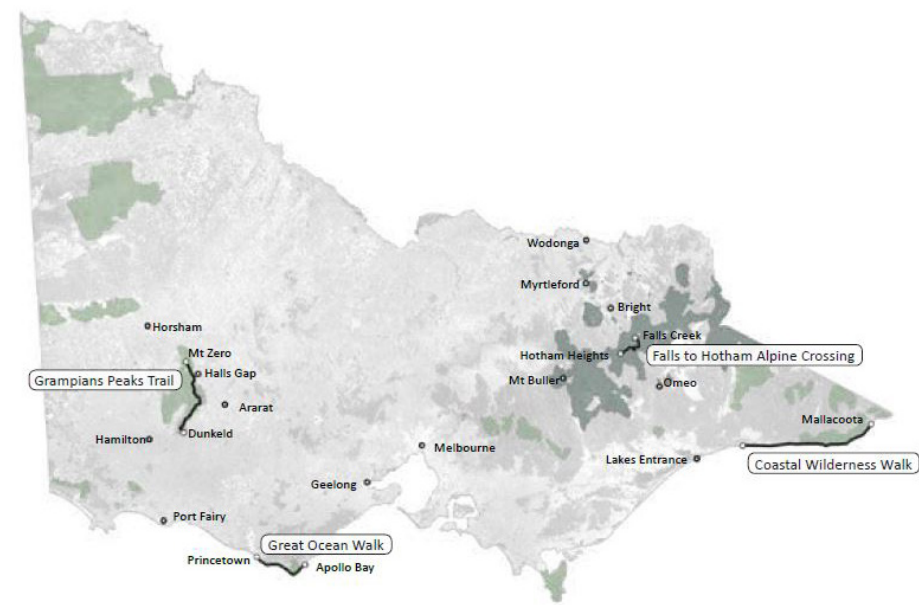


Figure 1 Extract from the Falls to Hotham Alpine Crossing Master Plan page 08 - The four Walk Victoria’s Icons walks

The Master Plan proposes that the realignment of the Falls to Hotham Alpine Crossing capitalises on the strengths of the area; incorporating the region’s highest peaks; traversing ecologically diverse high plains and remote and natural areas; providing a cultural and heritage experience with the development of trail infrastructure; and supporting services to create an iconic Victorian High Country walking experience.

The master plan served as a foundation for further detailed studies, including business plans, management plans, economic analyses, safety and risk assessments, and detailed trail alignment and site planning.

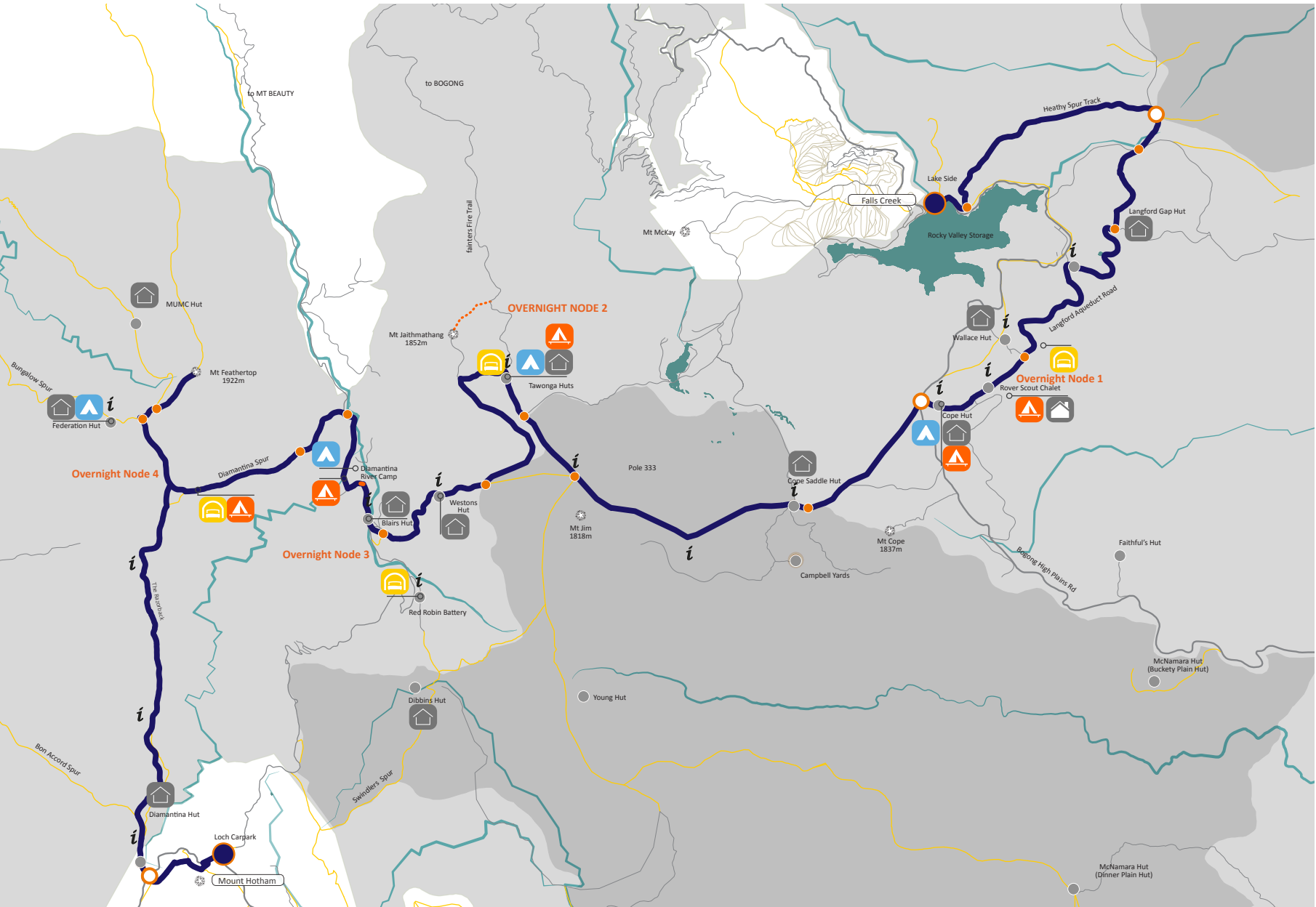
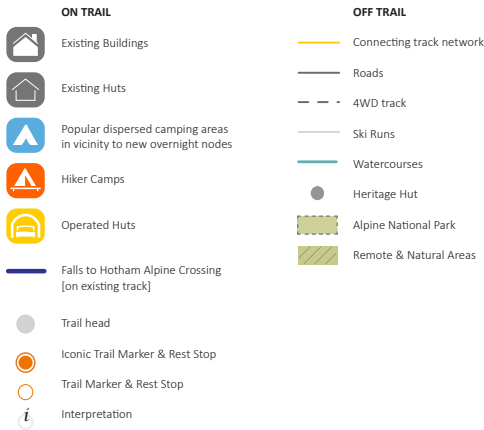


Figure 2 The Falls to Hotham Alpine Crossing Master Plan





2.2 FHAC revised scope 2024

The revised project scope proposes that the Falls to Hotham Alpine Crossing be developed as a four-day, three-night hiking experience traversing the Great Dividing Range between Falls Creek and Mount Hotham.

As illustrated in Figure 3, the proposal includes three designated overnight nodes:

- Node 1 - Cope Hut
- Node 2 - Westons Hut
- Node 3 - High Knob

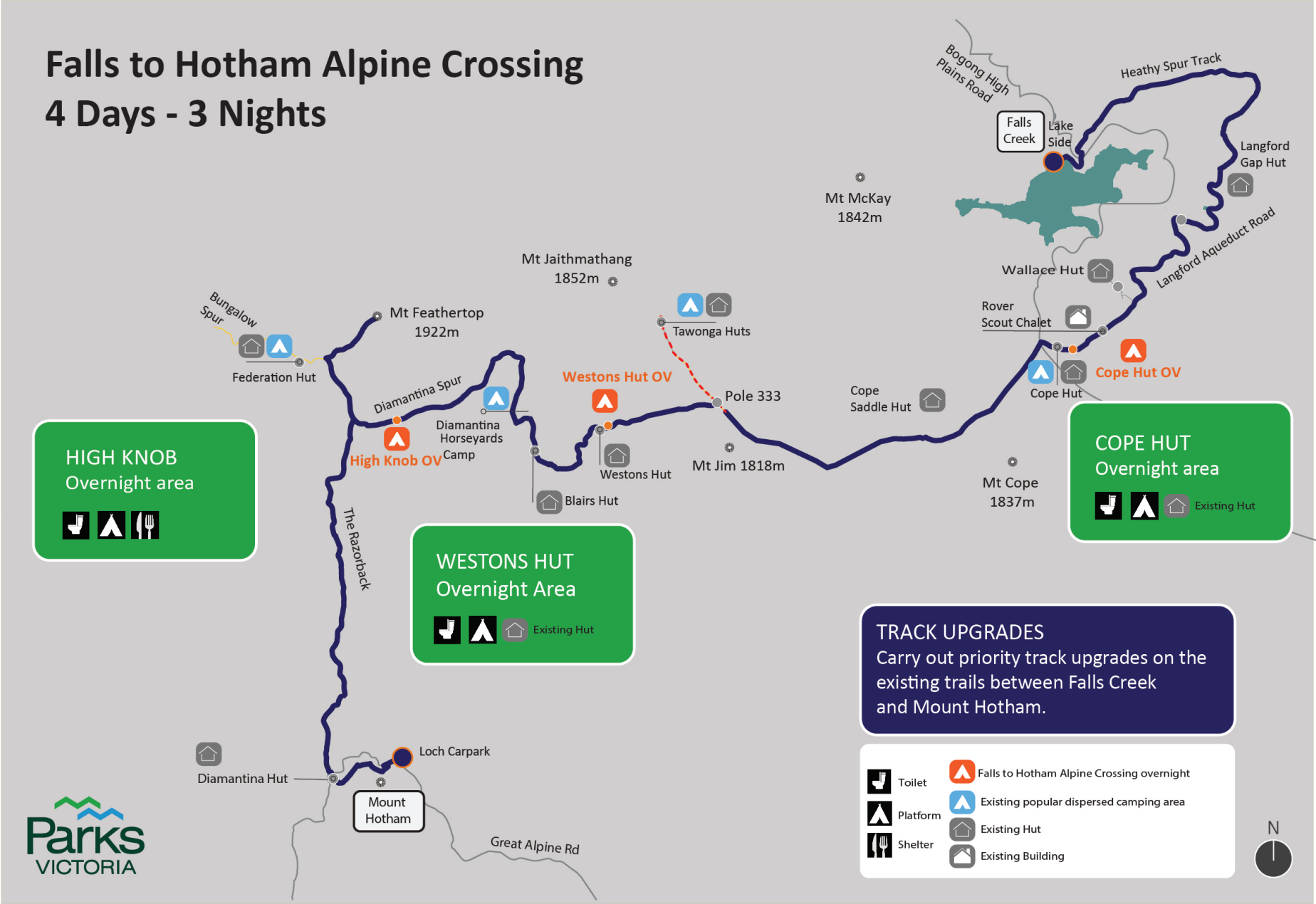


Figure 3 The Falls to Hotham Alpine Crossing revised scope plan



## 2.3 The Study Area

The study area (Figure 3) through which the existing Falls to Hotham Alpine Crossing traverses is already a very popular hiking destination used by independent walkers and school groups and tour operators for day walks and a limited number of overnight walks.

Visitors will walk 52 kilometres of Australia’s Great Dividing Range, consisting of unique and fragile alpine and sub-alpine environments that have been shaped over aeons by glacial forces, harsh climate, fire, seasonal movements of the Traditional Owners, introduced grazing animals, scientific discovery and recreational uses.

This alpine region of Victoria is part of the larger Australian Alps National Park and Reserves (AANP) cultural landscape which is included on the *National Heritage List*. The following is an extract from the Australian Heritage Database:

*“The AANP is a powerful, spectacular and distinctive landscape and is highly valued by the Australian community for its aesthetic vistas and experiences. Much of the terrain is valued for its remoteness and naturalness, including views to and from the Alps. The mountain vistas, distinctive range-upon-range panoramas, snow covered crests, slopes and valleys, alpine streams and rivers, natural and artificial lakes, snow-clad eucalyptus, the high plain grasslands, and summer alpine wildflowers all evoke strong aesthetic responses. Recreational pursuits in these landscapes are enhanced by aesthetic appreciation of their wild and natural qualities.”*

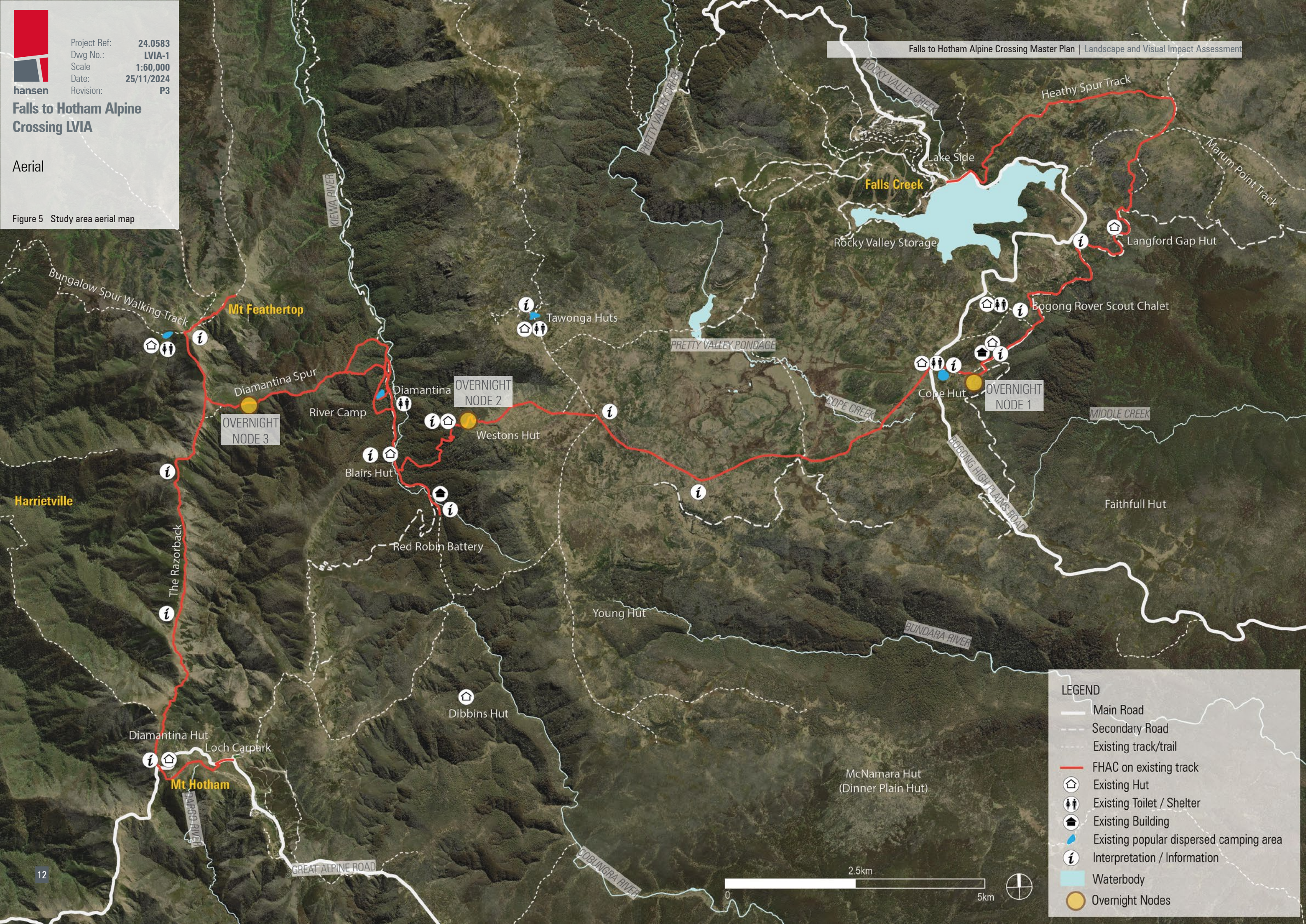
The Alpine National Park’s protected ecosystems support a number of nationally important and endemic plant and animal species including the Bogong Daisy Bush, Mountain Pygmy-possum, Broad-toothed Rat, Alpine Water Skink and a distinctive insect fauna, making the area highly significant for nature conservation. About one third of Victoria’s native plant species, more than half of the terrestrial bird species, 40 per cent of the State’s mammal species and roughly one third of Victoria’s rare and threatened species are found in the Greater Alpine National Parks.

The Alps contain some of the highest mountains in Australia. Mt Feathertop, a spectacular peak to climb on the trail, towers at 1922 metres above sea level. It is the second highest peak in the state after Mt Bogong, just north-east of the trail.

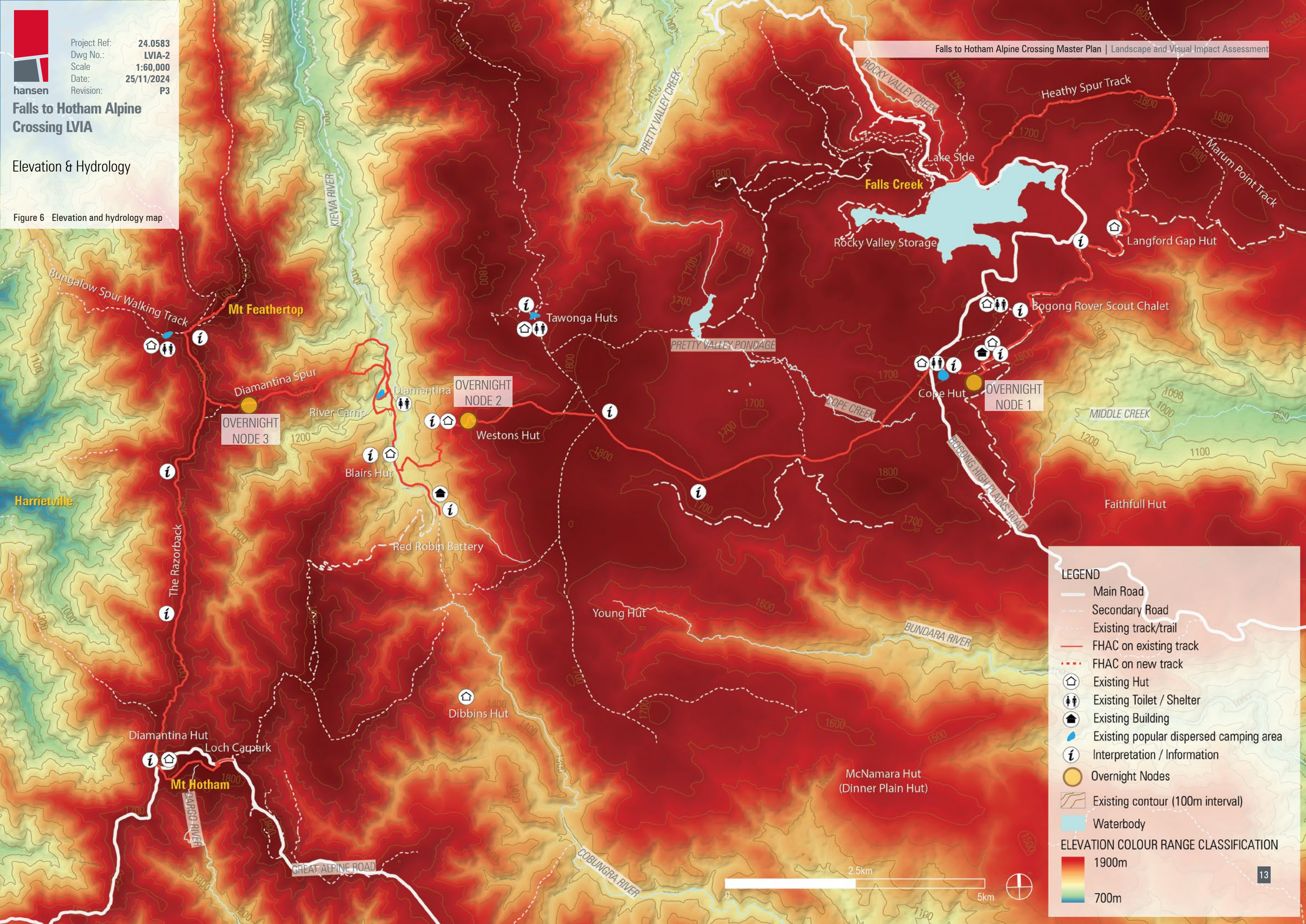


Figure 4 View from Mt Feathertop toward to the south distinctive mountain ranges











# 3 METHODOLOGY

## 3.1 Methodology of assessment

The LVIA methodology applied by Hansen Partnership to undertake the assessment is based on a best-practice approach, informed by guidance from recognised industry benchmark documents including:

- *Guidelines for Landscape & Visual Impact Assessment, UK Landscape Institute, 2013, and*
- *Visual Landscape Planning in Western Australia, Western Australian Planning Commission, 2007.*

The specific methodology applied to this LVIA comprises an adaptation of our ‘standard’ methodology, recognising that the value of the landscape within which the project is proposed to be located has already been defined through its designation as a National Heritage place. In that regard, the methodology applied to this LVIA focuses on an assessment of the potential impacts upon the National Heritage values of the place, informed by engagement with the key stakeholder (Parks Victoria) to identify key vistas and viewpoints for consideration, site investigations, development of final 3-dimensional built form typologies for proposed infrastructure based on architectural drawings and the preparation of accurate photomontage imagery to demonstrate and assess the potential visual impacts upon the landscape and its National Heritage values.

The methodology for the Project comprised the following phases:

### Phase 1 - Background Review

- Assemble base information and data to be utilised in LVIA.
- Review relevant policy and physical context to determine the background to the current National Heritage List values and any key parameters to inform the scope of LVIA appraisal (ie key physical attributes or identified viewpoints).

### Phase 2 - Viewshed mapping

- Obtained Digital Elevation Model (DEM) data for land within an agreed distance of the accommodation nodes prepare a 3D terrain model.
- Utilise the DEM and 3D modelling of proposed Operated Huts and supporting facilities to undertake a ‘viewshed analysis’ (or ZVI- Zone of Visual Influence) to determine the potential visual exposure relative to the surrounding landscape. This areas within the surrounding landscape which may be susceptible to visual impacts. Viewshed analysis was also undertaken from known vantage points, to understand the viewshed of these, such that any recommendations regarding mitigation of visual impacts adopt a balanced approach which considers views to and views from the overnight accommodation nodes.
- Based on this ‘desktop’ analysis potential view locations have been established for further investigation and photomontage preparation.

### Phase 3 – Photomontage Preparation

- Utilise 3D survey data obtained on site recreated the photo point locations, cameras, aligning them to the site photography., and positioned the 3D model in the scene to provide an accurate representation.
- Each photomontage consists of 3 view variations, comprising an image of existing conditions, the existing view with proposed development in coloured outline/ wireframe and the photomontage view with modelled built form.

### Phase 4 - Landscape and Visual Impact Assessment

- We prepared this Stage 2 - Landscape & Visual Impact Assessment suitable for lodgement with the relevant Commonwealth Authority under the EPBC Act.



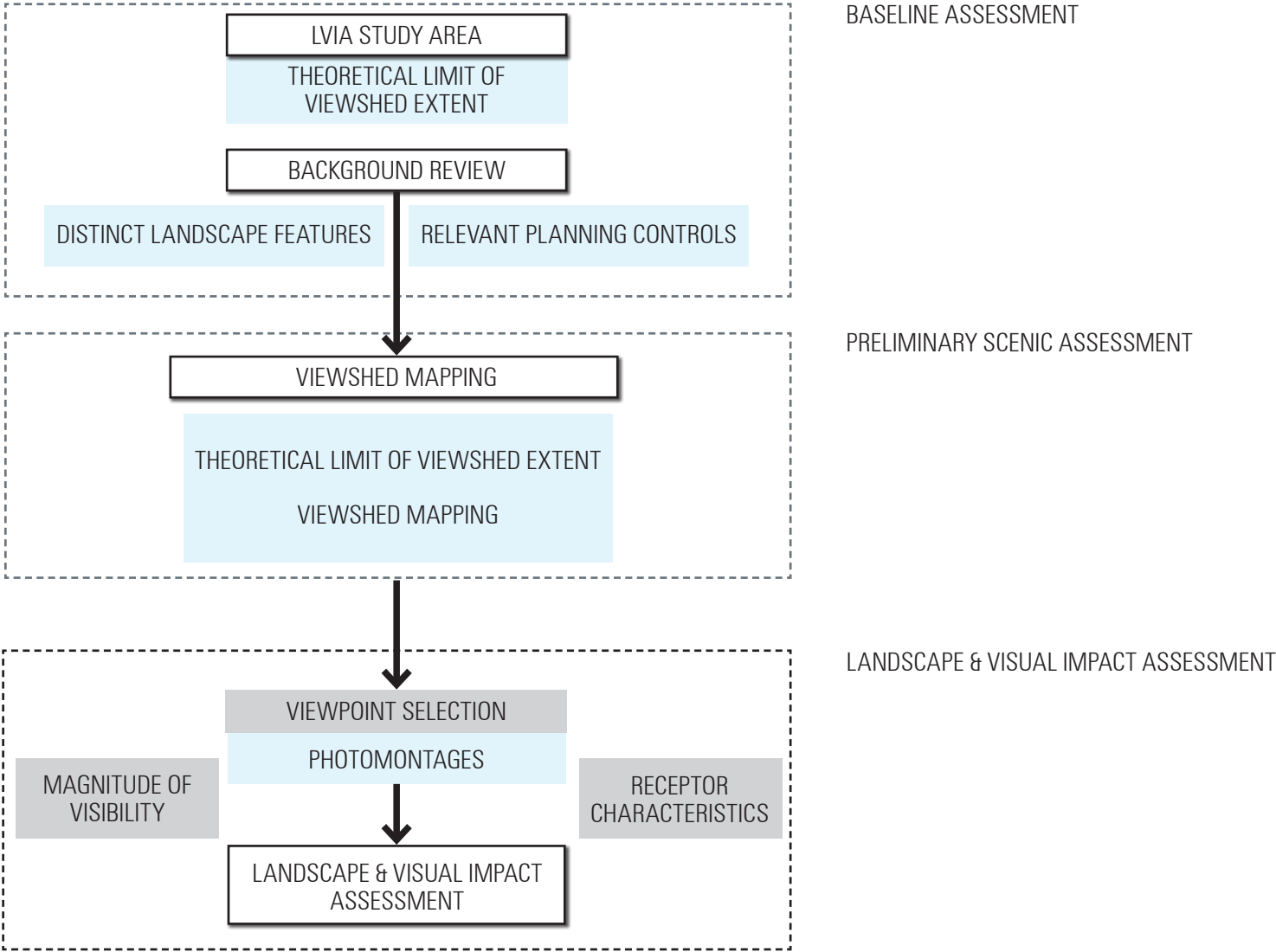


Figure 7 Hansen Partnership Pty. Ltd. LVIA Methodology

### 3.2 Zone of theoretical visibility

#### 3.2.1 Viewshed mapping

The following describes the viewshed assessment methodology used to develop the viewshed mapping. This mapping is a digitally-produced graphic representation of areas surrounding the project from which the proposed project infrastructure is potentially visible. This assessment is subsequently used to guide the selection of photomontage view locations.

It is important to emphasise that the viewshed mapping process undertaken is a ‘virtual’ exercise, which utilises only topographical data to generate viewshed assessment mapping. It does not take into account ‘real world’ obstacles such as buildings and vegetation, which obstruct or reduce views. In this regard, it presents what can be described as a ‘worst case assessment’, as the presence of existing buildings and vegetation almost always results in a ‘real’ viewshed being less extensive than a virtual viewshed, for any given point.

A viewshed is defined as the surface area or terrain visible from a given view location. It is also the area from which that view location or series of view locations may be seen. This is referred to as the ‘intervisibility’ relationship. The visibility between two points depends on the presence of on-ground obstacles, such as vegetation 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.

Viewshed mapping involves the use of computer software packages to translate topographical data (i.e. contour lines) into a 3-dimensional digital terrain model. The project was modelled using DEM map data, 3DS Max & Rhino software, and 3D models of the proposed project infrastructure provided by K2LD Architecture. This information was subsequently used to guide the identification of view locations for which photomontages were generated as a means of demonstrating the visual impact of the project, and the degree to which mitigation of visual impact is required.

The limitation of this process and resultant assumptions with respect to the geographical extent of DEM data on which this assessment was based is outlined in the section 3.4 Limitations, uncertainties and assumptions.

3.2.2 Theoretical limit of viewshed extent

The study area extents are determined by the Theoretical limit of viewshed extent (TLVE). This is a standard measure that determines the distance from proposed project infrastructure at which the vertical height of the proposed project infrastructure occupies a specified percentage of the vertical field of view.

‘Human Factors in Design’ (Dreyfuss, 1960)<sup>1</sup> provides guidance with respect to the field of view of the human eye, and describes a normal horizontal and vertical field of view as comprising approximately 60 degrees (horizontal) and 20 degrees (vertical).

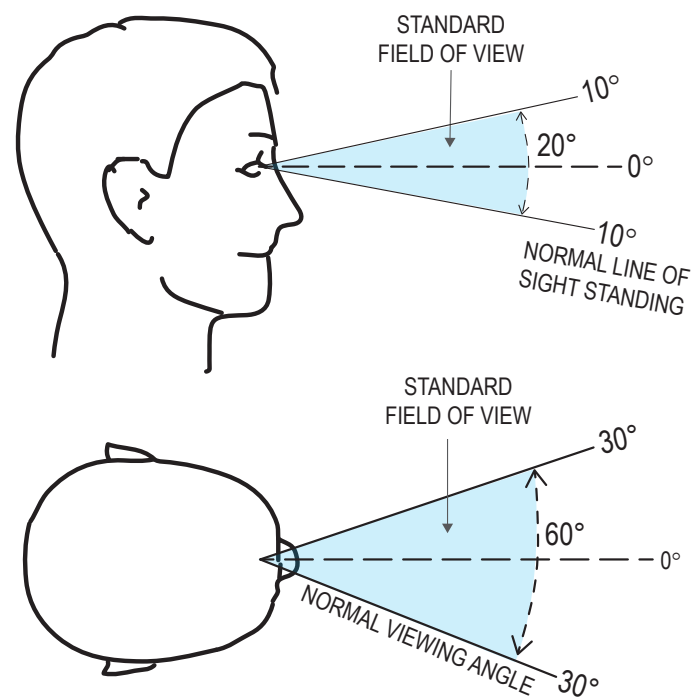


Figure 8 Field of view diagram

Noting the ZTV description in the previous section, in the absence of intervening topographical features which would otherwise limit the extent of a particular viewshed, it is theoretically possible for a computer-modelled viewshed to have an infinite extent. To address this, in circumstances where topography does not provide a limit to viewshed extent, a limitation can be applied on the basis of the known characteristics of the human eye field of view. The 3D terrain model used to determine the TLVE does take into account earth curvature, and the photomontages prepared to inform the assessment also allow for curvature of the earth in the modelling which underpins their preparation.

1 ‘Human Factors in Design’, Dreyfuss 1960

For this LVIA, an assumption has been made that any object which occupies less than 5% of the human eye vertical field of view (equivalent to 1 degree) is unlikely to result in an unacceptably-high visual impact, due to the relatively small proportion of the total field of view it would occupy.

A 1-degree vertical angle measured from an origin point to a horizontal distance of 1 kilometres yields a height at that distance of 17m above the level of the origin point. Conversely, an object of that height, at a distance of 1 kilometres from an origin point (or viewing point) would occupy a vertical field of view not greater than 1 degree (or 5% of the vertical field of view).

Within these extents, potential sensitive receptors are identified as having a range of visual exposure ranging from ‘very low’ to ‘very high’. This relationship can hence be applied to any structure with a vertical height and used to determine an appropriate viewshed extent.

Within these extents, sensitive receptors are identified. The project components have been considered from the nearest representative sensitive view location which would represent a ‘worst-case’ parameter. Where sensitive receptors are identified within these extents, the project component is considered to have a ‘potential visual impact’.

Assumptions in relation to TLVE extent are tested through a review of photomontages. If the photomontages depict a magnitude of visual impact greater than anticipated, particularly for viewpoints at the outer edges of the study area, the study area will be expanded and an assessment will be done of representative viewpoints at a greater distance.

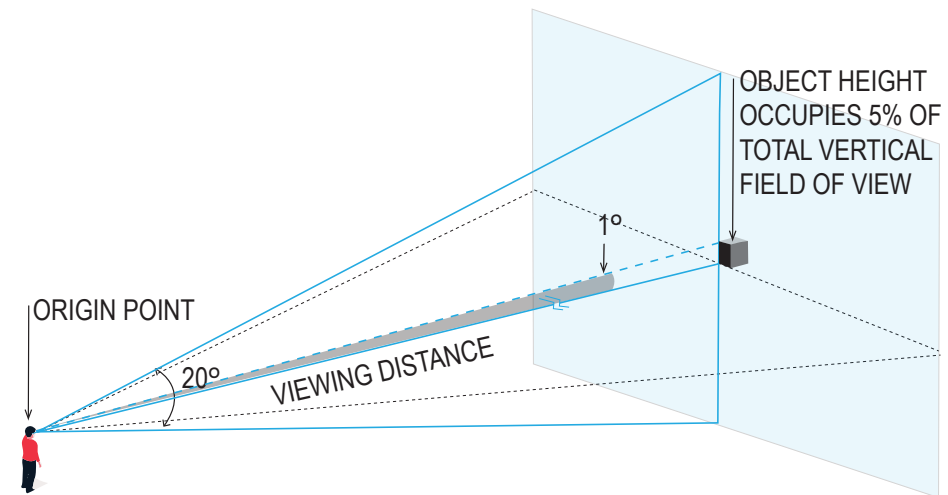


Figure 9 Theoretical limit of viewshed extent diagram

3.3 Landscape and Visual Impact assessment

A change to baseline conditions (or the no-project case) caused by project activities in any of the project phases (construction, operation or decommissioning) may give rise to impacts.

The impact assessment involves identifying the severity, extent and duration of any impacts, that the project may have on the existing environment, through consideration of landscape visual sensitivity (determined on the basis of the identified landscape value and its degree of visual exposure to proposed project infrastructure), the magnitude of visibility of the proposed infrastructure (as depicted within the photomontage views) and the nature, number and frequency of visual receptors.

The impact assessment considers the ‘worst case’ design outcome for this discipline, which may vary across other assessment topics.

The significance of the impacts has been assessed in accordance with the evaluation framework, based on applicable legislation, policy and standards and the evaluation objectives and environmental significance guidelines arising from the government terms of reference established to guide the assessments.

The report documents the approach to the LVIA undertaken by Hansen Partnership and has been based on industry best practice as articulated by key reference documents, including *Guidelines for Landscape & Visual Impact Assessment*, British Landscape Institute, 2013, *Visual Landscape Planning in Western Australia*, Western Australian Planning Commission, 2009, Environment Protection and Heritage Council, 2010 and *Guidance Note for Landscape & Visual Assessment*, Australian Institute of Landscape Architects, 2018<sup>123</sup>. The Western Australian Guidelines is considered the most relevant LVIA guideline to the local context in the absence of a Victorian document. The UK publications are broadly accepted as the basis for LVIA theory and terminology.

The nature of receptors (viewers), the quantum, duration and frequency of views - per view location - is considered and forms part of the assessment.

The impact assessment considers day time, with photomontages prepared using daytime photos.

The final impact assessment as determined on the basis of impacts assessed at each representative viewpoint is arrived at on the basis of three variables:

- Landscape visual sensitivity (determined on the basis of the identified landscape value and its degree of visual exposure to proposed project infrastructure);
- Magnitude of visibility of the proposed infrastructure (as depicted within the photomontage views from representative view locations), and
- The nature, number and frequency of visual receptors.

1 *Visual Landscape and Planning in Western Australia, a Manual for Evaluation, Assessment, Siting and Design*, Department for Planning and Infrastructure, November 2007  
2 *Guidelines for Landscape and Visual Impact Assessment*, British Landscape Institute, Third Edition, 2013  
3 *Note for Landscape & Visual Assessment*, Australian Institute of Landscape Architects, 2018



3.3.1 Magnitude of visibility

In adopting a series of criteria for assessing the magnitude of visibility of project infrastructure visible from representative view locations, as depicted within photomontage imagery, it is important to define a range of terms which provide some indication of the extent to which a view location may be impacted upon visually by the project, and when mitigation measures are considered necessary.

In determining this range a grading system of visual magnitude categories is described below.

**Very High:** entailing close proximity in an exposed location incapable of effective mitigation, where the proposed structures occupy a significant proportion of the view and are visually-dominant.

**High:** where the proposed structures form a major element in the view. There will be a tendency for proposed structures to be more dominant than other landscape elements.

**Moderate:** where proposed structures will typically be visible, sometimes obviously so. Notwithstanding this, the distance of project infrastructure from the viewpoint and/or the contribution to visual screening provided by topography, vegetation or the curvature of the earth, results in situations where proposed structures will not be a dominant element in the view.

**Low:** where proposed structures are visible but form only minor elements in available views as a result of distance and/or screening by vegetation, topography or earth curvature.

**Very Low/Negligible:** where proposed structures are visible in clear conditions and may be recognisable, but conversely may sometimes not even be noticed.

**Nil:** where proposed structures are entirely screened from view by topography, vegetation or other existing structures, and hence not visible. In circumstances where the magnitude of visibility is assessed as nil, the overall impact assessment is also considered to be nil, regardless of the assessed level of landscape visual sensitivity and receptor sensitivity.

3.3.2 Visual receptors

Consistent with guidance provided within the *Landscape Institute and Institute of Environmental Management & Assessment, Guidelines for Landscape Visual Impact Assessment, Third Edition, 2013*, consideration of visual receptors is necessary, in order to identify and understand who will be affected by visual amenity impacts resulting from the project. Visual receptors can include:

- People living within the study area;
- People working within the study area;
- People travelling through the study area;
- People visiting recognised landscapes or attractions within the study area, and
- People engaged in recreational activities within the study area.

It is recognised that people have differing responses to changes in views and visual amenity depending on the context and purpose for being in a particular place. It is generally accepted that changes to views and visual amenity which affect a workplace are typically perceived as being of a lower order of impact than changes which affect a recognised landscape or attraction. It is also generally accepted that changes to views and visual amenity which affect a private residence are typically perceived as being of a higher order of impact by the occupants of that residence, but not necessarily by a broader audience.

The impact assessment incorporates a weighting in order to ensure an appropriate level of consideration of the perception of the particular receptors who will see and experience the changes to views and visual amenity, outlined as follows:

Nature of receptor - visitors to the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place, are assumed to have a very high level of sensitivity to visual impacts. Visitors to the Mount Hotham and Falls Creek Alpine Resorts are assumed to have a high level of sensitivity to visual impacts, as are visitors to other recognised scenic destinations (such as designated lookouts and/or areas with statutory protection on the basis of landscape value/significance), with other receptors in the public realm assumed to have a moderate level of sensitivity to visual impact. Receptors in their regular place of work, and undertaking regular work activities, are assumed to have a low level of sensitivity to visual impact;

Number of receptors - relative visitation numbers are considered, using the rationale that viewpoints which experience higher levels of visitation are assumed to experience higher levels of visual impact;

Frequency of receptors - the frequency of visits to a viewpoint by individual receptors is considered, using the rationale that a visual impact which is experienced more frequently is likely to be felt more significantly. For example, a receptor who experiences a view daily is considered to experience a greater level of impact than a receptor who only experiences it once a year or less. This rationale underpins the assumption that private residents are more sensitive to impacts felt at their place of residence where they might spent entire days, because they travel to and from that location more frequently, and

Duration of receptors - the period of time which receptors typically spend at a viewpoint is considered, with longer durations assumed to result in higher levels of visual impact. This rationale also underpins the assumption that private residents are more sensitive to impacts felt at their place of residence, and supports an assumption that short-term views - such as those experienced from moving vehicles - would be associated with lower levels of visual impact.

3.4 Limitations, uncertainties and assumptions

Several technical limitations and assumptions have been relied upon in order to assess the impact of this proposal. These are detailed below:

Existing conditions

The existing conditions on which the study area was formed was based upon 10m DEM map data from ELVIS (Elevation and Depth - Foundation Spatial Data). This data is assumed to be a current representation of existing conditions.

Viewshed Extents

Viewshed extents are determined based upon the geographical extent of DEM map data provided by ELVIS (Elevation and Depth - Foundation Spatial Data). Where the geographical area of extents of this data is limited and is also within the determined LVIA study area, a ‘worst-case parameter’ approach has been adopted and these areas are assumed to fall within the viewshed extents i.e. assumed to be ‘potentially visible’.

# 4 GUIDELINES FOR ASSESSMENT

The LVIA has been undertaken with due regard for the Significant Impact Criteria outlined and described in the *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (2013). For National Heritage places, the significant impact criteria are described as follows:

An action is likely to have a significant impact on the National Heritage values of a National Heritage place if there is a real chance or possibility that it will cause:

- one or more of the National Heritage values to be lost
- one or more of the National Heritage values to be degraded or damaged, or
- one or more of the National Heritage values to be notably altered, modified, obscured or diminished.

## 4.1 The relevant National Heritage Values

With regard to LVIA, the relevant National Heritage Values of the Australian Alps National Parks and Reserves, as gazetted, comprise the following:

Criterion:

*The place has outstanding heritage value to the nation because of the place’s importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

Values:

*The AANP is a powerful, spectacular and distinctive landscape highly valued by the Australian community. The mountain vistas, including distinctive range upon- range panoramas, snow covered crests, slopes and valleys, alpine streams and rivers, natural and artificial lakes, the snow-clad eucalyptus and the high plain grasslands, summer alpine wildflowers, forests and natural sounds evoke strong aesthetic responses. Much of the terrain of the AANP is highly valued for its remoteness, and naturalness, including views to and from the region that capture snow clad ranges and mountain silhouettes against clear skies as well as expansive views of natural landscapes from the high points of the Alps.*

*The upper Snowy River and Snowy Gorge, Mount Buffalo, the Kosciuszko Main Range, Lake Tali Karng, Dandongadale Falls the peaks and ridges between and including Mt Cobbler, Mt Howitt and the Bluff and other high peaks, ridgelines, granite outcrops and escarpments are examples of dramatic awe-inspiring landscapes. Recreational pursuits in these landscapes are enhanced by aesthetic appreciation of their wild and natural quality.*

*Snow-covered eucalypts, huts in mountain settings and mountain landscapes are distinctive Australian images captured by numerous artists and photographers. The mountain landscapes have inspired poets, painters, writers, musicians and film makers.*

In order to assess – through an LVIA - the potential for project infrastructure associated with the Falls to Hotham Alpine Crossing to have a significant impact on the National Heritage values described above, Hansen Partnership has undertaken engagement with the key stakeholder (Parks Victoria) to understand the anticipated nature, form and scale of proposed project infrastructure, completed site investigations over 5 days in December 2021, prepared indicative 3-dimensional built form typologies for proposed infrastructure and utilised these in the preparation of accurate photomontage imagery to demonstrate and assess the potential visual impacts of proposed project infrastructure (in a preliminary conceptual form) upon the landscape and its National Heritage values.



# 5 VIEWSHED ANALYSIS

## 5.1 Introduction

Viewshed analysis mapping was undertaken on the basis of topographical data to understand the theoretical extent of the viewsheds of each overnight node and of 12 key viewpoints within the Alpine National Park and the alpine resort areas of Falls Creek and Mount Hotham.

The purpose of viewshed analysis mapping is to identify and map all land within the project study area from which views of the proposed location for one or more overnight nodes are potentially available. It is important to note that the viewshed analysis mapping represents a ‘worst case scenario’ with respect to visual exposure, on the basis that it only considers topographic information and does not incorporate vegetation, which will typically provide for screening (to varying degrees) of built elements within the landscape.

## 5.2 Viewshed analysis mapping

Viewshed analysis mapping - to determine the potential visual exposure of landscapes and seascapes within the study area to proposed project infrastructure. The results of that mapping are provided in Figures 9-22 on the following pages.



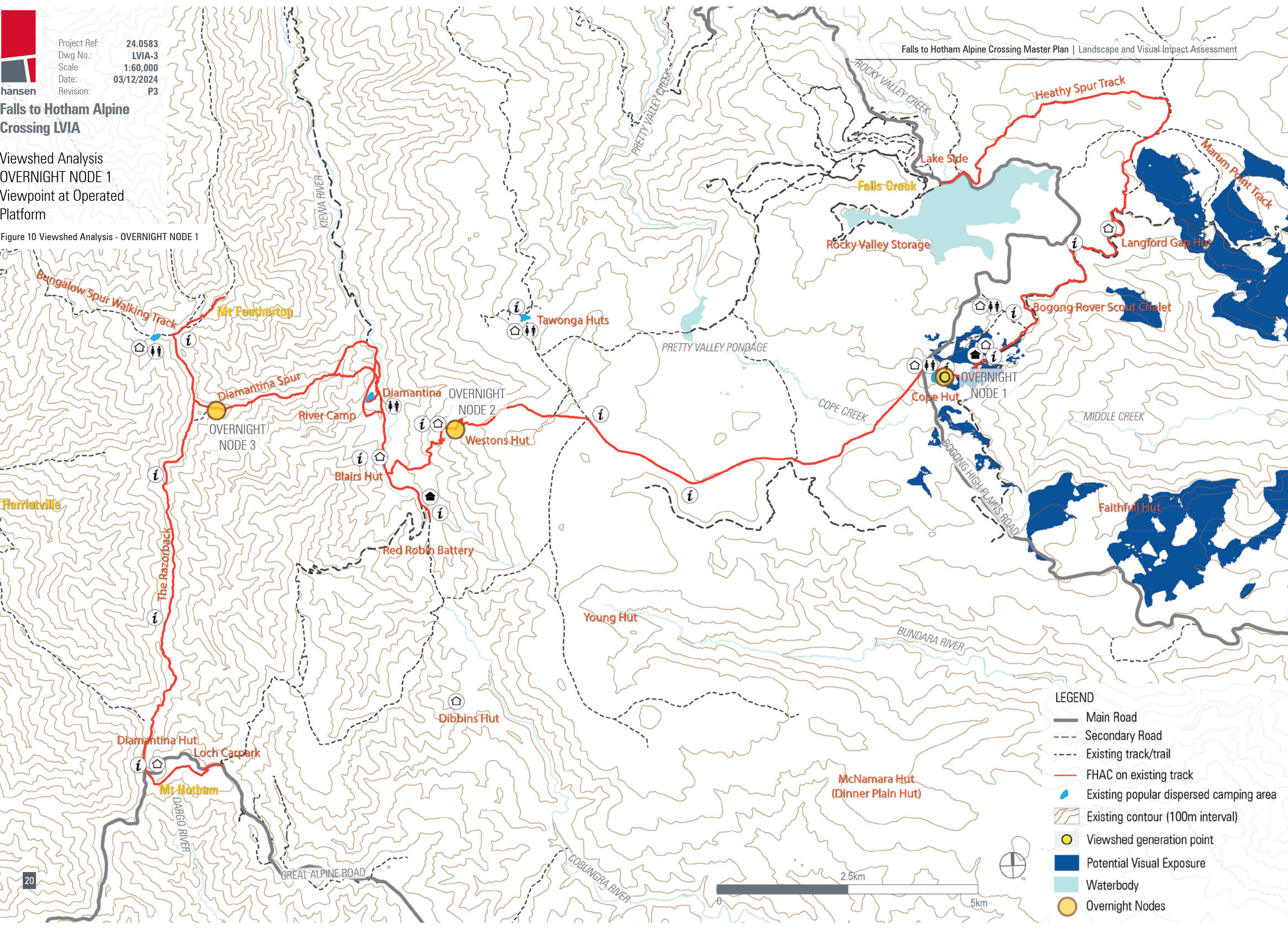


Project Ref: 24.0583  
Dwg No.: LVIA-3  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
OVERNIGHT NODE 1  
Viewpoint at Operated Platform

Figure 10 Viewshed Analysis - OVERNIGHT NODE 1



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes





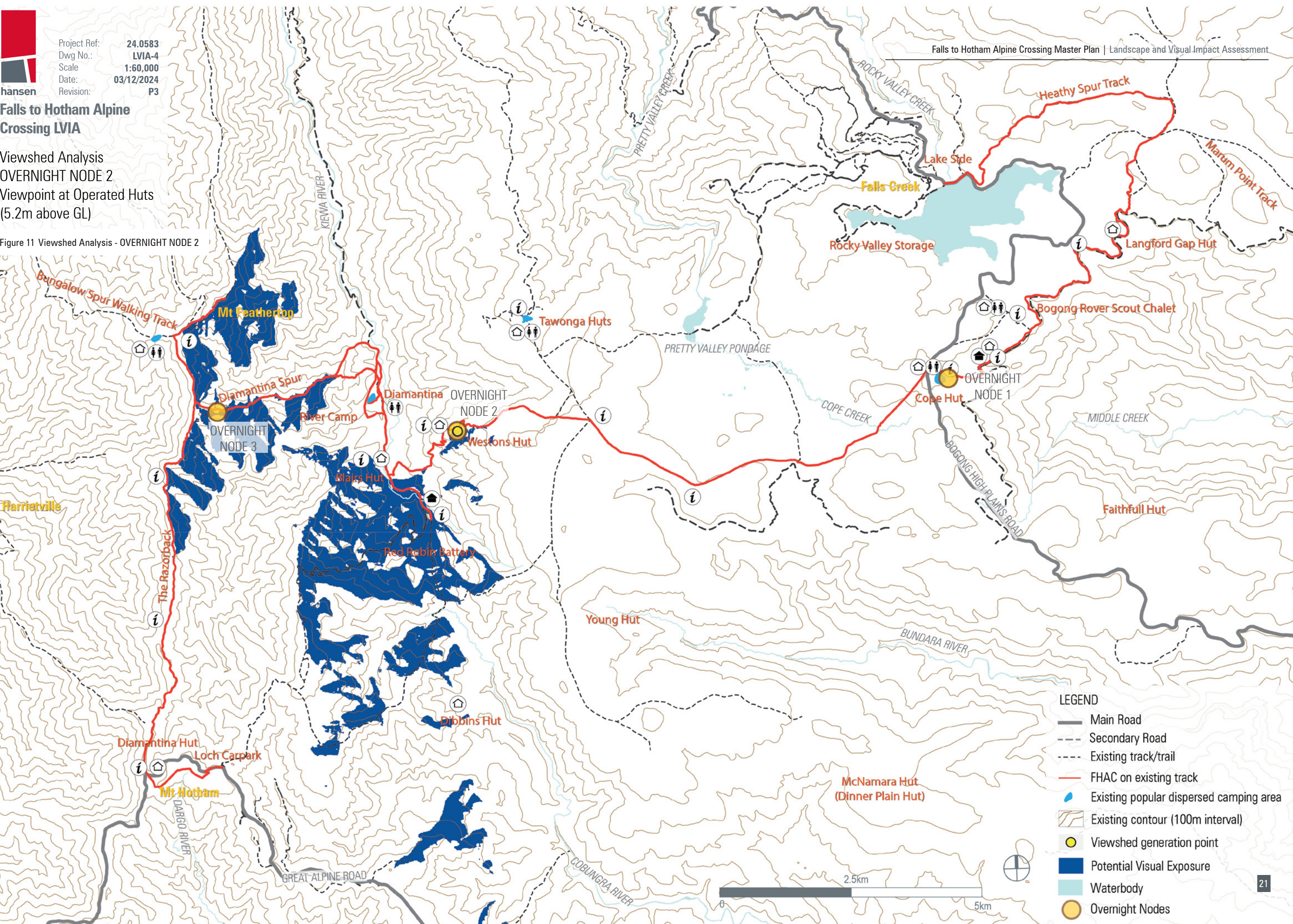


Project Ref: 24.0583  
Dwg No.: LVIA-4  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
OVERNIGHT NODE 2  
Viewpoint at Operated Huts  
(5.2m above GL)

Figure 11 Viewshed Analysis - OVERNIGHT NODE 2



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes





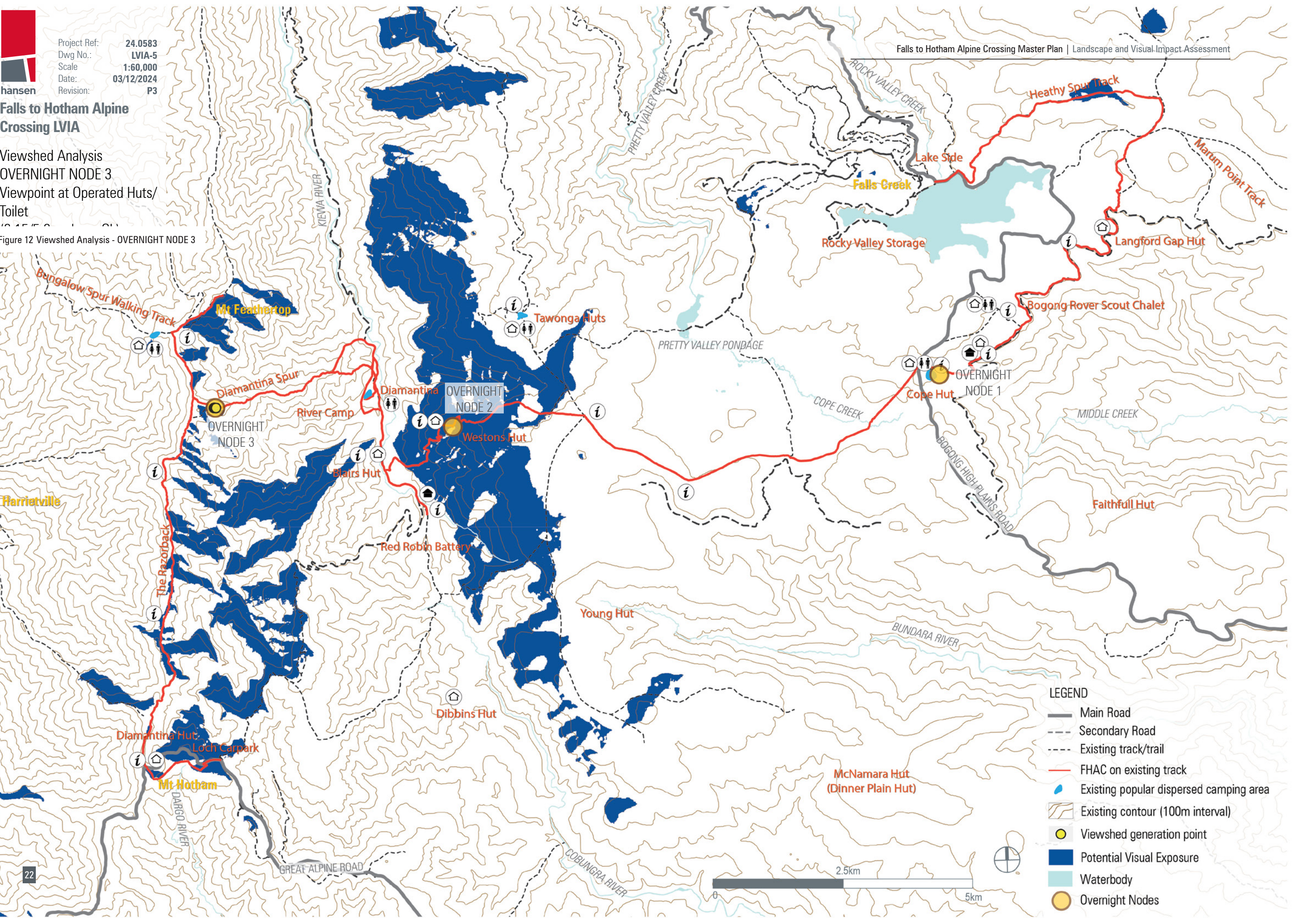


Project Ref: 24.0583  
Dwg No.: LVIA-5  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
OVERNIGHT NODE 3  
Viewpoint at Operated Huts/  
Toilet

Figure 12 Viewshed Analysis - OVERNIGHT NODE 3



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes





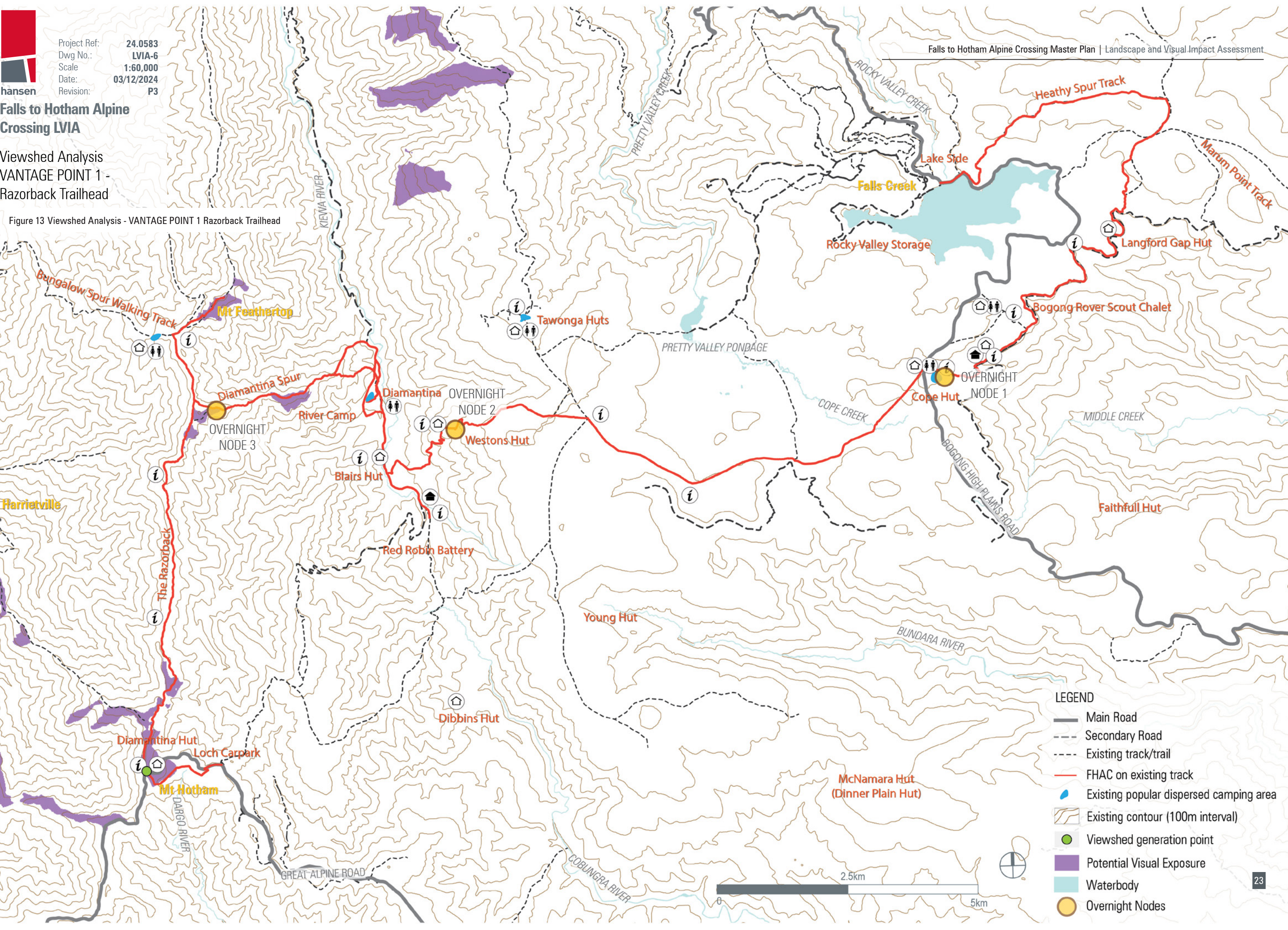


Project Ref: 24.0583  
Dwg No.: LVIA-6  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 1 -  
Razorback Trailhead

Figure 13 Viewshed Analysis - VANTAGE POINT 1 Razorback Trailhead



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes





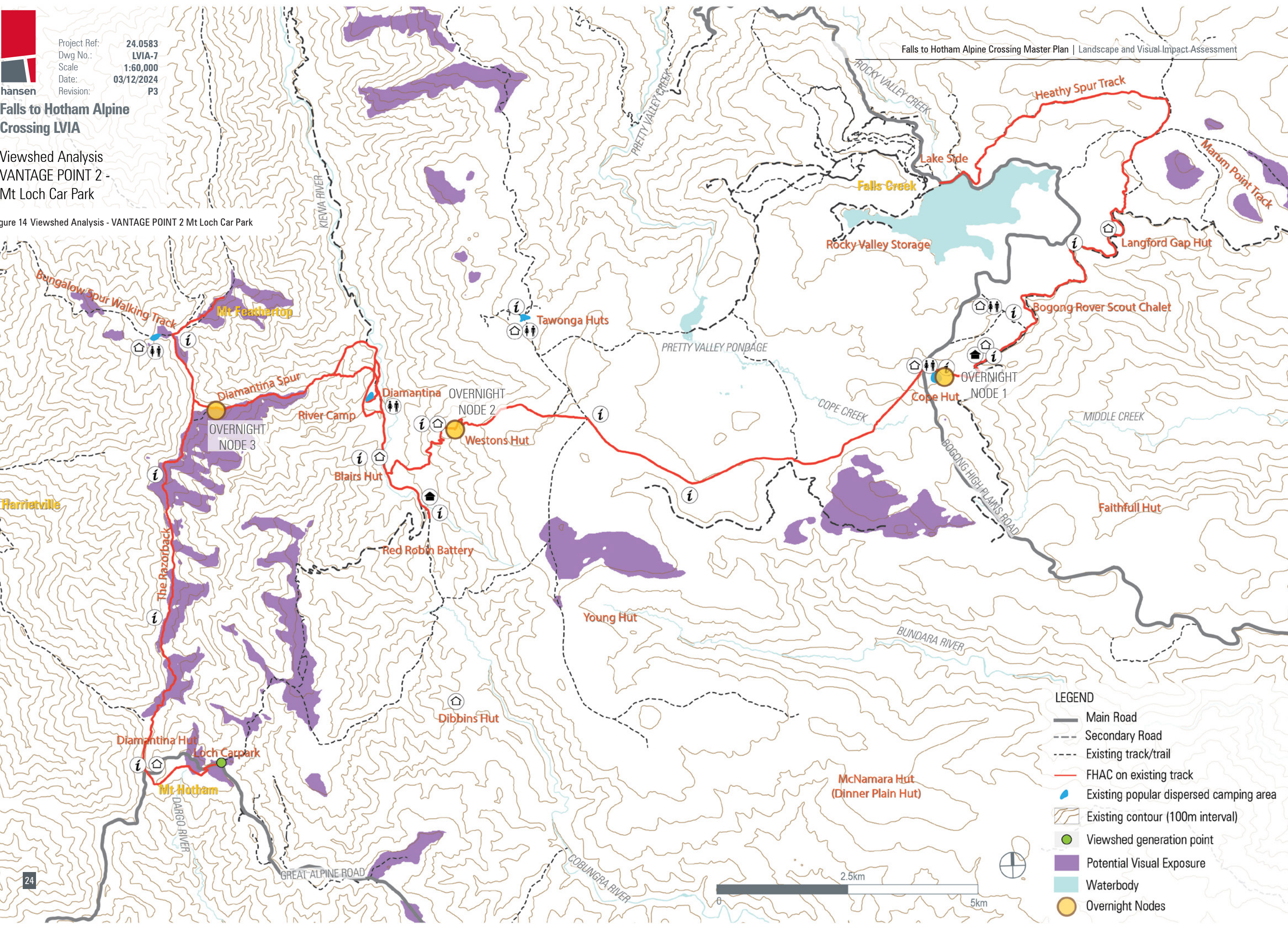


Project Ref: 24.0583  
Dwg No.: LVIA-7  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 2 -  
Mt Loch Car Park

Figure 14 Viewshed Analysis - VANTAGE POINT 2 Mt Loch Car Park



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes



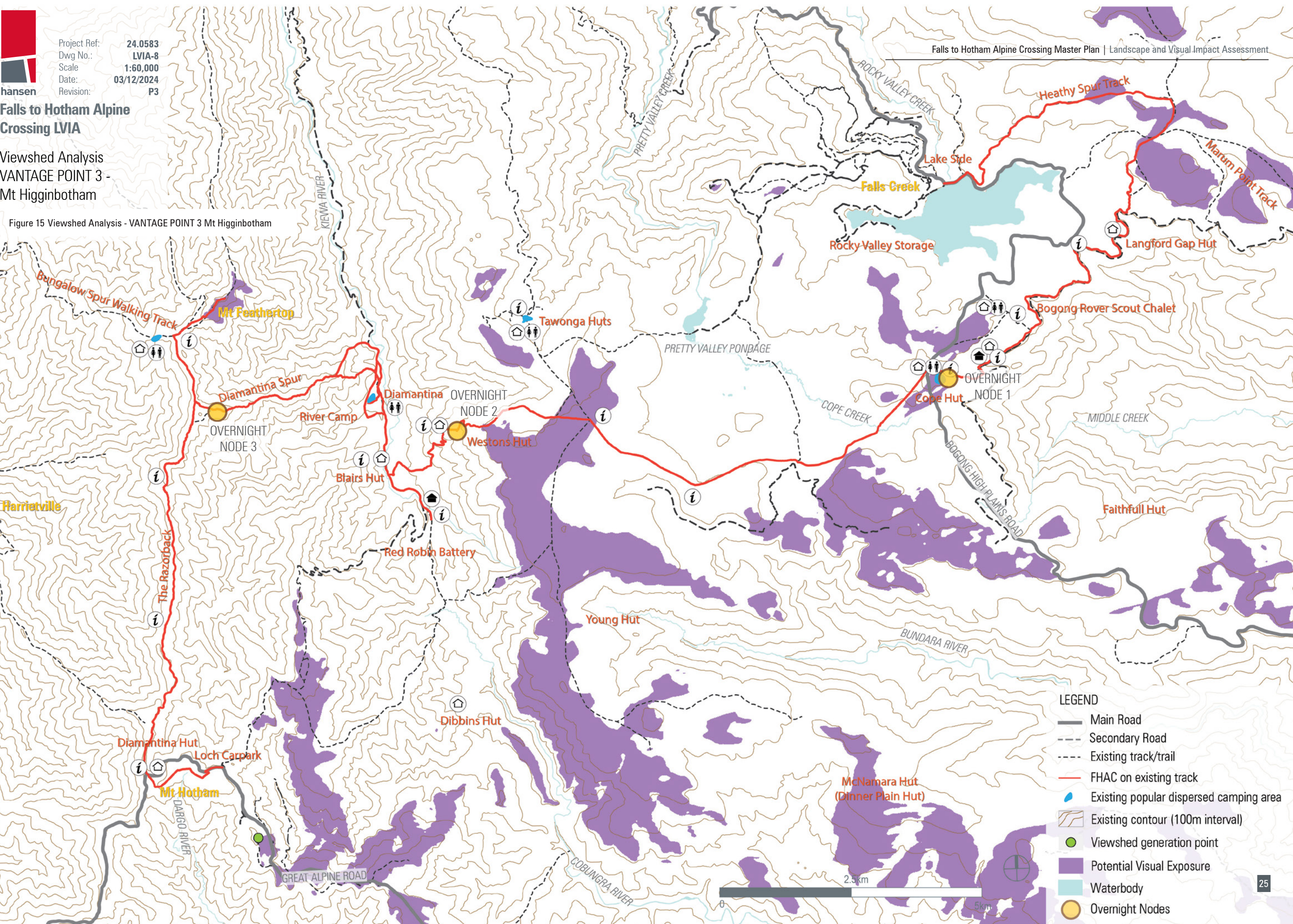


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Dwg No.: LVIA-8  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 3 -  
Mt Higginbotham

Figure 15 Viewshed Analysis - VANTAGE POINT 3 Mt Higginbotham



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes



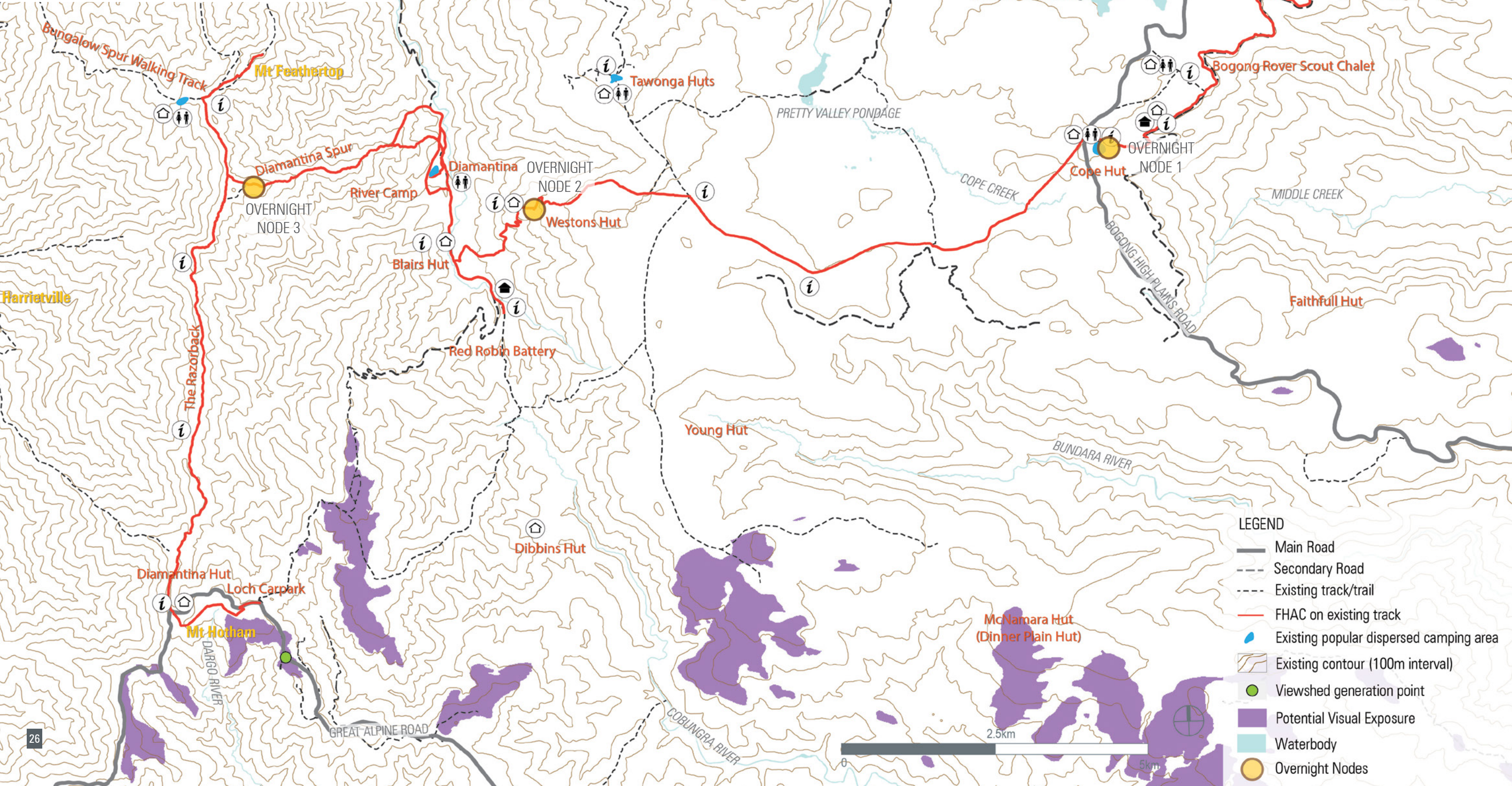


Project Ref: 24.0583  
Dwg No.: LVIA-9  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 4 -  
Hotham Village,  
Corral Car Park

Figure 16 Viewshed Analysis - VANTAGE POINT 4 Hotham Village, Corral Car Park



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes



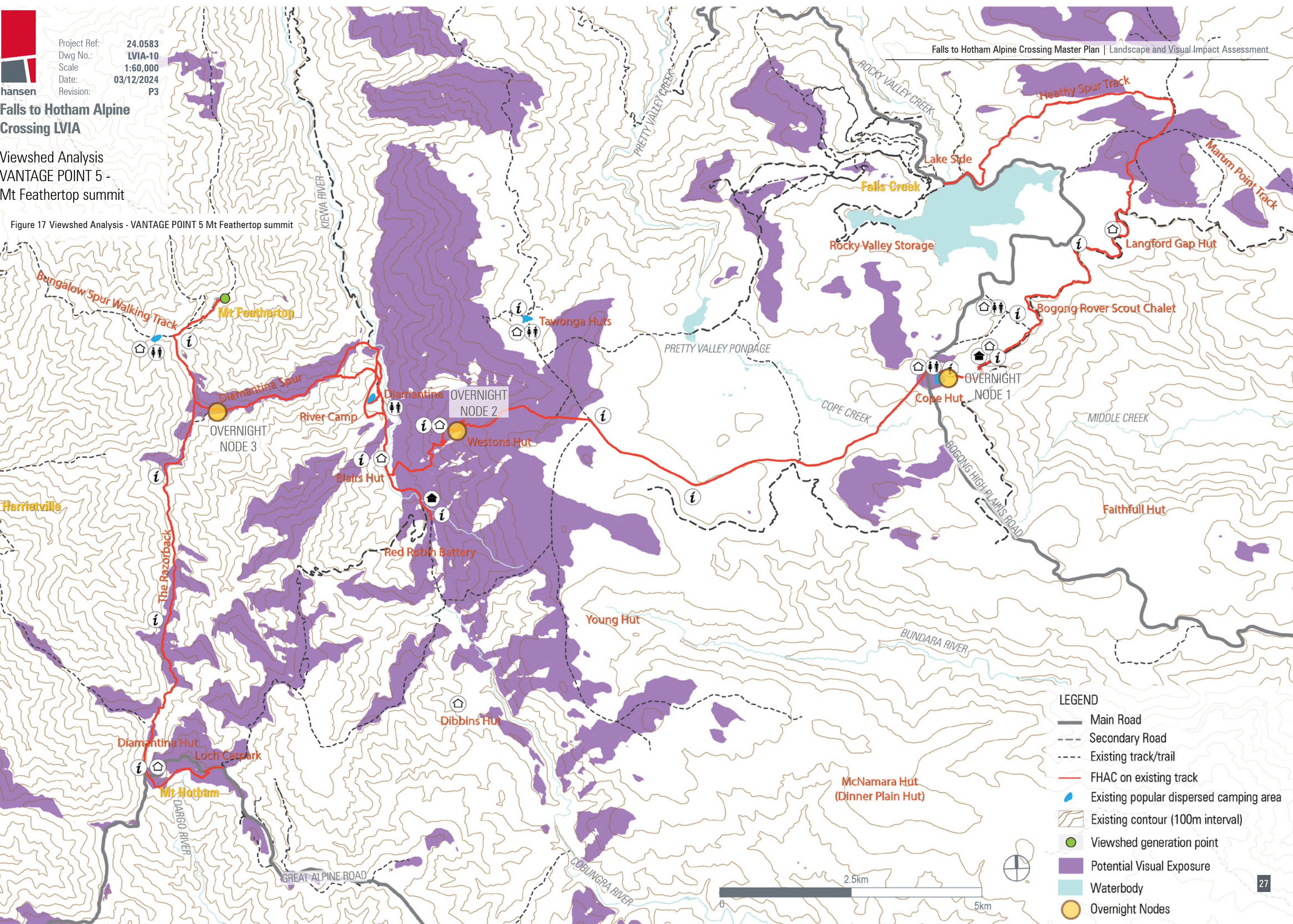


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Dwg No.: LVIA-10  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 5 -  
Mt Feathertop summit

Figure 17 Viewshed Analysis - VANTAGE POINT 5 Mt Feathertop summit



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes





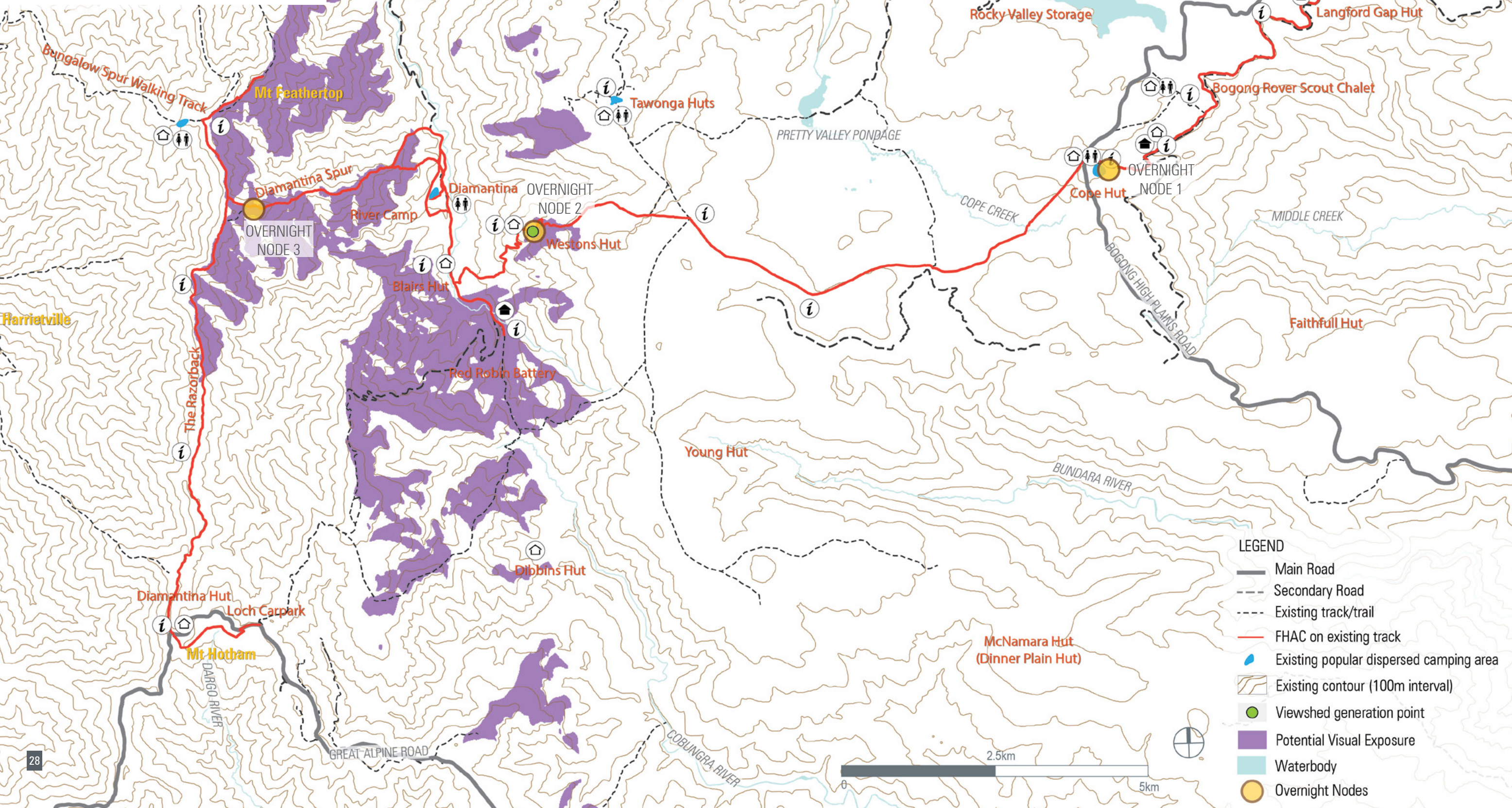


Project Ref: 24.0583  
Dwg No.: LVIA-11  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 6 -  
Westons Hut

Figure 18 Viewshed Analysis - VANTAGE POINT 6 Westons Hut



- LEGEND
- Main Road
  - Secondary Road
  - Existing track/trail
  - FHAC on existing track
  - Existing popular dispersed camping area
  - Existing contour (100m interval)
  - Viewshed generation point
  - Potential Visual Exposure
  - Waterbody
  - Overnight Nodes



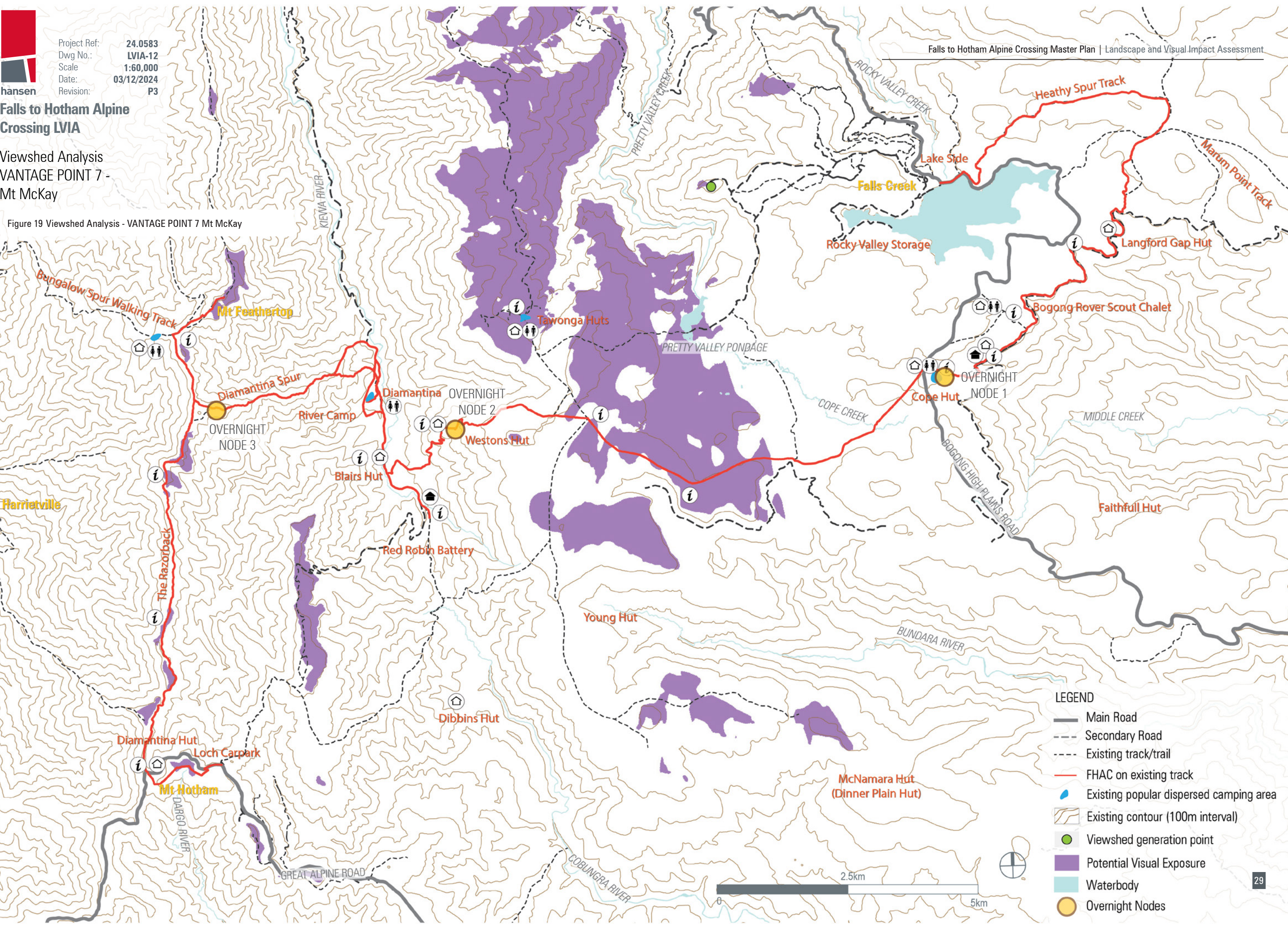


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Dwg No.: LVIA-12  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 7 -  
Mt McKay

Figure 19 Viewshed Analysis - VANTAGE POINT 7 Mt McKay



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes



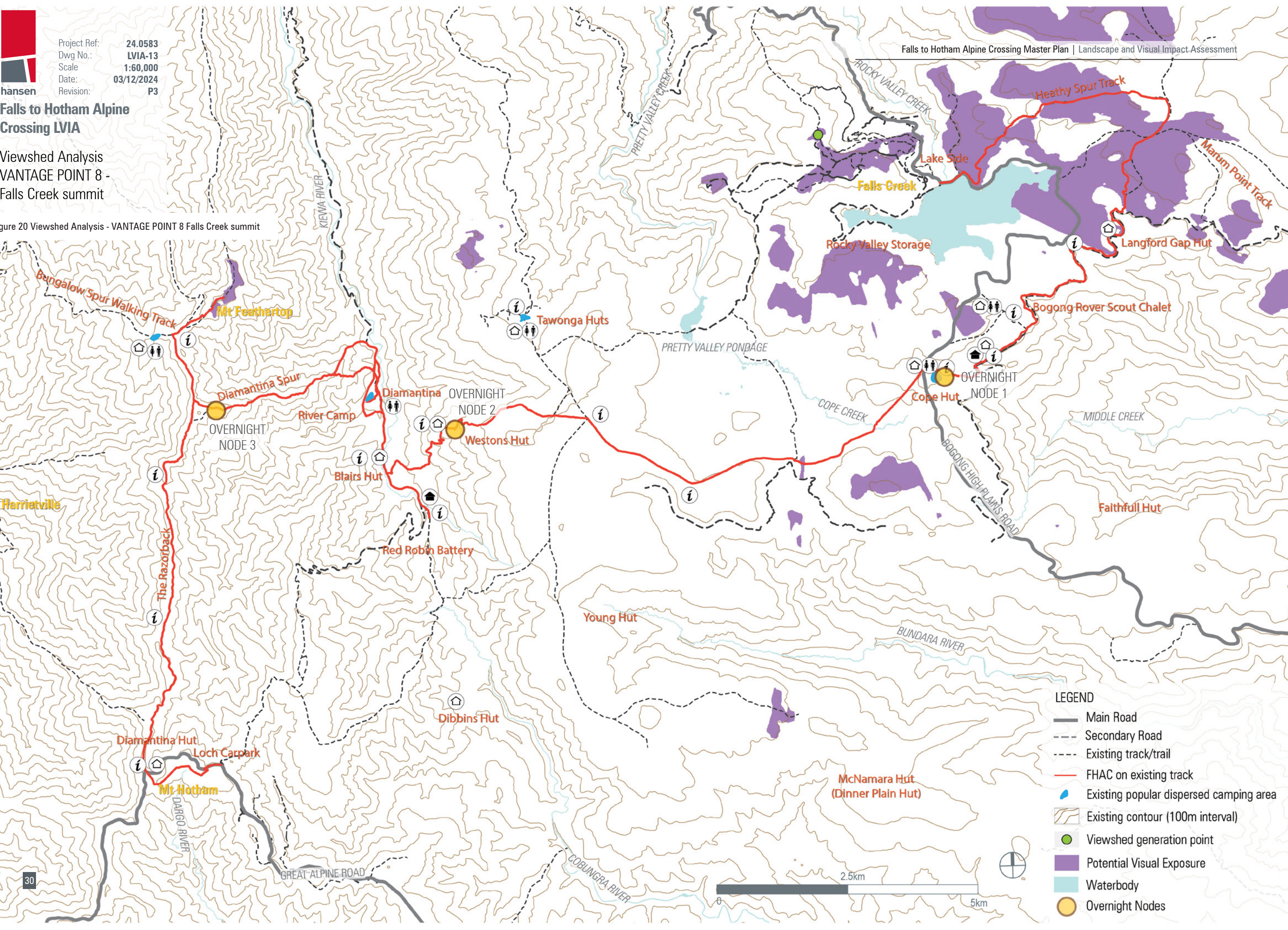


Project Ref: 24.0583  
Dwg No.: LVIA-13  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 8 -  
Falls Creek summit

Figure 20 Viewshed Analysis - VANTAGE POINT 8 Falls Creek summit



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes





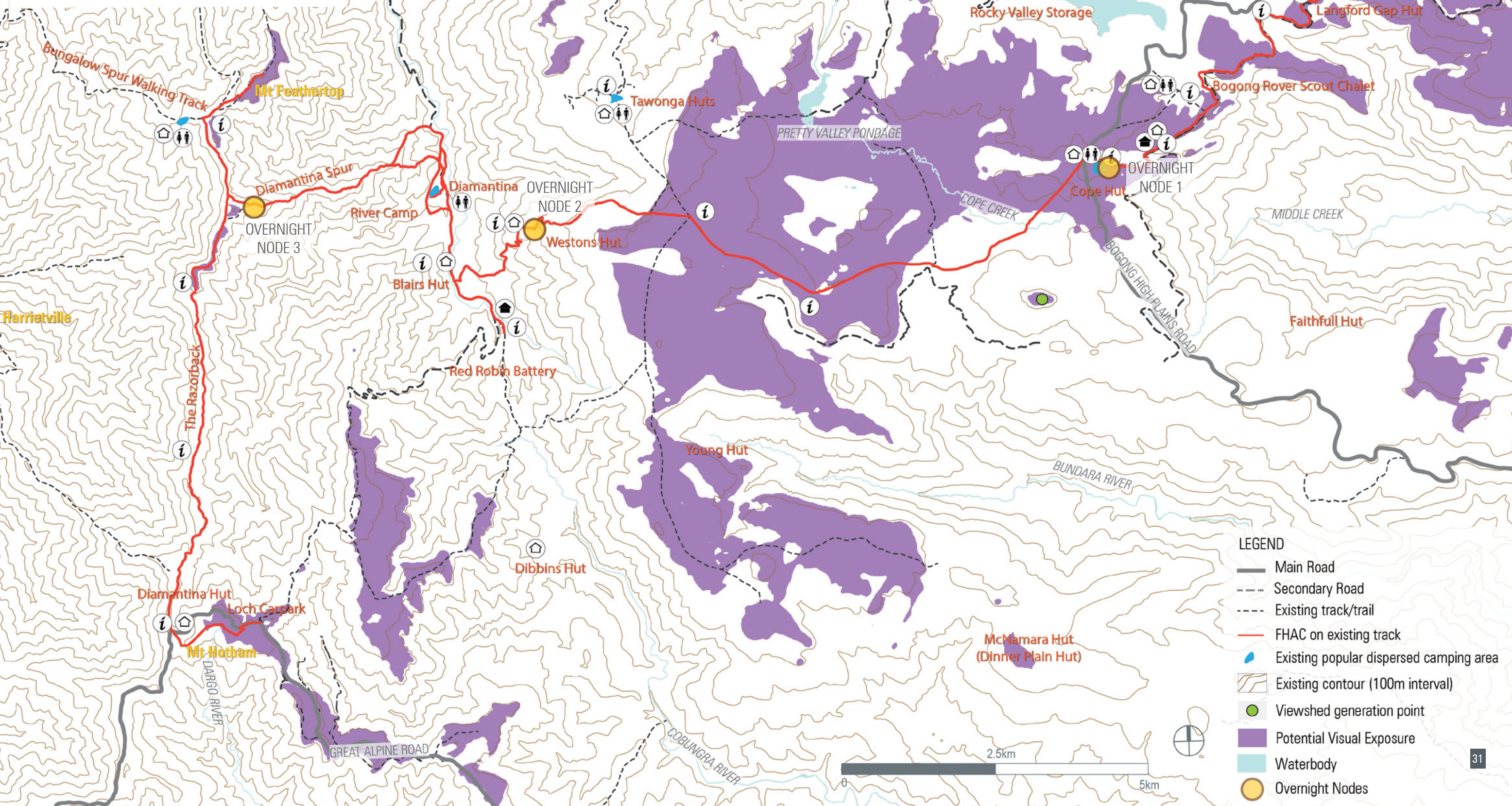


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Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 9 -  
Mt Cope

Figure 21 Viewshed Analysis - VANTAGE POINT 9 Mt Cope



- LEGEND
- Main Road
  - Secondary Road
  - Existing track/trail
  - FHAC on existing track
  - Existing popular dispersed camping area
  - Existing contour (100m interval)
  - Viewshed generation point
  - Potential Visual Exposure
  - Waterbody
  - Overnight Nodes



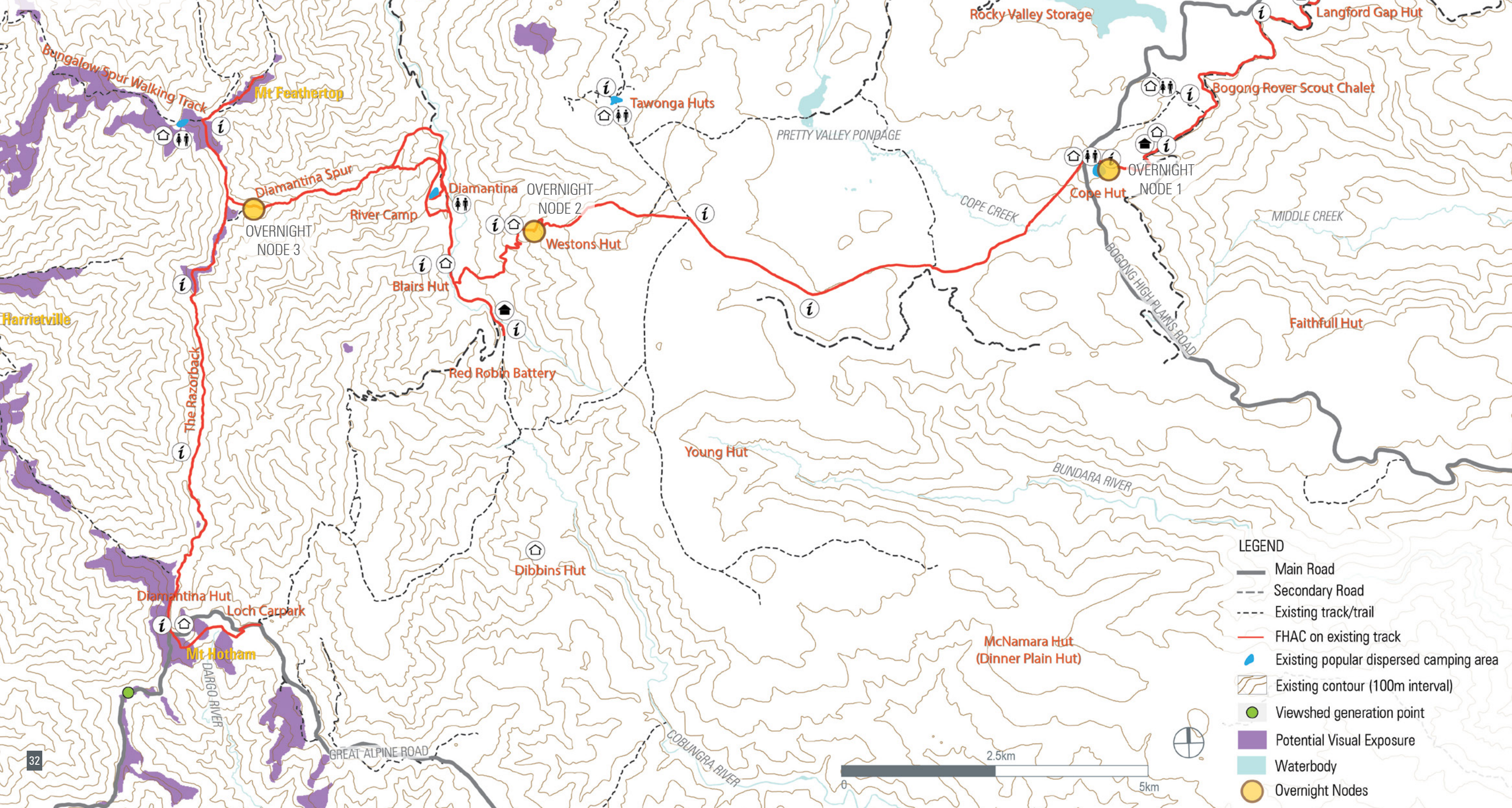


Project Ref: 24.0583  
Dwg No.: LVIA-15  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 10 -  
Danny's Lookout

Figure 22 Viewshed Analysis - VANTAGE POINT 10 Danny's Lookout



LEGEND

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes



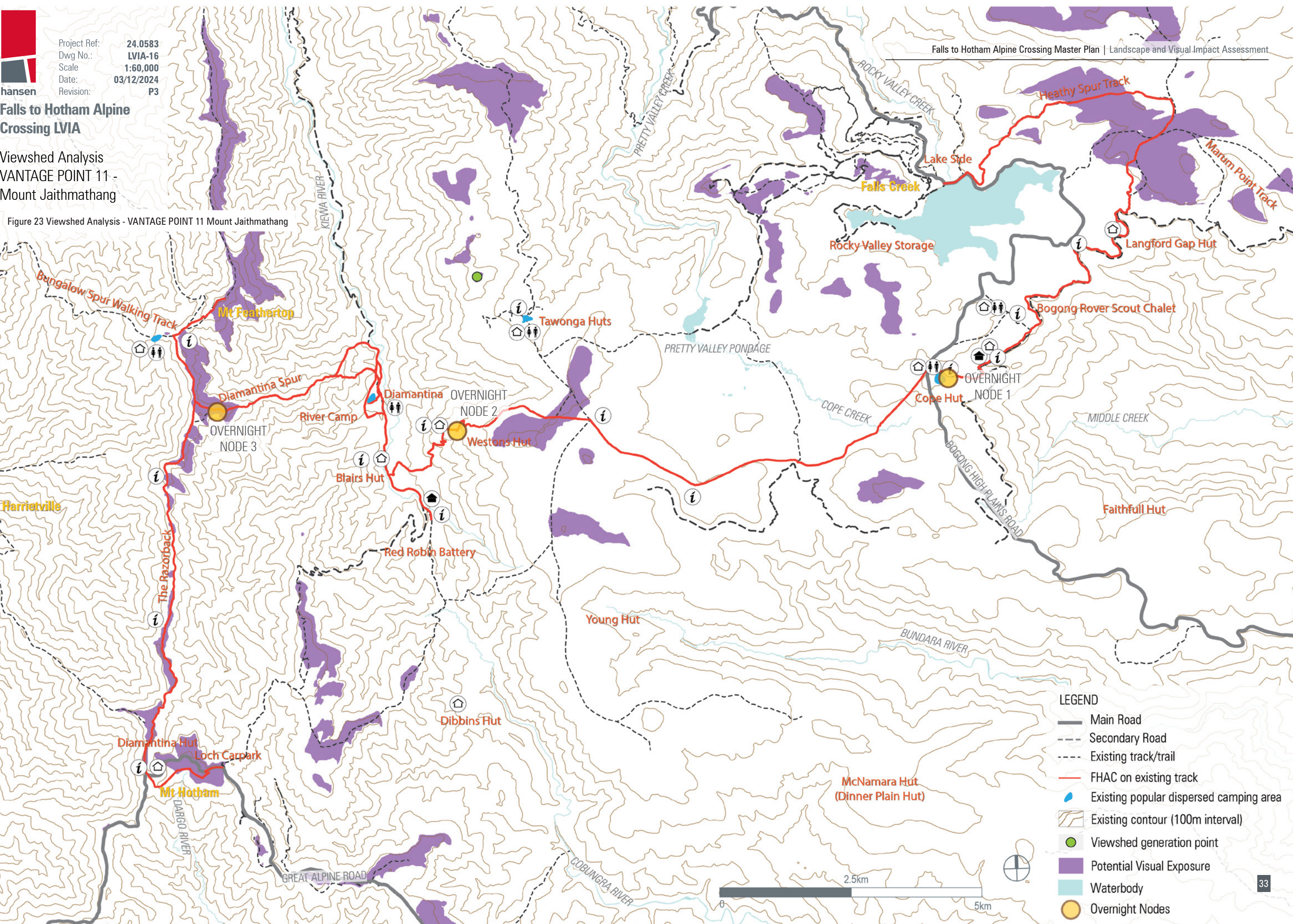


Project Ref: 24.0583  
Dwg No.: LVIA-16  
Scale: 1:60,000  
Date: 03/12/2024  
Revision: P3

Falls to Hotham Alpine Crossing LVIA

Viewshed Analysis  
VANTAGE POINT 11 -  
Mount Jaithmathang

Figure 23 Viewshed Analysis - VANTAGE POINT 11 Mount Jaithmathang



**LEGEND**

- Main Road
- Secondary Road
- Existing track/trail
- FHAC on existing track
- Existing popular dispersed camping area
- Existing contour (100m interval)
- Viewshed generation point
- Potential Visual Exposure
- Waterbody
- Overnight Nodes





# 6 BUILT FORM DESIGN

Following initial viewshed analysis in preliminary report, a footprint study and preliminary 3-dimensional modelling of potential built form was undertaken for each overnight node, comprising a layout plan and early examination of the footprint, height, form and materiality for proposed structures. Layout plans were informed by engagement with Parks Victoria and were prepared with due consideration for the topographic and vegetation characteristics at each overnight node location.

Suggested heights of structures were influenced by an aspiration to limit the height of buildings to be no higher than the prevailing height of the existing vegetation at each location. Indicative materiality was informed by reference to the existing built heritage vernacular of the study area, notably the weathered timber and rusted metal of the mountain cattlemen’s huts.

Following that recommendations detailed design was developed.

As illustrated in subsequent pages of this report: proposed tent platforms are separated to ensure that existing trees and other landscape elements can be retained.

Proposed shelter/communal hut is clad with timber.

Proposed amenities block is clad with galvanised corrugated steel.

The following key elements are included in the new design for the 3 nodes (Figures 23-27):

- 1 communal hut with water storage tank at High Knob (Node 3);
- 2 raised toilets with 2 stalls each; one at Westons (Node 2) and one at High Knob (Node 3), and
- 24 raised tent platforms: 8 at Cope Hut (Node 1) including 3 new and 5 replacement, 8 at Westons (Node 2) and 8 at High Knob (Node 3).

The results of the configuration of each overnight nodes are provided in Figures 28-30 on the following pages.



Figure 24 Proposed tent platforms

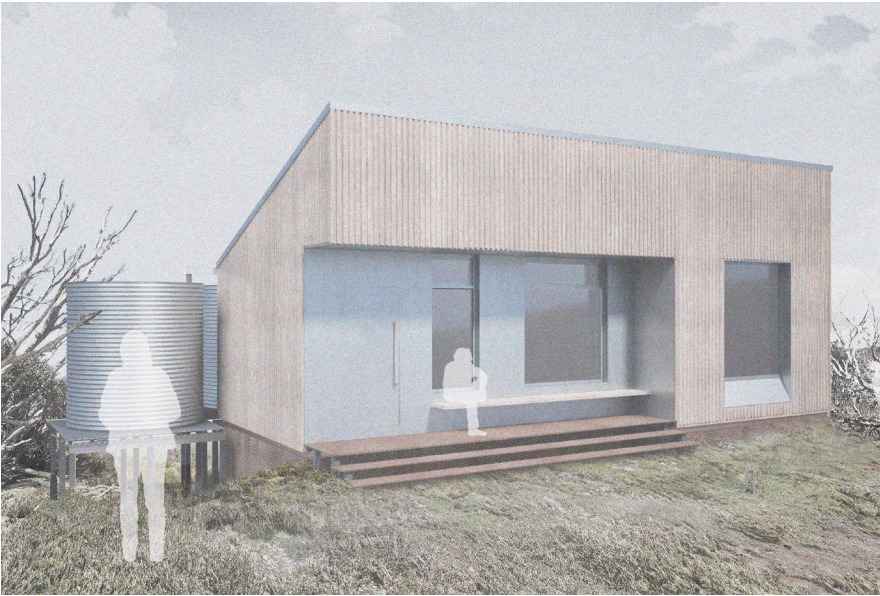


Figure 25 Proposed shelter - communal hut



Figure 26 Proposed amenities



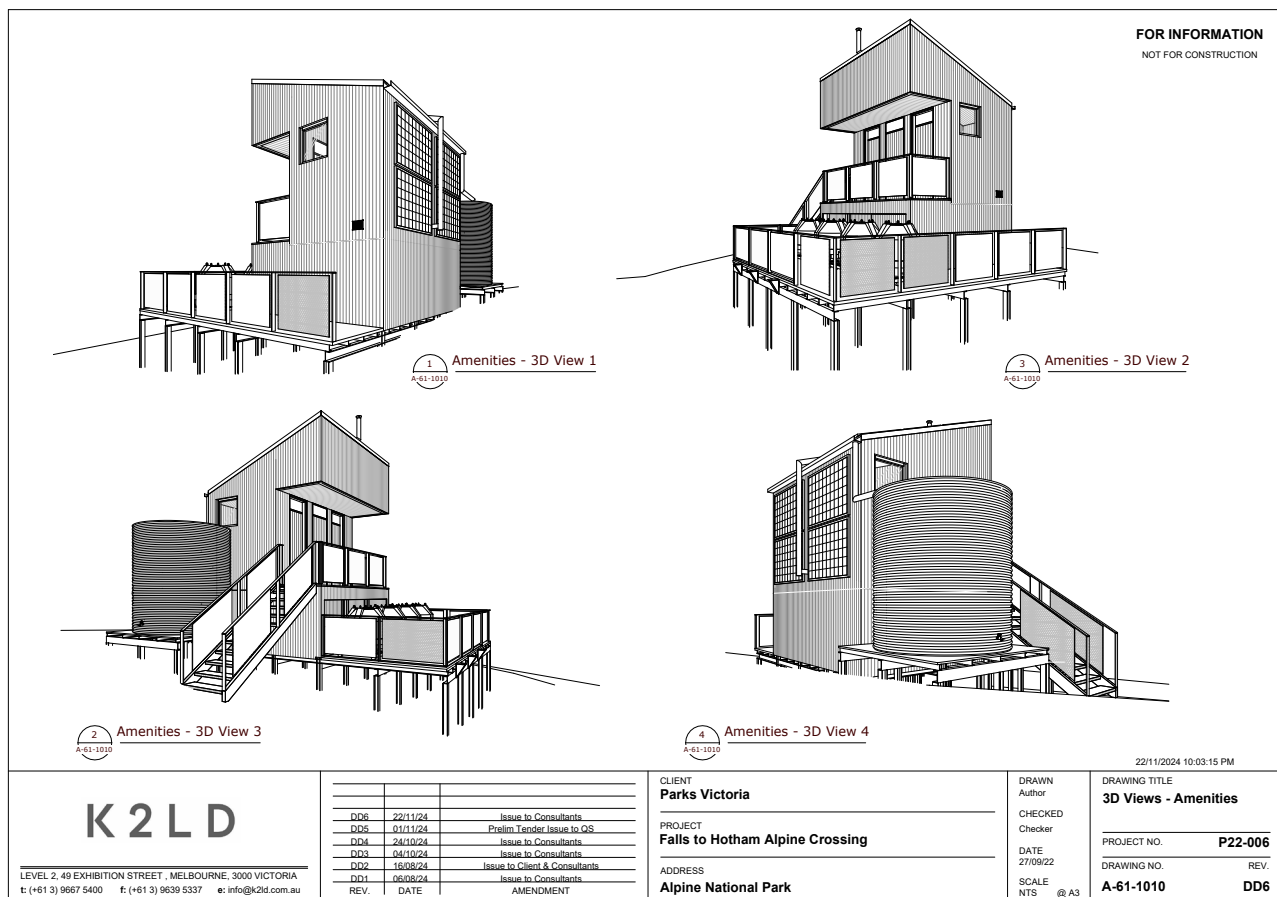
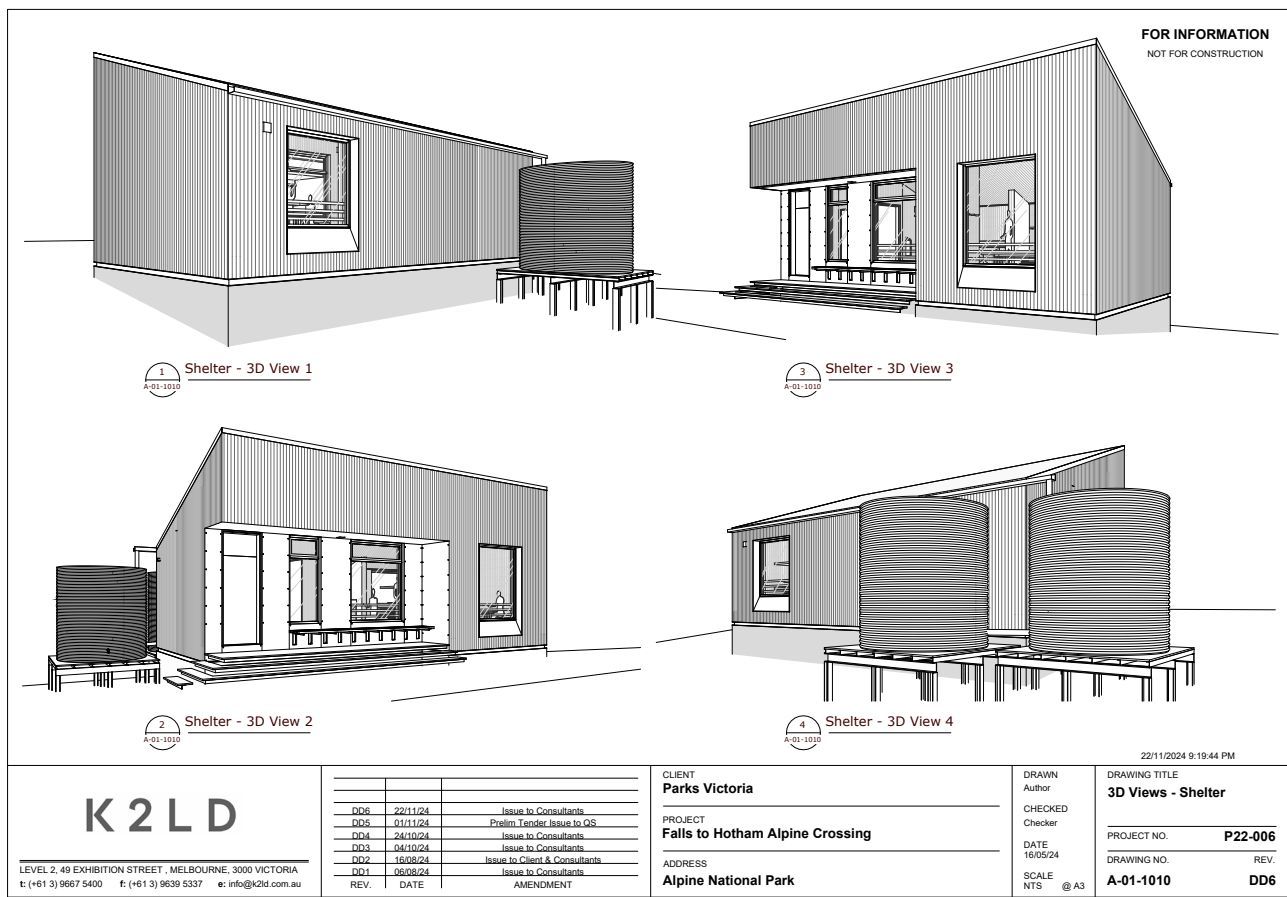
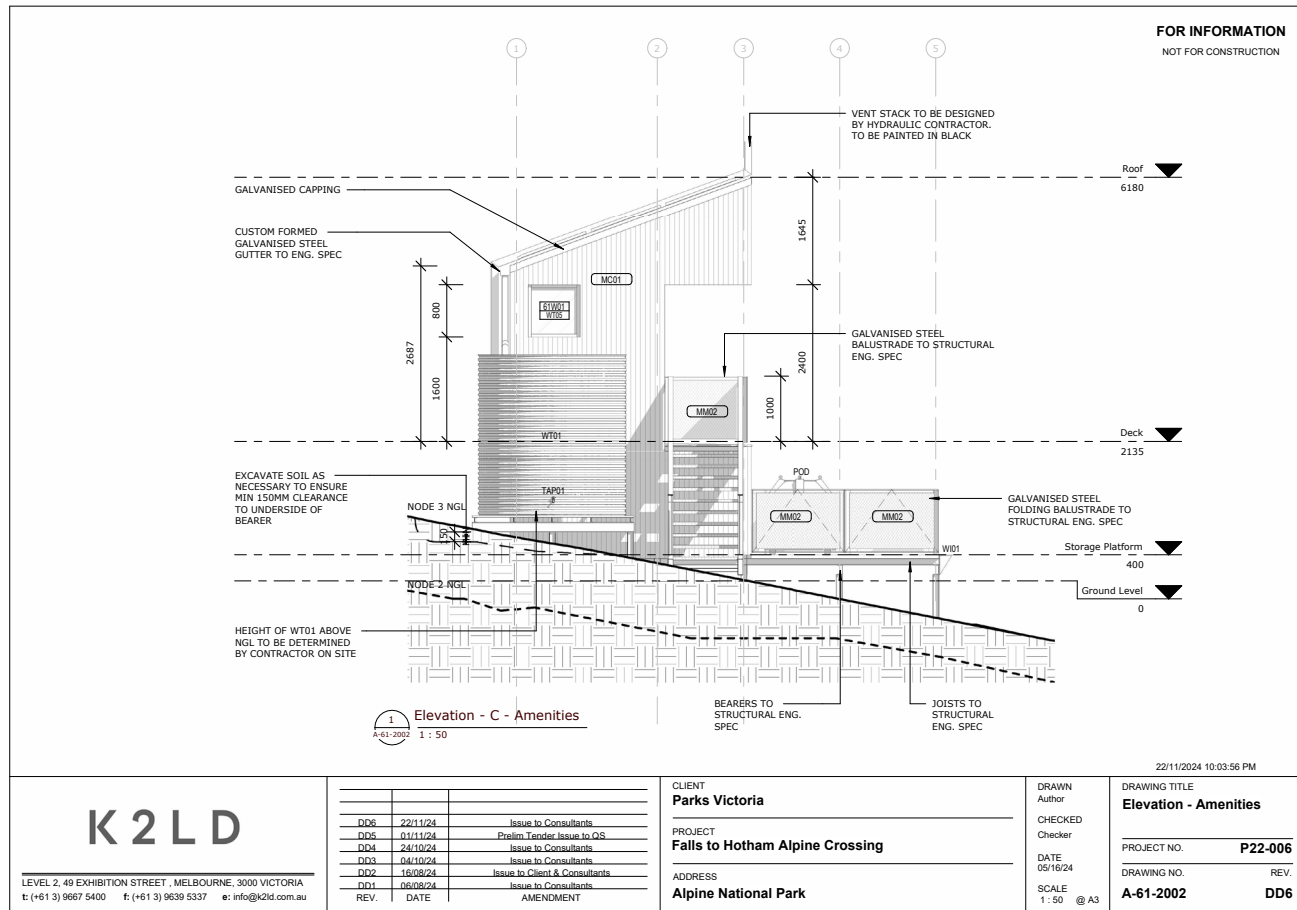
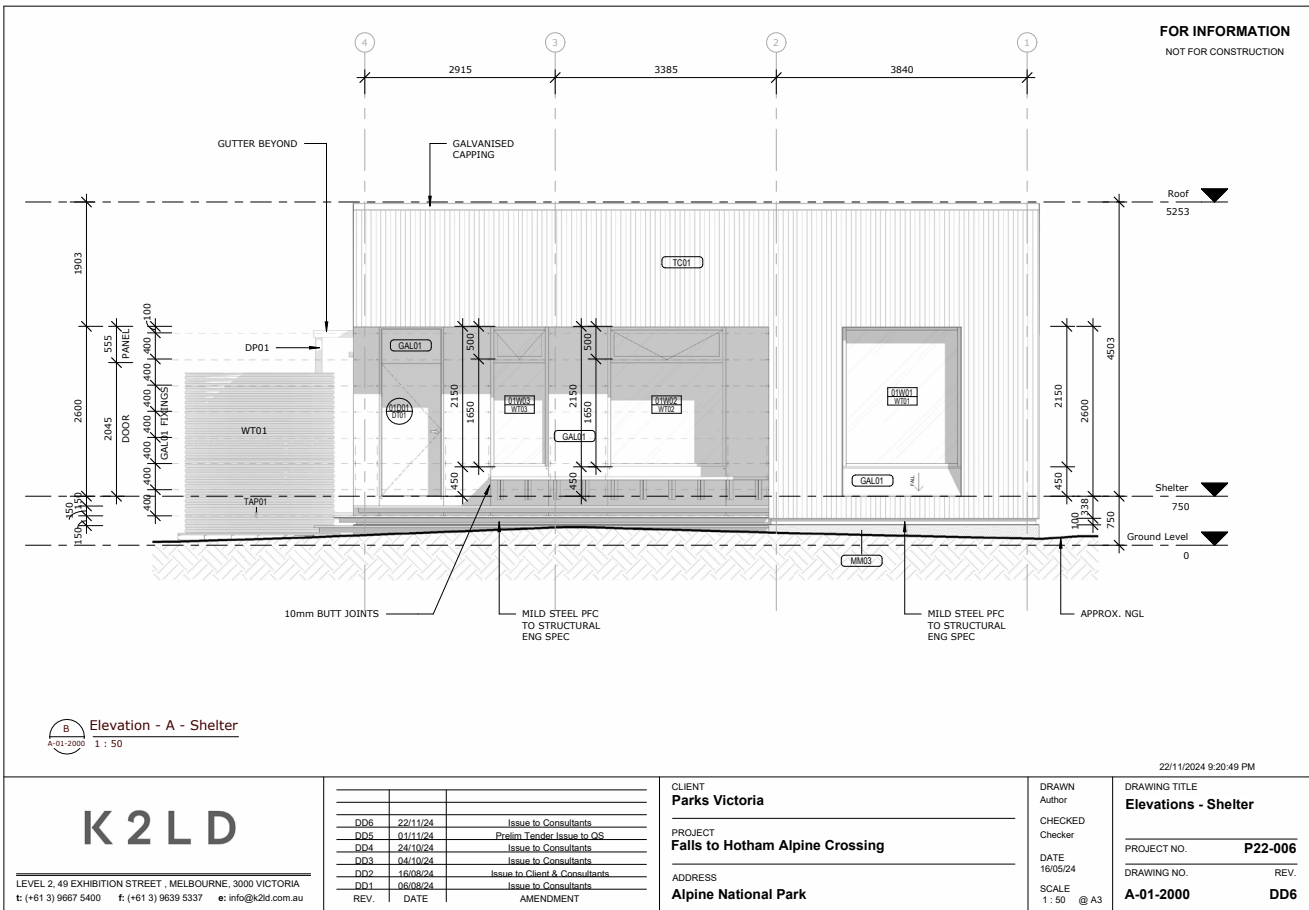
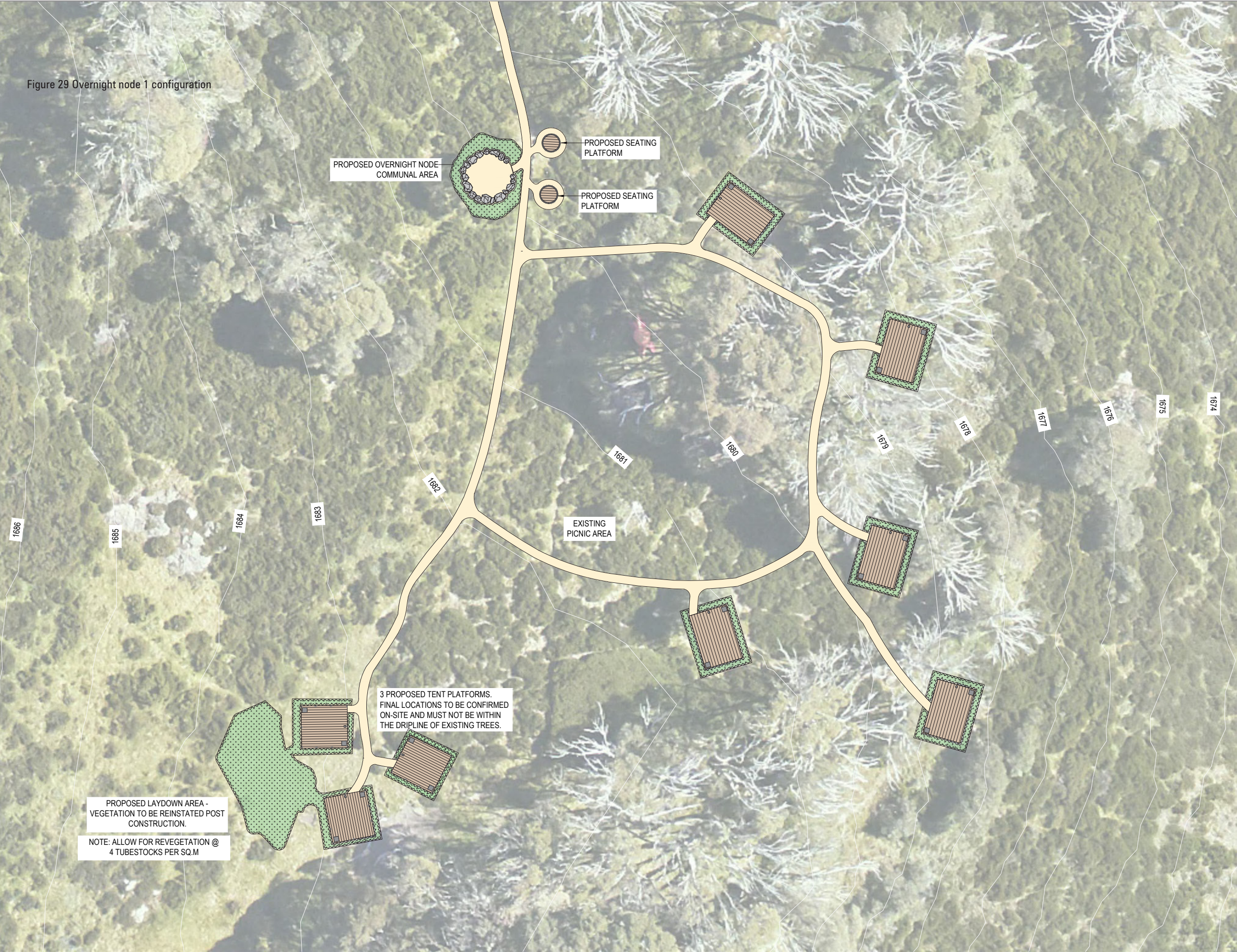


Figure 27 Proposed amenities - elevation and 3d views  
Hansen Partnership Pty Ltd

Figure 28 Proposed toilet block - elevation and 3d views



Figure 29 Overnight node 1 configuration



1 SITE PLAN - NODE 1  
SCALE 1:150@A1 1:300@A3

**WARNING**  
BE AWARE OF UNDERGROUND SERVICES. THE LOCATIONS OF UNDERGROUND SERVICES ARE INDICATIVE ONLY. THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. DIAL B4 U DIG PH: 1100


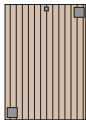




CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO SUPERINTENDENT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL DRAWINGS MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR PERMISSION FROM THE LANDSCAPE ARCHITECT.

STATUS

## DETAILED DESIGN PRELIMINARY

NO.	REVISION	DATE
DD1	Detailed Design	14/08/2024
DD2	Detailed Design	22/08/2024
DD3	Detailed Design	23/10/2024
DD4	Detailed Design	30/10/2024
DD5	DETAILED DESIGN	28/11/2024

LEGEND

-  PROPOSED TENT PLATFORM TYPE A
-  EXISTING PLATFORM. RETAIN STEEL FRAME AND REPLACE FRP DECKING WITH TIMBER DECKING.
-  PROPOSED COMMUNAL GATHERING SPACE
-  PROPOSED SEATING PLATFORM
-  GRAVEL PATHWAY
-  AREAS FOR REINSTATEMENT OF VEGETATION POST CONSTRUCTION

**NOT FOR CONSTRUCTION**


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Web [www.hansenpartnership.com.au](http://www.hansenpartnership.com.au)

**hansen**

CLIENT  
**Parks Victoria**

PROJECT  
**Falls to Hotham Alpine Crossing  
Hiker Accommodation**

DRAWING TITLE  
**Site Plan - Node 1**

DRAWN	CHECKED	SCALE	A3
SY	SS	A1 1:150	1:300
			

PLOT DATE	JOB NUMBER	CLIENT REF
	2022.0051	-
DRAWING NUMBER	REV	

**L.81.6000 DD5**



Figure 30 Overnight node 2 configuration



1 SITE PLAN - NODE 2  
SCALE 1:150@A1 1:300@A3

WARNING  
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STATUS

DETAILED DESIGN  
PRELIMINARY

NO.	REVISION	DATE
DD1	Detailed Design	14/08/2024
DD2	Detailed Design	22/08/2024
DD3	Detailed Design	23/10/2024
DD4	Detailed Design	31/10/2024
DD5	Detailed Design	28/11/2024

LEGEND

- PROPOSED TENT PLATFORM TYPE A
- PROPOSED TENT PLATFORM TYPE B
- PROPOSED COMMUNAL GATHERING SPACE
- PROPOSED SEATING PLATFORM
- GRAVEL PATHWAY
- AREAS FOR REINSTATEMENT OF VEGETATION POST CONSTRUCTION

NOTE:  
FINAL LOCATIONS TO BE CONFIRMED ON-SITE AND MUST NOT BE WITHIN THE DRIPLINE OF EXISTING TREES

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Parks Victoria

PROJECT  
Falls to Hotham Alpine Crossing  
Hiker Accommodation

DRAWING TITLE  
Site Plan - Node 2

DRAWN	CHECKED	SCALE	A3
SY	SS	A1 1:150	1:300

0 5 7.5 12.5m

PLOT DATE	JOB NUMBER	CLIENT REF
	2022.0051	-

DRAWING NUMBER	REV
L.81.6001	DD5



Figure 31 Overnight node 3 configuration



1 SITE PLAN - NODE 3  
SCALE 1:150@A1 1:300@A3

**WARNING**  
BEWARE OF UNDERGROUND SERVICES. THE LOCATIONS OF UNDERGROUND SERVICES ARE INDICATIVE ONLY. THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. DIAL BA U DIG PH: 1100

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO SUPERINTENDENT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL DRAWINGS MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR PERMISSION FROM THE LANDSCAPE ARCHITECT.

STATUS	
DETAILED DESIGN PRELIMINARY	
NO.	REVISION
DD1	Detailed Design
DD2	Detailed Design
DD3	Detailed Design
DD4	Detailed Design
DD5	Detailed Design
DATE	
14/08/2024	
22/08/2024	
23/10/2024	
30/10/2024	
28/11/2024	

- LEGEND
- PROPOSED TENT PLATFORM TYPE A
  - PROPOSED TENT PLATFORM TYPE B
  - PROPOSED SEATING PLATFORM
  - GRAVEL PATHWAY
  - AREAS FOR REINSTATEMENT OF VEGETATION POST CONSTRUCTION

**NOTE:**  
FINAL LOCATIONS TO BE CONFIRMED ON-SITE AND MUST NOT BE WITHIN THE DRIPLINE OF EXISTING TREES

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CLIENT  
Parks Victoria

PROJECT  
Falls to Hotham Alpine Crossing  
Hiker Accommodation

DRAWING TITLE  
Site Plan - Node 3

DRAWN	CHECKED	SCALE
SY	SS	A1 1:150 A3 1:300

PLOT DATE	JOB NUMBER	CLIENT REF
	2022.0051	-

DRAWING NUMBER	REV
----------------	-----

L.81.6002 DD5



# 7 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## 7.1 Impact Assessment - Visual Impacts

Photomontage images have been prepared to illustrate the potential visibility of the described structures from each of the 12 designated viewpoints within the Alpine National Park, including the alpine resort areas of Falls Creek and Mount Hotham. Although the number, location, and composition of nodes have changed, the selected viewpoints remain consistent with those identified in the Preliminary LVIA report, ensuring comparability.

The photomontages were prepared in accordance with best practice (consistent with Technical Guidance Note TGN 06/19 – Visual Representation of Development Proposals, prepared by the UK Landscape Institute) and in accordance with the requirements of the Victorian Civil and Administrative Tribunal (VCAT) and Planning Panels Victoria (PPV). All camera locations were recorded by a licensed surveyor. For each viewpoint, 3 views were prepared:

- Existing view;
- Wireframe view (with 3D-modelled structures accurately placed in the view and represented as wireframe outlines, with no allowance for screening by either landform or vegetation), and
- Photomontage view (with 3D-modelled structures accurately placed in the view and represented with proposed materials and finishes, with allowance for screening by either landform or vegetation incorporated).

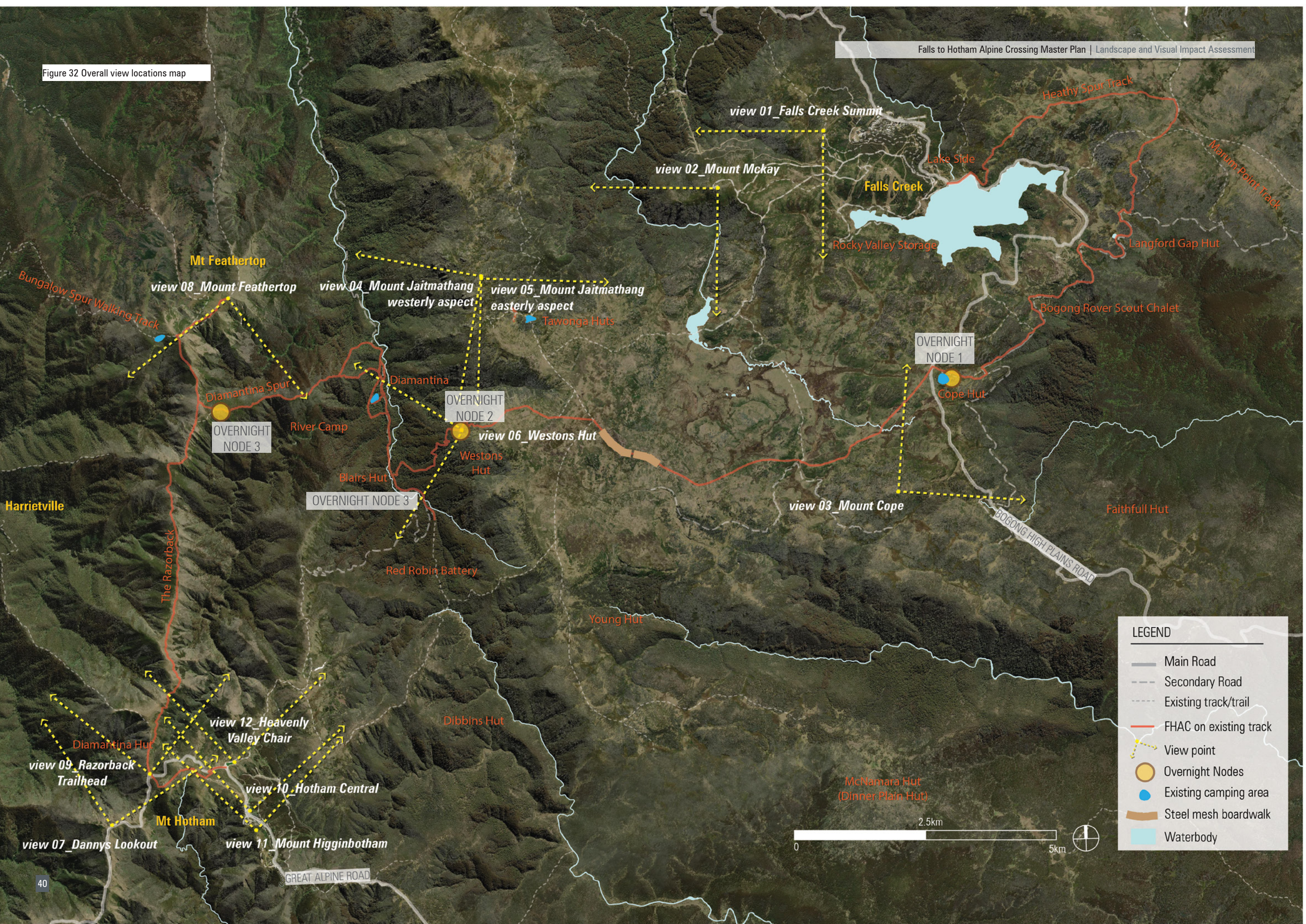
The final impact assessment as determined on the basis of impacts assessed at each representative viewpoint is arrived at on the basis of 3 variables:

- Landscape visual sensitivity (determined on the basis of the identified landscape value and its degree of visual exposure to proposed project infrastructure);
- Magnitude of visibility of the proposed infrastructure (as depicted within the photomontage views from representative view locations), and
- The nature, number and frequency of visual receptors.

For the purposes of the LVIA, all changes to views as a result of the project are assumed to constitute negative impacts.



Figure 32 Overall view locations map





### 7.1.1 View location 01

**Location**

View location 01 is located at Falls creek summit. The view from the view location is oriented to the south-west towards:

- Proposed overnight node 2 at a distance of approximately 8.9km
- Proposed overnight node 3 at a distance of approximately 12.6km

**Rationale for selection**

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

**View location 01 - Existing view**

Existing view is a view of the Falls Creek Alpine Resort ski field and surrounding plains within the mountain vista with the ski lift infrastructure being visible structures.

**View location 01 - Photomontage view**

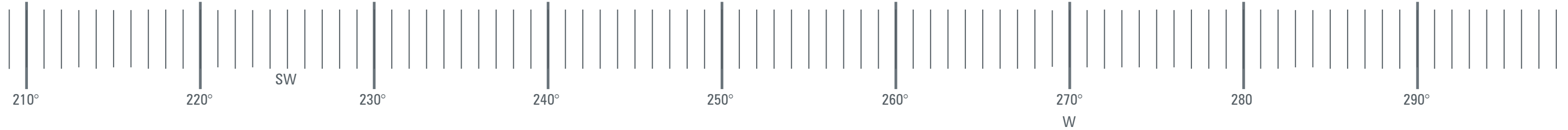
Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 2 - not visible from Falls Creek summit as the proposed overnight node 2 is completely obscured by existing landform in the view.
- Proposed overnight node 3 - not visible from Falls Creek summit as the proposed overnight node 3 is completely obscured by existing landform in the view.





Figure 33 View location 01: Existing view

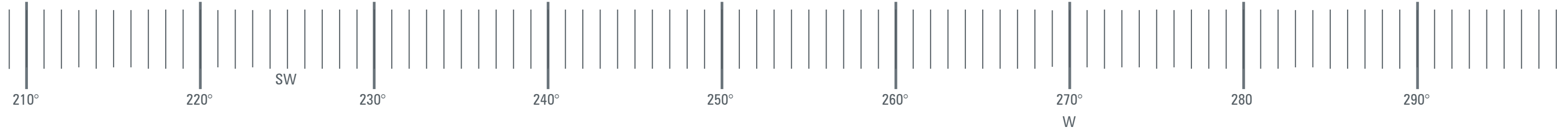


View Location 01 - Falls creek summit





Figure 34 View location 01: Wireframe view

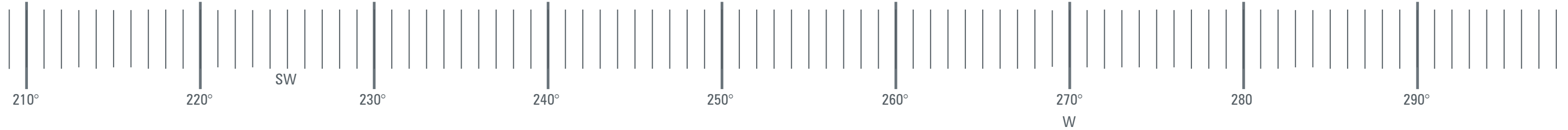


## View Location 01 - Falls creek summit





Figure 35 View location 01: Photomontage view



View Location 01 - Falls creek summit



View location 01 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 01 is summarised in Table 2 below.

Table 2   Impact assessment - view location 01

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	High	Visual sensitivity at this view location is assessed as being 'high' on the basis that the view location is located within an Alpine Resort which is recognised as a scenic destination.
Magnitude of visibility	Nil	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figure 34) illustrate that the magnitude of visibility of the proposed project infrastructure is 'nil', with no proposed infrastructure visible. Refer to section 3.3.1.
Nature of receptors		The view location is at Falls creek summit. Receptors would typically be visitors to the Alpine Resort, engaging in recreational activities.
Number of receptors	High	The view location is within an Alpine Resort, which experiences very high levels of visitation during the winter ski season, and growing levels of visitation outside of the ski season for a range of recreational activities including mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine Resort infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	High	Receptor sensitivity is assessed as 'high', because the view location is within a recognised scenic destination.

Anticipated impact

The final impact assessment for view location 01 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is 'nil', as proposed project infrastructure will not be visible.

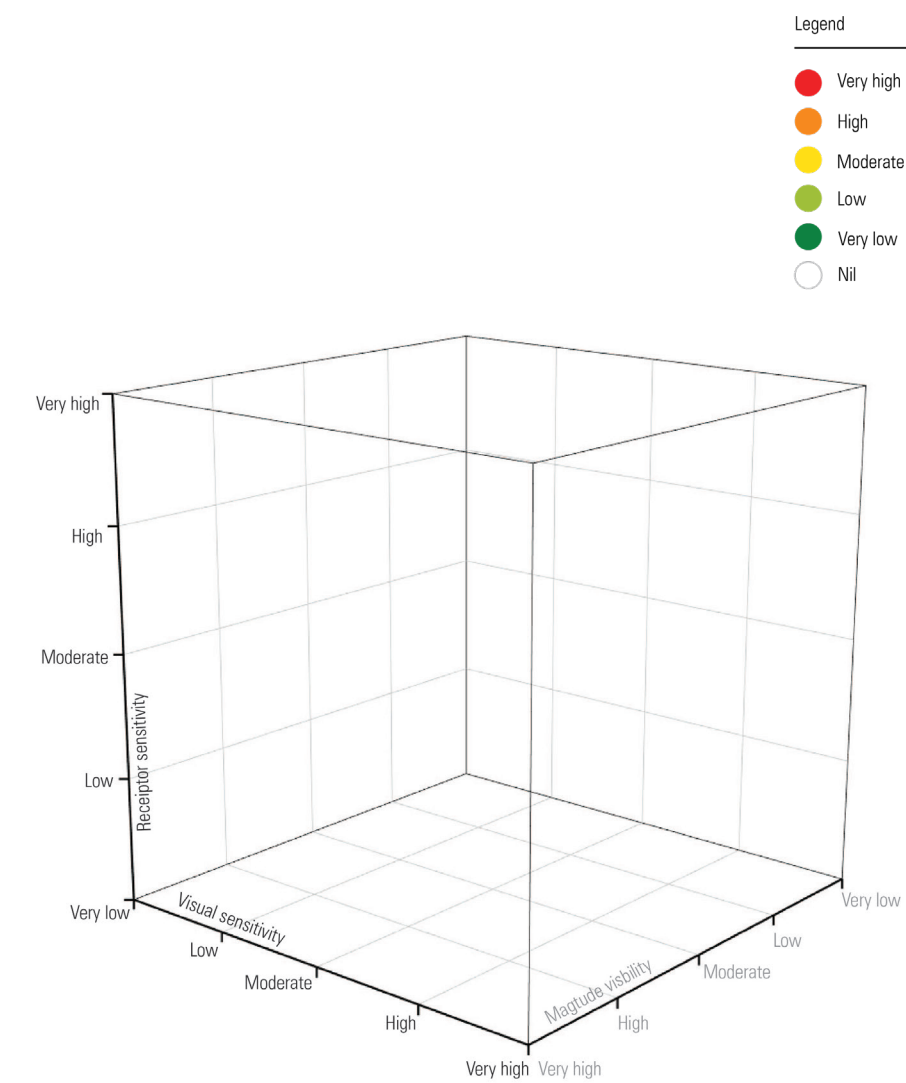


Figure 36 Impact assessment 3 dimensional diagram



7.1.2 View location 02

Location

View location 02 is located at Mount Mckay around 4 kilometres drive from the Falls Creek village. The view from the view location is oriented to the south-west towards:

- Proposed overnight node 2 at a distance of approximately 6.7 km
- Proposed overnight node 3 at a distance of approximately 10.3km

Rationale for selection

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

View location 02 - Existing view

Existing view is an expansive view of the surrounding plains within the mountain vista with a visitor information and a seating being visible structures.

View location 02 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

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





A horizontal scale from 210° to 290° with a compass rose. The scale has major tick marks every 10 degrees and minor tick marks every 2 degrees. The label "SW" is positioned below the 220° mark, and "W" is positioned below the 270° mark.

<p><b>Photomontage created by:</b> OZ - 3D Visualizer</p> <p><b>Images created using:</b> 3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator &amp; indesign cc 2020</p> <p><b>Method used to collect relevant data:</b> Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21</p> <p><b>Camera:</b> Canon EOS 5Ds Digital SLR</p> <p><b>Camera lens:</b> Canon EF 50mm f/1.8 USM</p>	<p><b>Photograph taken:</b> 10.45am on the 12/13/21</p> <p><b>Photo taken at:</b> 160cm above ground level</p> <p><b>View location 02:</b> e: 521660.6700 n: 5918972.2200 rl: 1840.981AHD</p> <p><b>Approx 5730m to Overn</b></p>
---	---

**Project ref:** 2024/0583  
**Dwg no.:** VIA-004  
**Date:** 03/12/24  
**Revision:** P2

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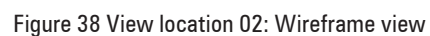






Figure 39 View location 02:Photomontage view



## View Location 02 - Mount Mckay

**Photomontage created by:**

## OZ - 3D Visualizer

Images created using:

3ds max 2022, Vray 5, autocad 2020, adobe  
photoshop, illustrator & indesign cc 2020

**Method used to collect relevant data:**

Photo locations obtained on site by Geocomp Consulting Pty Ltd on the 10/26/21

**Camera:**

Canon EOS 5Ds Digital SLR

**Camera lens:**

Canon EF 50mm f/1.8 USM

**Photograph taken:**

10.45am on the 12/13/21

**Photo taken at:**

160cm above ground level

**View location 02:**

e: 521660,6700

n: 5918972.2200

rl: 1840.981AHD

**Approx 5730m to Overnight node 1**

**Approx 6722m to Overnight node 2**

**Approx 10354m to Overnight node 3**

**Project ref:** 2024/0583

**Dwg no.:** VIA-006

**Date:** 03/12/24

Revision: P2

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View location 02 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 02 is summarised in Tables 3 below.

Table 3    Impact assessment - view location 02

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	High	Visual sensitivity at this view location is assessed as being ‘high’ on the basis that the view location is located within an Alpine Resort which is recognised as a scenic destination.
Magnitude of visibility	Nil	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figures 38) illustrate that no proposed overnight nodes are potentially visible from Mount Mckay. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as ‘nil, Refer to section 3.3.1.
Nature of receptors		The view location is at Mount Mckay. Receptors would typically be visitors to the Alpine Resort, engaging in recreational activities.
Number of receptors	High	The view location is within an Alpine Resort, which experiences very high levels of visitation during the winter ski season, and growing levels of visitation outside of the ski season for a range of recreational activities including mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine Resort infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	High	Receptor sensitivity is assessed as ‘high’, because the view location is within a recognised scenic destination.

Anticipated impact

The final impact assessment for view location 02 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is nil’.

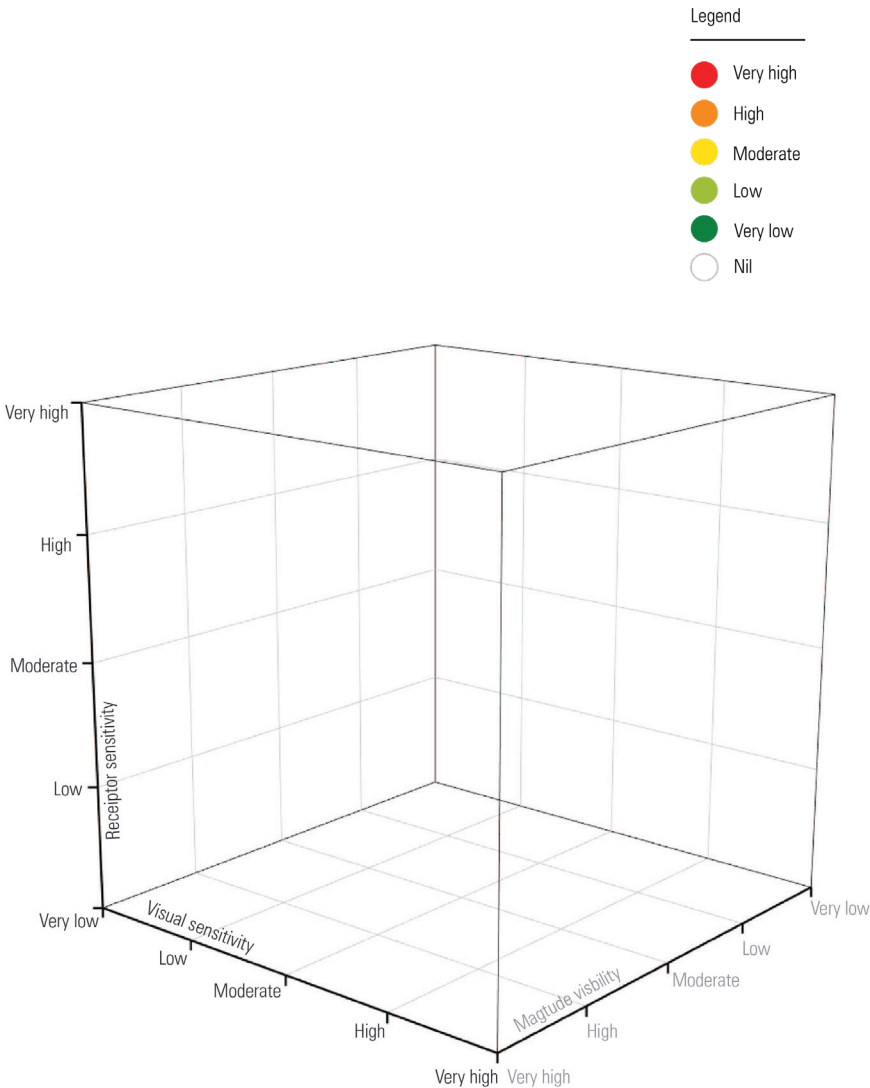


Figure 40 Impact assessment 3 dimensional diagram



7.1.3 View location 03

Location

View location 03 is located at Mount Cope. The view from the view location is oriented to the north-east towards:

- Proposed overnight node 1 at a distance of approximately 2.4km.

Rationale for selection

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

View location 03 - Existing view

Existing view is an expansive view of the surrounding plains within the mountain vista.

View location 03 - Photomontage view

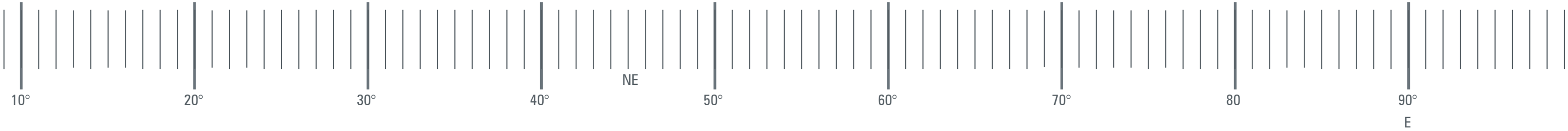
Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 1 - not visible from Mount Cope, as the proposed overnight node 3 is completely obscured by existing landform in the view





Figure 41 View location 01: Existing view

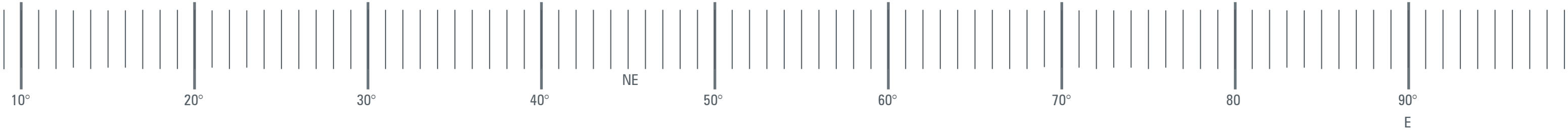


View Location 03 - Mount Cope



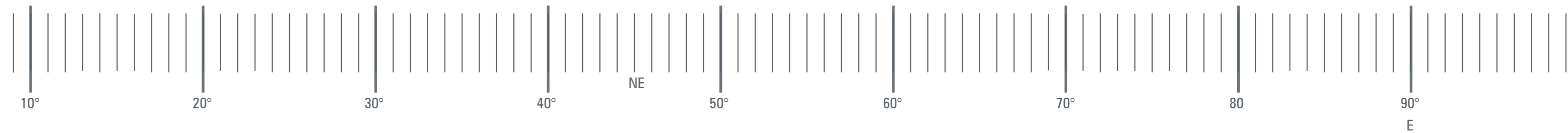


Figure 42 View location 01: Wireframe view



View Location 03 - Mount Cope





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View location 03 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 03 is summarised in Tables 4 below.

Table 4    Impact assessment - view location 03

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	Very high	Visual sensitivity at this view location is assessed as being 'very high' on the basis that the view location is located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place.
Magnitude of visibility	Nil	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figures 42) illustrate that the proposed overnight node 1 is not visible from Mount Cope. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as 'nil', Refer to section 3.3.1.
Nature of receptors		The view location is at Mount Cope. Receptors would typically be visitors visiting recognised landscapes or attractions.
Number of receptors	Moderate	The view location is within the Alpine National Park, which experiences low levels of visitation during winter, and moderate levels of visitation outside of the winter season for a range of recreational activities including scenic touring, mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine National Park infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	Very high	Receptor sensitivity is assessed as 'very high', because the view location is within the Alpine National Park.

Anticipated impact

The final impact assessment for view location 03 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is 'nil'.

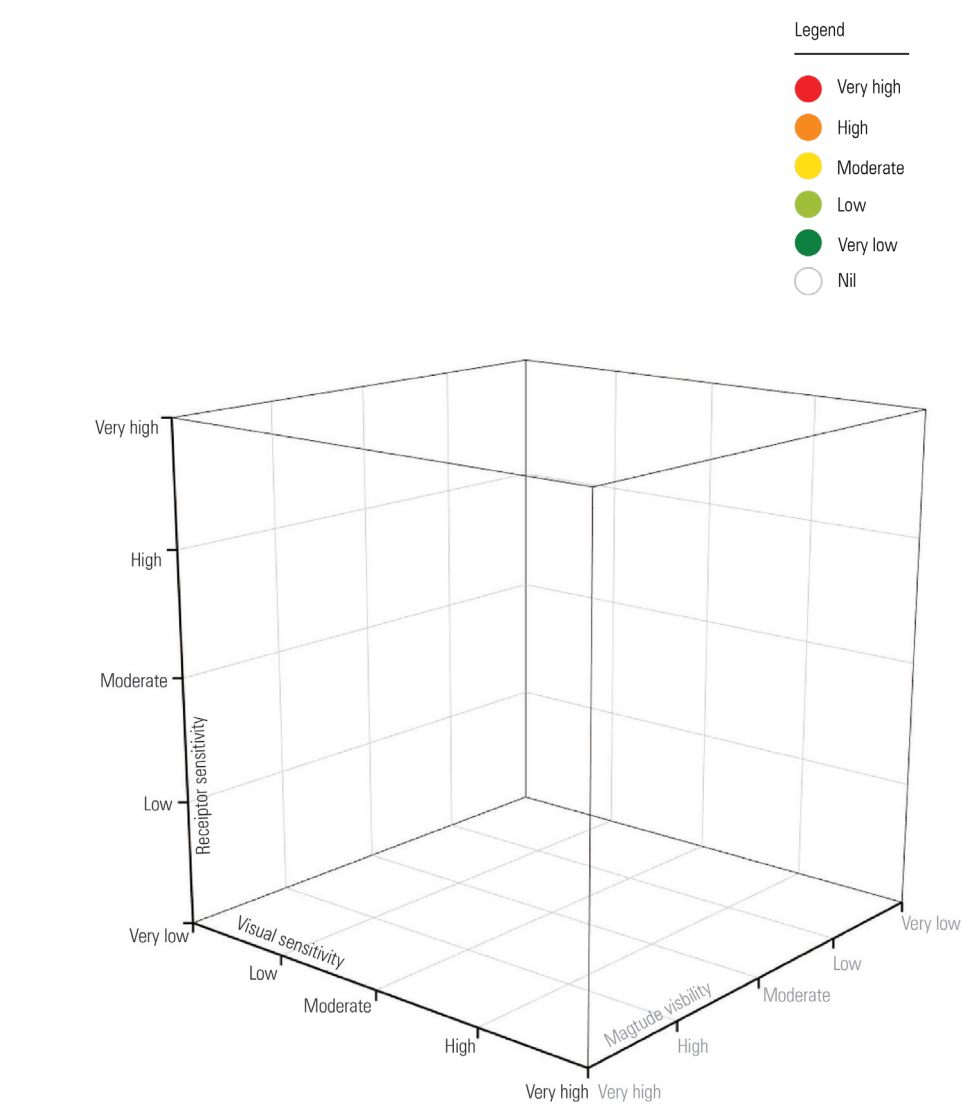


Figure 44 Impact assessment 3 dimensional diagram



7.1.4 View location 04

Location

View location 04 is located at Mount Jaitmathang. The view from the view location is oriented to the south-west towards:

- Proposed overnight node 3 at a distance of approximately 13km.

Rationale for selection

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

View location 04 - Existing view

Existing view is an unobstructed view of the surrounding plains within the mountain vista.

View location 04 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 3 - potentially visible from Mount Jaitmathang at a distance of approximately 13km.



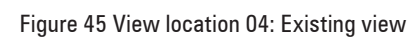






Figure 46 View location 04: Wireframe view

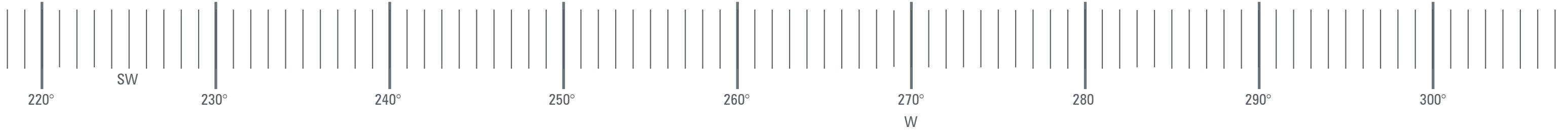


View Location 04 - Mount Jaitmathang\_A





Figure 47 View location 04:Photomontage view



View Location 04 - Mount Jaitmathang\_A

<p><b>Photomontage created by:</b> OZ - 3D Visualizer</p> <p><b>Images created using:</b> 3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator &amp; indesign cc 2020</p> <p><b>Method used to collect relevant data:</b> Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21</p> <p><b>Camera:</b> Canon EOS 5Ds Digital SLR</p> <p><b>Camera lens:</b> Canon EF 50mm f/1.8 USM</p>	<p><b>Photograph taken:</b> 03.19pm on the 12/13/21</p> <p><b>Photo taken at:</b> 160cm above ground level</p> <p><b>View location 04:</b> <b>e:</b> 517137.1110 <b>n:</b> 5917284.6360 <b>rl:</b> 1842.6620AHD</p> <p><b>Approx 2378m to Overnight node 1</b></p>	<p><b>Approx 8387m to Overnight node 2</b></p>	<p><b>Approx 12983m to Overnight node 3</b></p>	<p><b>Project ref:</b> 2024/0583</p> <p><b>Dwg no.:</b> VIA-012</p> <p><b>Date:</b> 03/12/24</p> <p><b>Revision:</b> P2</p> <p>Hansen Partnership Pty Ltd <b>Melbourne</b>   Byron Bay   Vietnam Level 10, 150 Lonsdale St, Melbourne vic 3000 <b>T</b> 61 3 9654 8844 <b>F</b> 61 3 9654 8088 <b>E</b> info@hansenpartnership.com.au <b>W</b> hansenpartnership.com.au</p>
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View location 04 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 04 is summarised in Table 5 below.

Table 5    Impact assessment - view location 04

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	Very high	Visual sensitivity at this view location is assessed as being 'very high' on the basis that the view location is located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place.
Magnitude of visibility	Very low	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figure 46) illustrate that the proposed overnight node 3 is potentially visible from Mount Jaitmathang westerly aspect. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as 'very low', Refer to section 3.3.1.
Nature of receptors		The view location is at Mount Jaitmathang. Receptors would typically be visitors visiting recognised landscapes or attractions.
Number of receptors	Moderate	The view location is within the Alpine National Park, which experiences low levels of visitation during winter, and moderate levels of visitation outside of the winter season for a range of recreational activities including scenic touring, mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine National Park infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	Very high	Receptor sensitivity is assessed as 'very high', because the view location is within the Alpine National Park.

Anticipated impact

The final impact assessment for view location 04 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is 'moderate'.

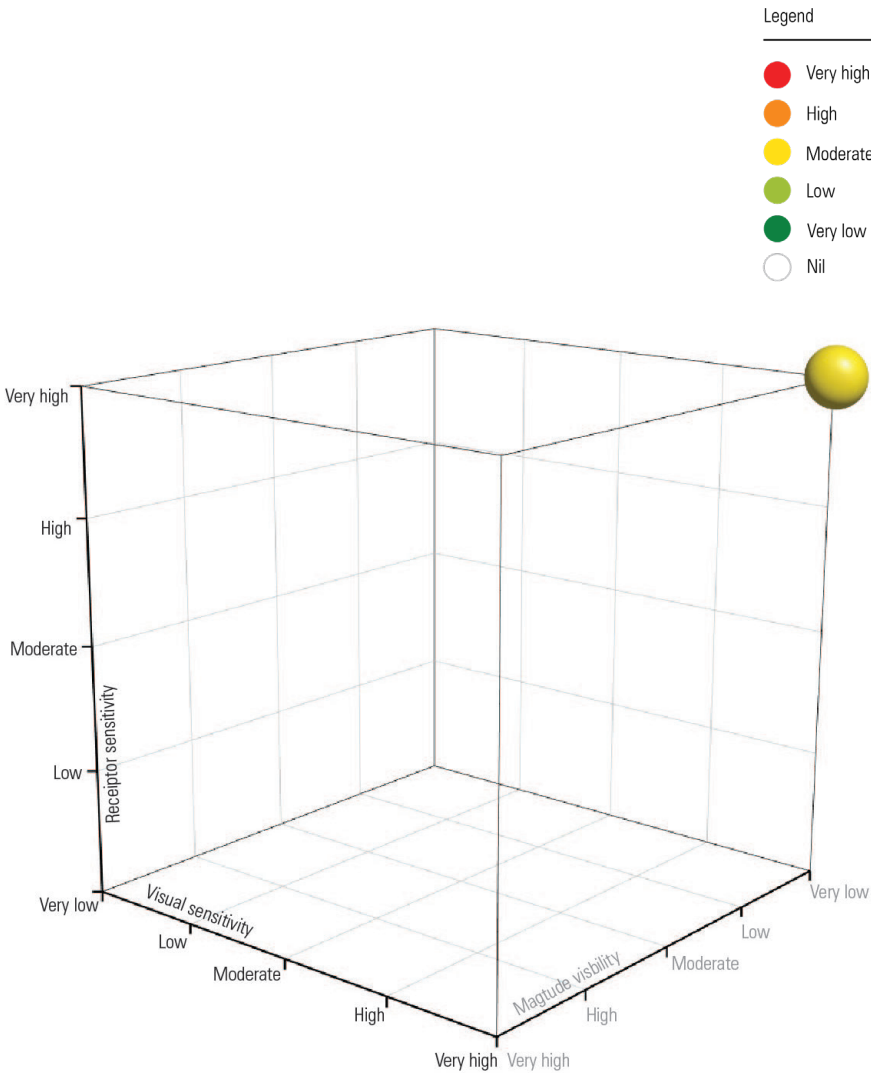


Figure 48 Impact assessment 3 dimensional diagram



### 7.1.5 View location 05

#### Location

View location 05 is located at Mount Jaitmathang. The view from the view location is oriented to the south-east towards:

- Proposed overnight node 1 at a distance of approximately 9.2km

#### Rationale for selection

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

#### View location 05 - Existing view

Existing view is an expansive unobstructed view of the surrounding plains and snow gums within the mountain vista.

#### View location 04 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

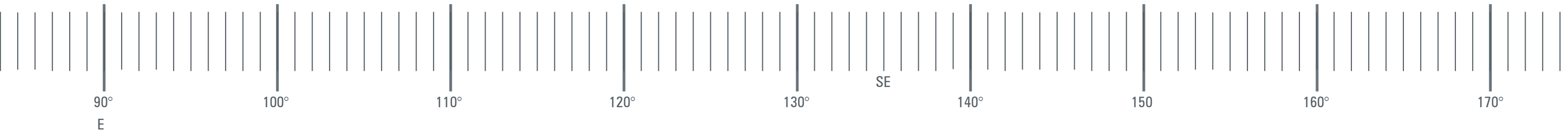
- Proposed overnight node 1 - not visible, as the proposed overnight node 1 is completely obscured by landform in the view.

.





Figure 49 View location 05: Existing view



## View Location 05 - Mount Jaitmathang\_B

**Photomontage created by:**

OZ - 3D Visualizer

Images created using:

3ds max 2022, Vray 5, autocad 2020, adobe  
photoshop, illustrator & indesign cc 2020

**Method used to collect relevant data:**

Photo locations obtained on site by Geocomp Consulting Pty Ltd on the 10/26/21

**Camera:**

Canon EOS 5Ds Digital SLR

**Camera lens:**

Canon EF 50mm f/1.8 USM

**Photograph taken:**

03.33pm on the 12/13/21

**Photo taken at:**

160cm above ground level

**View location 05:**

e: 517143.1740

n: 5917239.9530

rl: 1837.1410AHD

**Approx 9179m to Overnight node 1**

**Approx 2913m to Overnight node 2**

**Approx 5529m to Overnight node 3**

Project ref: 2024/0583

Dwg no.: VIA-013

**Date:** 03/12/24

Revision: P2

Hansen Partnership Pty Ltd

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Level 10, 150 Lonsdale St

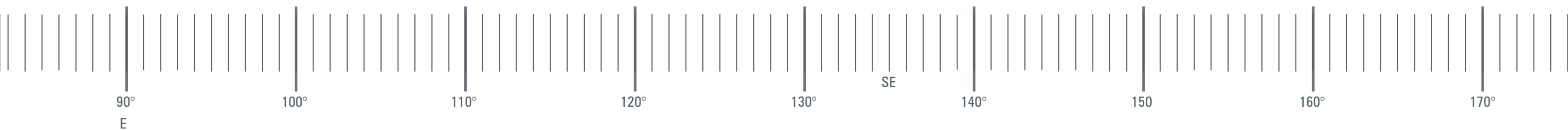
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View location 05 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 05 is summarised in Tables 6 below.

Table 6   Impact assessment - view location 05

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	Very high	Visual sensitivity at this view location is assessed as being ‘very high’ on the basis that the view location is located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place.
Magnitude of visibility	Nil	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figures 50) illustrate that no proposed overnight nodes are potentially visible from Mount Jaitmathang easterly aspect. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as ‘nil’, Refer to section 3.3.1.
Nature of receptors		The view location is at Mount Jaitmathang. Receptors would typically be visitors visiting recognised landscapes or attractions.
Number of receptors	Moderate	The view location is within the Alpine National Park, which experiences low levels of visitation during winter, and moderate levels of visitation outside of the winter season for a range of recreational activities including scenic touring, mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine National Park infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	Very high	Receptor sensitivity is assessed as ‘very high’, because the view location is within the Alpine National Park.

Anticipated impact

The final impact assessment for view location 05 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is ‘nil’.

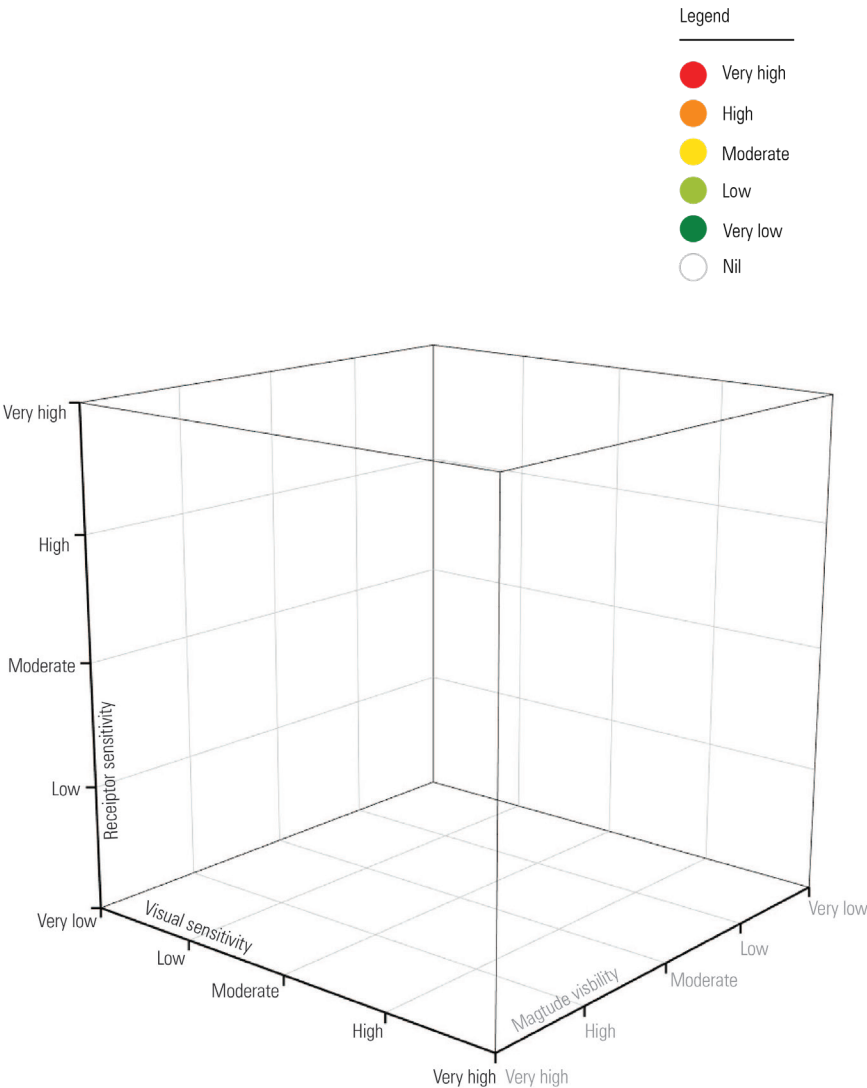


Figure 52 Impact assessment 3 dimensional diagram



7.1.6 View location 06

Location

View location 06 is located at Westons Hut. The view from the view location is oriented to the south-west towards:

- Proposed overnight node 3 at a distance of approximately 4.6km.

Rationale for selection

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

View location 06 - Existing view

Existing view is a view of the surrounding vegetations and plains within the mountain vista.

View location 06 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 3 - potentially visible from Westons Hut at a distance of approximately 4.6km.





Figure 53 View location 06: Existing view



View Location 06 - Westons Hut





Figure 54 View location 06: Wireframe view



View Location 06 - Westons Hut





Figure 55 View location 06:Photomontage view



View Location 06 - Westons Hut



View location 06 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 06 is summarised in Tables 7 below.

Table 7    Impact assessment - view location 06

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	Very high	Visual sensitivity at this view location is assessed as being ‘very high’ on the basis that the view location is located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place.
Magnitude of visibility	Very low	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figure 54) illustrate that the proposed overnight node 3 is potentially visible from Westons Hut. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as ‘very low’, Refer to section 3.3.1.
Nature of receptors		The view location is at Westons Hut. Receptors would typically be visitors visiting recognised landscapes or attractions.
Number of receptors	Moderate	The view location is within the Alpine National Park, which experiences low levels of visitation during winter, and moderate levels of visitation outside of the winter season for a range of recreational activities including scenic touring, mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine National Park infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	Very high	Receptor sensitivity is assessed as ‘very high’, because the view location is within the Alpine National Park.

Anticipated impact

The final impact assessment for view location 06 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is ‘moderate’.

It is noted that this view location is at overnight node 2. Infrastructure associated with overnight node 2 will obviously be visible from this location, however this assessment is limited to consideration of the potential visual impact of overnight node 3 at this location.

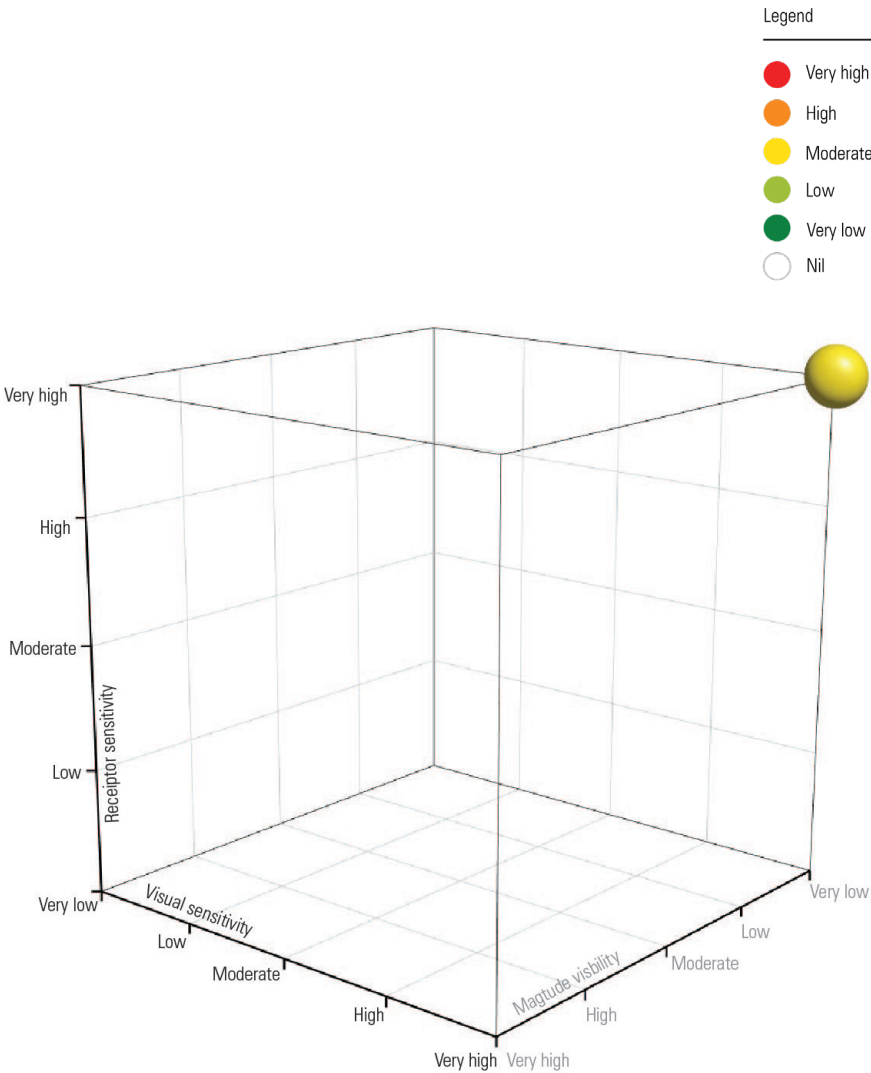


Figure 56 Impact assessment 3 dimensional diagram



7.1.7 View location 07

Location

View location 07 is located at Dannys Lookout, located at the top of Mt Hotham. The view from the view location is oriented to the north-east towards:

- Proposed overnight node 1 at a distance of approximately 18.2km
- Proposed overnight node 2 at a distance of approximately 10.0km
- Proposed overnight node 3 at a distance of approximately 8.2km

Rationale for selection

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

View location 07 - Existing view

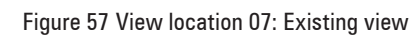
Existing view is an expansive unobstructed view of the surrounding plains within the lookout with the memorial and the directional distant sign on top of the rock being visible.

View location 07 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

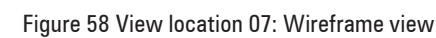
- Proposed overnight node 1 - not visible from Dannys Lookout as the proposed overnight node 1 is completely obscured by existing landform in the view.
- Proposed overnight node 2 - not visible from Dannys Lookout as the proposed overnight node 2 is completely obscured by existing landform and vegetation in the view.
- Proposed overnight node 3 - not visible from Dannys Lookout as the proposed overnight node 3 is completely obscured by existing landform in the view.





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View location 07 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 07 is summarised in Tables 8 below.

Table 8   Impact assessment - view location 07

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	Very high	Visual sensitivity at this view location is assessed as being 'very high' on the basis that the view location is located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place.
Magnitude of visibility	Nil	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figures 58) illustrate that the magnitude of visibility of the proposed project infrastructure is 'nil', with no proposed infrastructure visible. Refer to section 3.3.1.
Nature of receptors		The view location is at Dannys Lookout. Receptors would typically be visitors visiting recognised landscapes or attractions.
Number of receptors	Moderate	The view location is within the Alpine National Park, which experiences low levels of visitation during winter, and moderate levels of visitation outside of the winter season for a range of recreational activities including scenic touring, mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine National Park infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	Very high	Receptor sensitivity is assessed as 'very high', because the view location is within the Alpine National Park.

Anticipated impact

The final impact assessment for view location 07 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is 'nil', as proposed project infrastructure will not be visible.

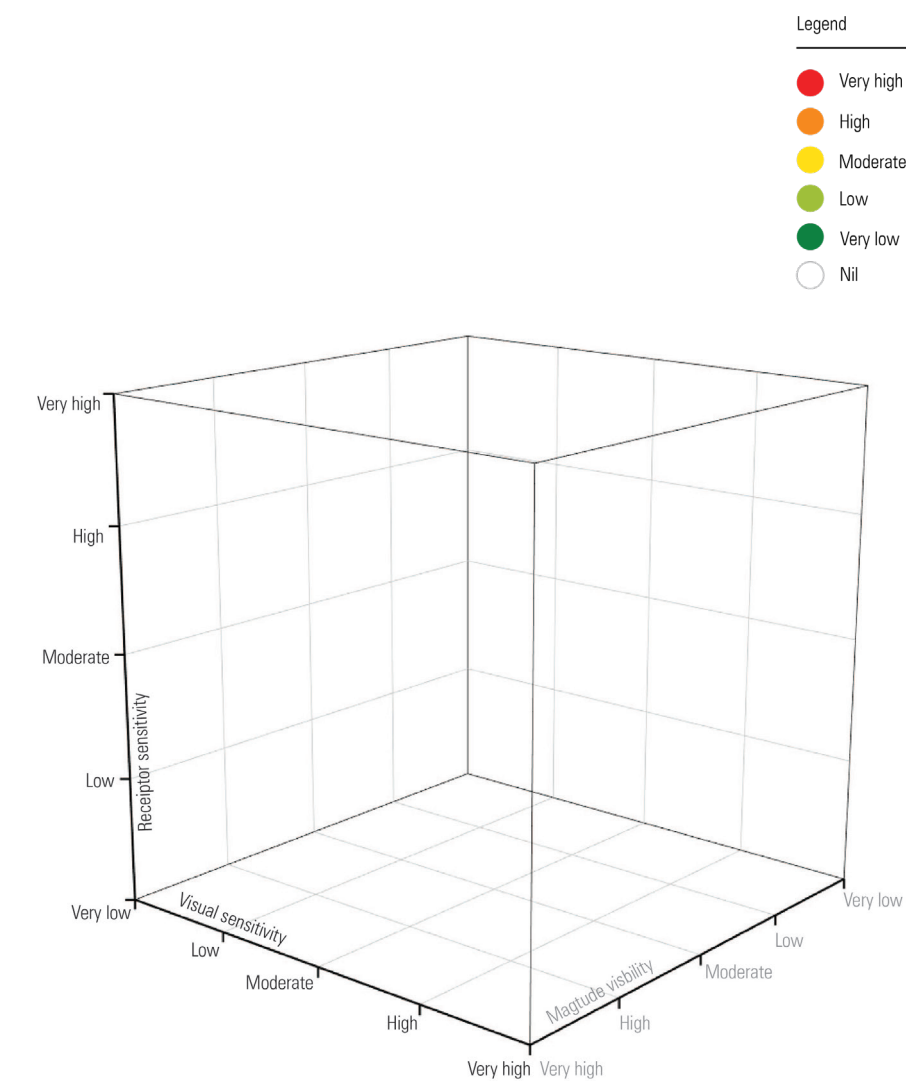


Figure 60 Impact assessment 3 dimensional diagram



7.1.8 View location 08

Location

View location 08 is located at Mount Feathertop, the second-highest mountain in Victoria. The view from the view location is oriented to the south towards:

- Proposed overnight node 3 at a distance of approximately 2.1km

Rationale for selection

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

View location 08 - Existing view

Existing view is an unobstructed and expansive view of the surrounding plains within the mountain vista.

View location 08 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 3 - potentially visible from Mount Feathertop at a distance of approximately 2.1km.



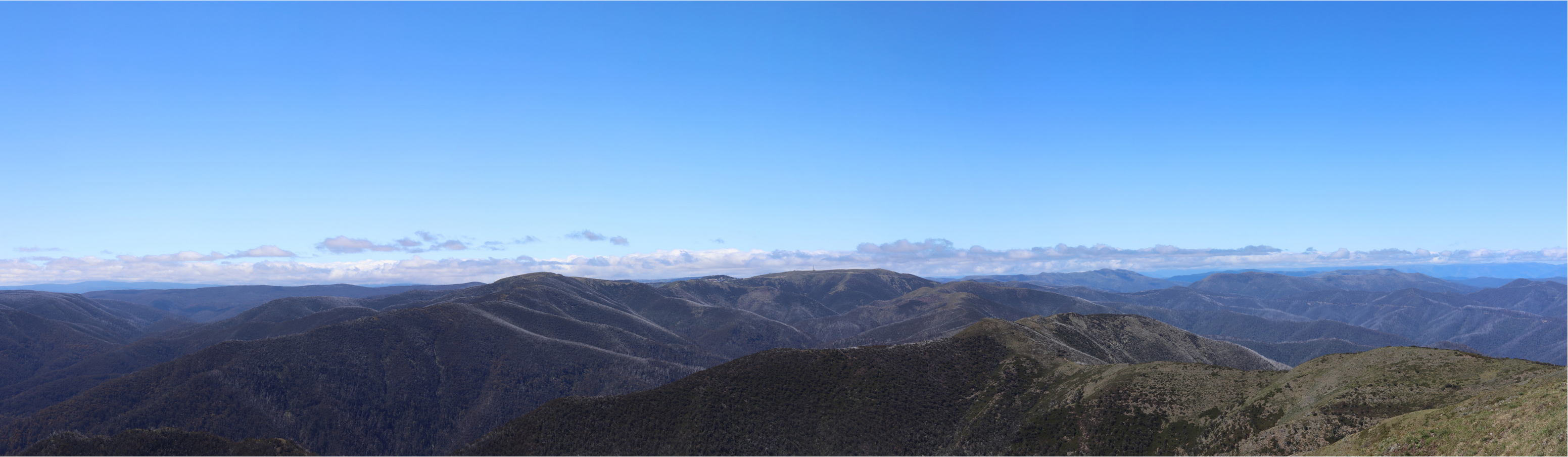
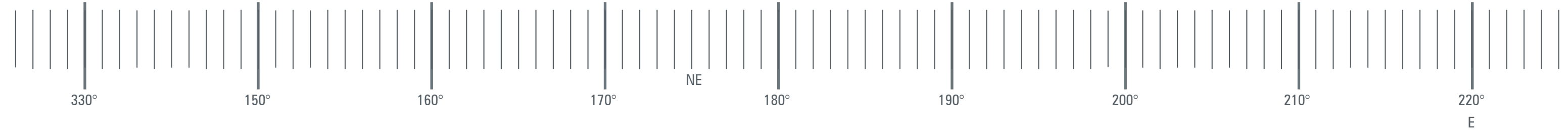
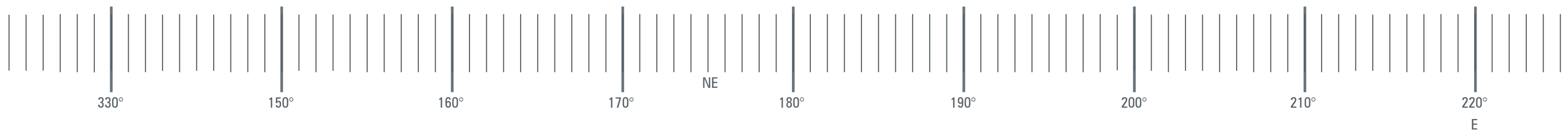
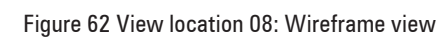


Figure 61 View location 08: Existing view



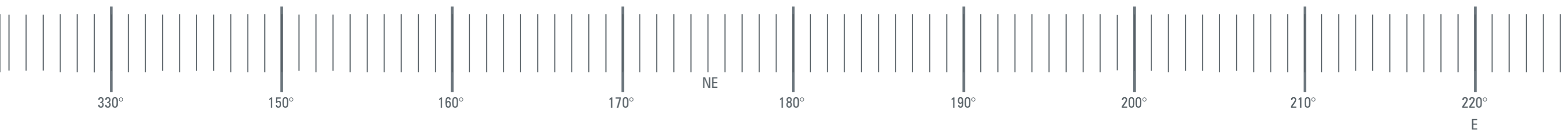
View Location 08 - Mount Feathertop





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View location 08 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 08 is summarised in Tables 9 below.

Table 9    Impact assessment - view location 08

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	Very high	Visual sensitivity at this view location is assessed as being ‘very high’ on the basis that the view location is located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place.
Magnitude of visibility	Very low	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figures 62) illustrate that the proposed overnight node 3 is potentially visible from Mount Feathertop. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as ‘very low’, Refer to section 3.3.1.
Nature of receptors		The view location is at Mount Feathertop. Receptors would typically be visitors visiting recognised landscapes or attractions.
Number of receptors	Moderate	The view location is within the Alpine National Park, which experiences low levels of visitation during winter, and moderate levels of visitation outside of the winter season for a range of recreational activities including scenic touring, mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine National Park infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	Very high	Receptor sensitivity is assessed as ‘very high’, because the view location is within the Alpine National Park.

Anticipated impact

The final impact assessment for view location 08 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is ‘moderate’.

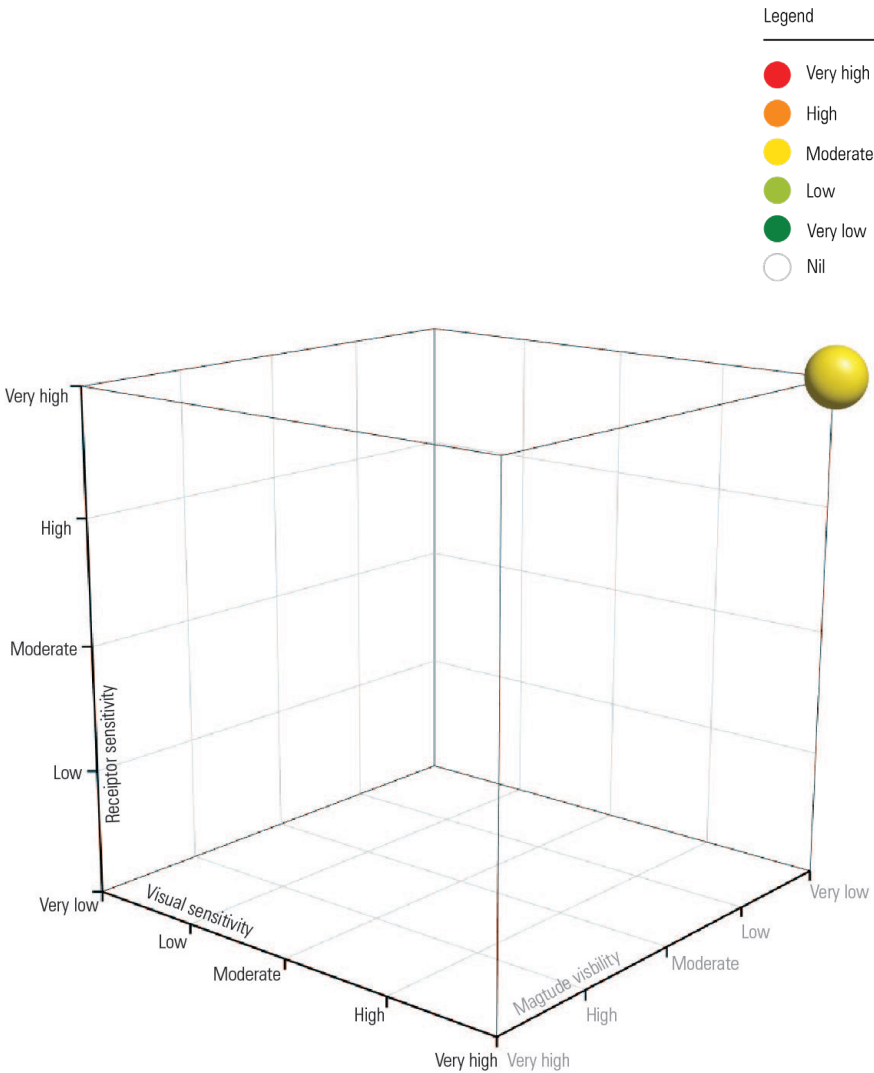


Figure 64 Impact assessment 3 dimensional diagram



7.1.9 View location 09

Location

View location 09 is located at Razorback Trailhead. The view from the view location is oriented to the north-east towards:

- Proposed overnight node 2 at a distance of approximately 8.8km
- Proposed overnight node 3 at a distance of approximately 7km

Rationale for selection

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

View location 09 - Existing view

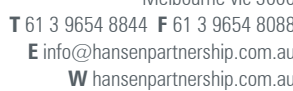
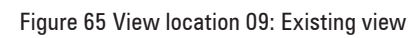
Existing view is an expansive unobstructed view of the surrounding plains within the lookout with the signs being visible.

View location 09 - Photomontage view

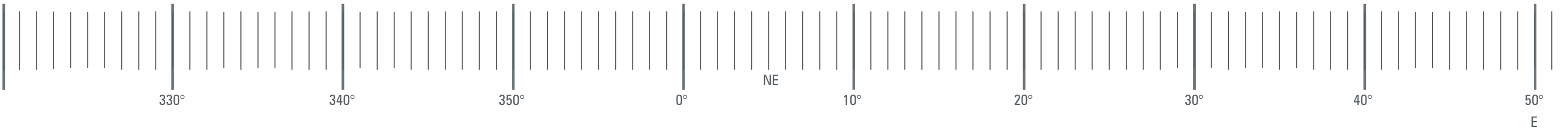
Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 2 - not visible from Razorback Trailhead as the proposed overnight node 2 is completely obscured by existing landform in the view.
- Proposed overnight node 3 - potentially visible from Razorback Trailhead at a distance of approximately 7km.









**Photomontage created by:**  
OZ - 3D Visualizer

**Images created using:**  
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020

**Method used to collect relevant data:**  
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21

**Camera:**  
Canon EOS 5Ds Digital SLR

**Camera lens:**  
Canon EF 50mm f/1.8 USM

**Photograph taken:**  
02.09pm on the 12/16/21

**Photo taken at:**  
160cm above ground level

**View location 09:**  
e: 510814.7030  
n: 5907784.5250  
rl: 1720.1591AHD

**Approx 17060m to Over**

**Project ref:** 2024/0583  
**Dwg no.:** VIA-026  
**Date:** 03/12/24  
**Revision:** P2

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A horizontal scale representing angles from 330° to 50°. The scale has major tick marks labeled at 330°, 340°, 350°, 0°, 10°, 20°, 30°, 40°, and 50°. Between these major ticks, there are smaller tick marks every 1 degree. The label 'NE' is placed between 0° and 10°, and 'E' is placed below the 50° mark.

<b>Photomontage created by:</b> OZ - 3D Visualizer			<b>Photograph taken:</b> 02.09pm on the 12/16/21			<b>Project ref:</b> 2024/0363		
<b>Images created using:</b> 3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020			<b>Photo taken at:</b> 160cm above ground level			<b>Dwg no.:</b> VIA-027		
<b>Method used to collect relevant data:</b> Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21			<b>View location 09:</b> <b>e:</b> 510814.7030 <b>n:</b> 5907784.5250 <b>rl:</b> 1720.1591AHD			<b>Date:</b> 03/12/24		
<b>Camera:</b> Canon EOS 5Ds Digital SLR						<b>Revision:</b> P2		
<b>Camera lens:</b> Canon EF 50mm f/1.8 USM			<b>Approx 17060m to Overnight node 1</b>			<b>Approx 8822m to Overnight node 2</b>		
						<b>Approx 7032m to Overnight node 3</b>		
						Hansen Partnership Pty Ltd <b>Melbourne</b>   Byron Bay   Vietnam Level 10, 150 Lonsdale St Melbourne vic 3000 <b>T</b> 61 3 9654 8844 <b>F</b> 61 3 9654 8088 <b>E</b> info@hansenpartnership.com.au <b>W</b> hansenpartnership.com.au		



View location 09 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 09 is summarised in Table 10 below.

Table 10 Impact assessment - view location 09

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	Very high	Visual sensitivity at this view location is assessed as being 'very high' on the basis that the view location is located within the Alpine National Park, which is part of the Australian Alps National Parks and Reserves National Heritage Place.
Magnitude of visibility	Very low	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figures 66) illustrate that the proposed overnight node 3 is potentially visible from Razorback Trailhead. Therefore, the magnitude of visibility of the proposed project infrastructure is assessed as 'very low', Refer to section 3.3.1.
Nature of receptors		The view location is at Razorback Trailhead. Receptors would typically be visitors visiting recognised landscapes or attractions.
Number of receptors	Moderate	The view location is within the Alpine National Park, which experiences low levels of visitation during winter, and moderate levels of visitation outside of the winter season for a range of recreational activities including scenic touring, mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine National Park infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	Very high	Receptor sensitivity is assessed as 'very high', because the view location is within the Alpine National Park.

Anticipated impact

The final impact assessment for view location 09 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is 'moderate'.

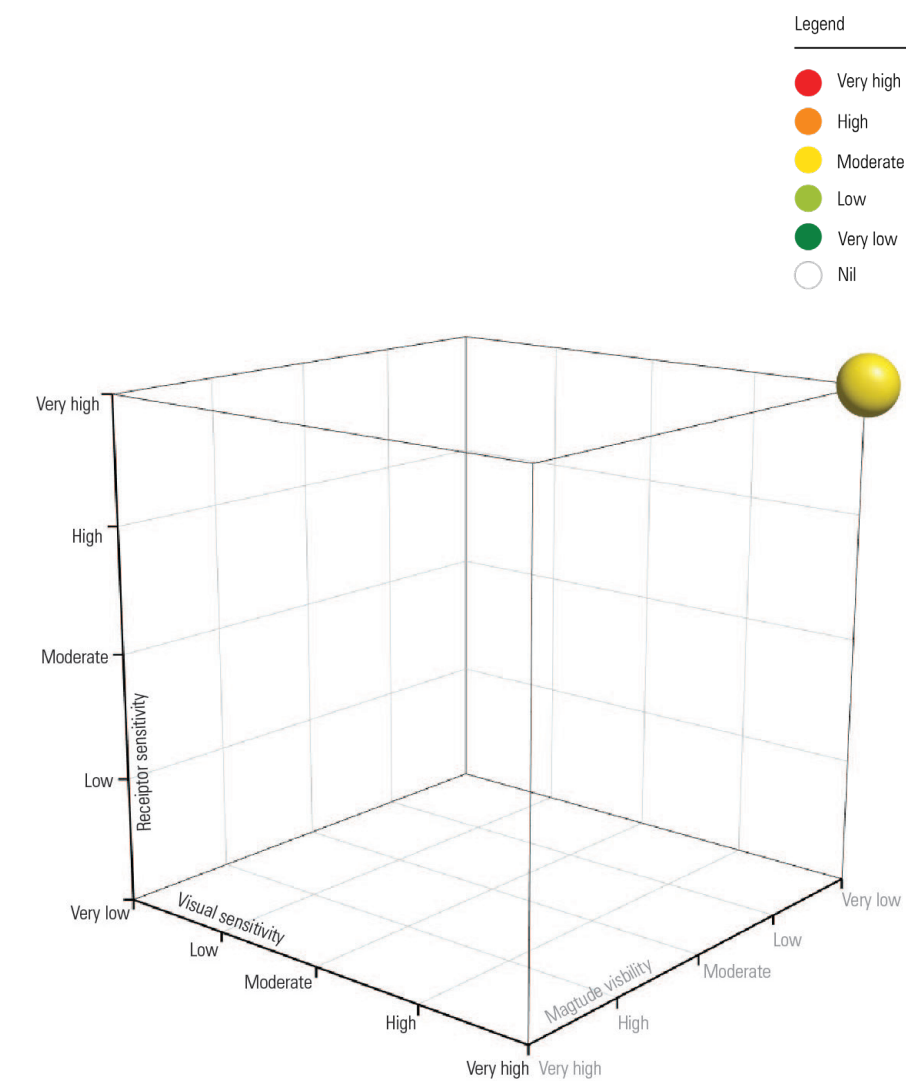


Figure 68 Impact assessment 3 dimensional diagram



7.1.10 View location 10

Location

View location 10 is located at Hotham Central. The view from the view location is oriented to the north-east towards:

- Proposed overnight node 1 at a distance of approximately 15.7km
- Proposed overnight node 2 at a distance of approximately 8.3km
- Proposed overnight node 3 at a distance of approximately 7.6km

Rationale for selection

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

View location 10 - Existing view

Existing view is a Hotham township context, comprising an open vista of surrounding plains with the foreground building and seating visible.

View location 10 - Photomontage view

Photomontage view of overnight nodes infrastructure exhibits:

- Proposed overnight node 1 - not visible from Hotham Central as the proposed overnight node 1 is concealed by existing landform in the view.
- Proposed overnight node 2 - not visible from Hotham Central as the proposed overnight node 2 is concealed by existing landform in the view.
- Proposed overnight node 3 - not visible from Hotham Central as the proposed overnight node 3 is concealed by existing landform in the view.





Figure 69 View location 10: Existing view

View Location 10 - Hotham Central

**Photomontage created by:**  
OZ - 3D Visualizer

**Images created using:**  
3ds max 2022, Vray 5, autocad 2020, adobe photoshop, illustrator & indesign cc 2020

**Method used to collect relevant data:**  
Photo locations obtained on site by Geocomp Consulting pty ltd on the 10/26/21

**Camera:**  
Canon EOS 5Ds Digital SLR

**Camera lens:**  
Canon EF 50mm f/1.8 USM

**Photograph taken:**  
02.34pm on the 12/16/21

**Photo taken at:**  
160cm above ground level

**View location 10:**  
**e:** 512725.1530  
**n:** 5907080.1330  
**rl:** 1750.4780AHD

**Approx 15727m to Overnight node 1**

**Approx 8280m to Overnight node 2**

**Approx 7627m to Overnight node 3**

**Project ref:** 2024/0583

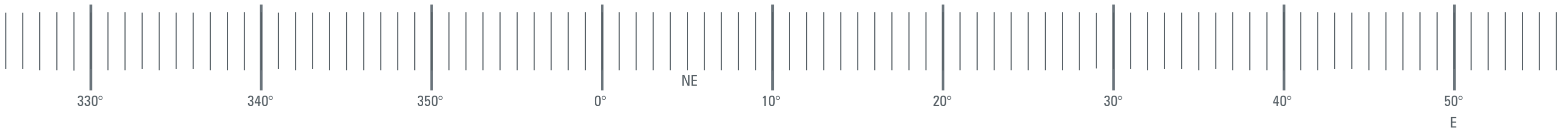
**Dwg no.:** VIA-028

**Date:** 03/12/24

**Revision:** P2

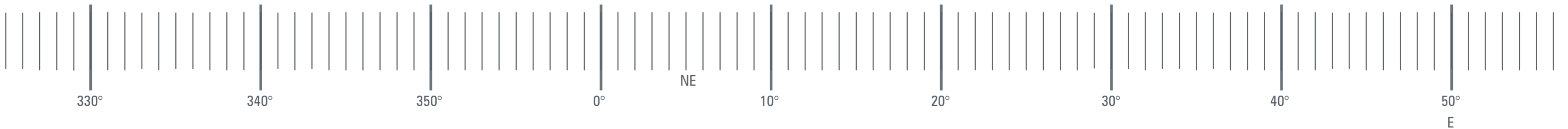
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View location 10 - Impact assessment

The assessment of landscape and visual impact of the proposed overnight nodes infrastructure at view location 10 is summarised in Table 11 below.

Table 11 Impact assessment - view location 10

Assessment criteria	Assessment ranking	Rationale
Visual sensitivity assessment	High	Visual sensitivity at this view location is assessed as being ‘high’ on the basis that the view location is located within an Alpine Resort which is recognised as a scenic destination.
Magnitude of visibility	Nil	Photomontage imagery prepared to represent the visual impact at this view location (refer to Figure 70) illustrate that the magnitude of visibility of the proposed project infrastructure is ‘nil’, with no proposed infrastructure visible. Refer to section 3.3.1.
Nature of receptors		The view location is at Hotham Central. Receptors would typically be visitors to the Alpine Resort, engaging in recreational activities.
Number of receptors	High	The view location is within an Alpine Resort, which experiences very high levels of visitation during the winter ski season, and growing levels of visitation outside of the ski season for a range of recreational activities including mountain biking and bushwalking.
Frequency	Low	Individual receptors are assumed to visit the Alpine Resort infrequently, with typical visitation being less than monthly.
Duration	High	Individual receptors are assumed to typically spend a full day within the Alpine Resort.
Receptor sensitivity	High	Receptor sensitivity is assessed as ‘high’, because the view location is within a recognised scenic destination.

Anticipated impact

The final impact assessment for view location 10 - determined on the basis of landscape/ seascape visual sensitivity, magnitude of visibility of the proposed project infrastructure and receptor sensitivity for the proposed overnight nodes infrastructure - is ‘nil’, as proposed project infrastructure will not be visible.

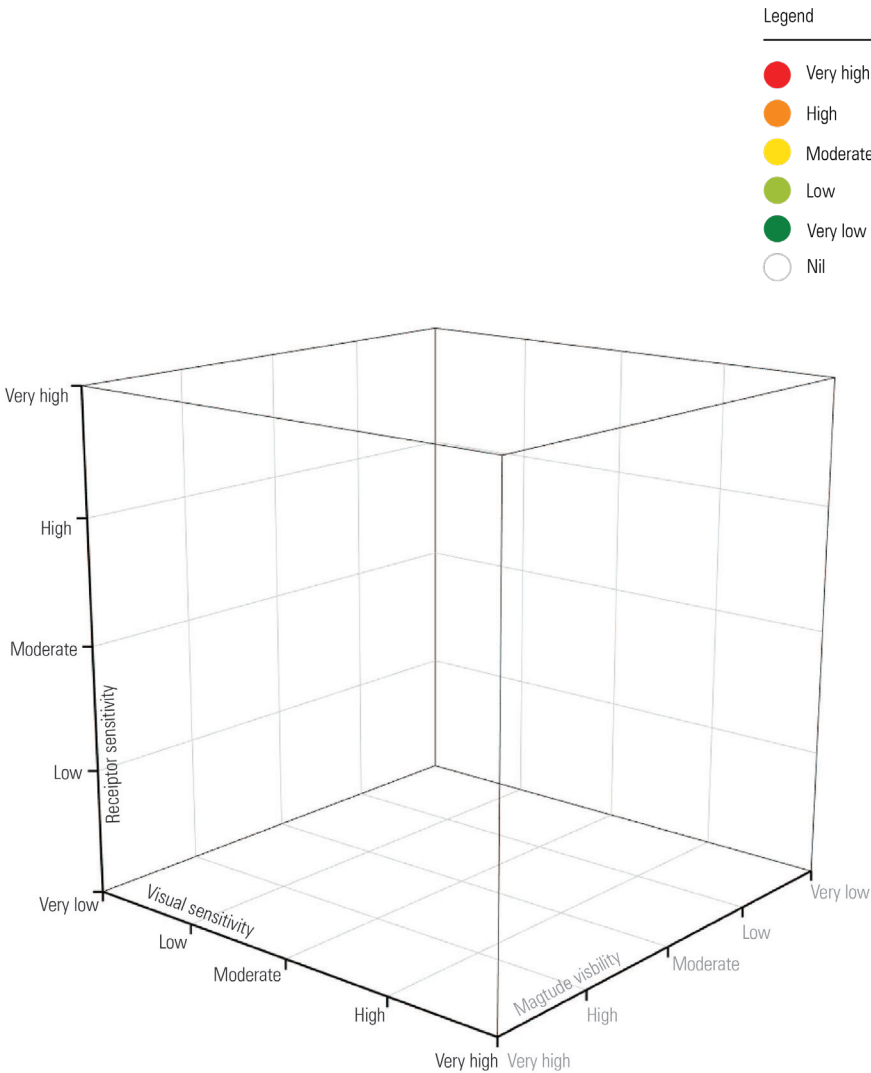


Figure 72 Impact assessment 3 dimensional diagram



7.1.11 View location 11

Location

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

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

Rationale for selection

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

View location 11 - Existing view

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

View location 11 - Photomontage view

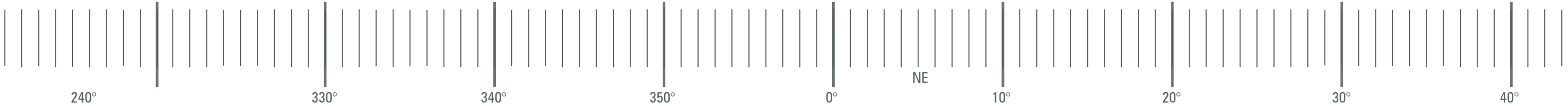
Photomontage view of overnight nodes infrastructure exhibits:

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





Figure 73 View location 11: Existing view

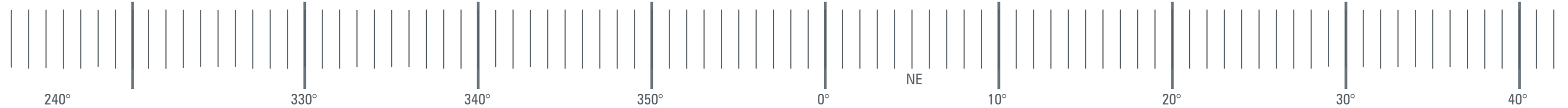


View Location 11 - Mount Higginbotham





Figure 74 View location 11: Wireframe view



## View Location 11 - Mount Higginbotham







View location 11 - Impact assessment

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

Table 12 Impact assessment - view location 11

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

Anticipated impact

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

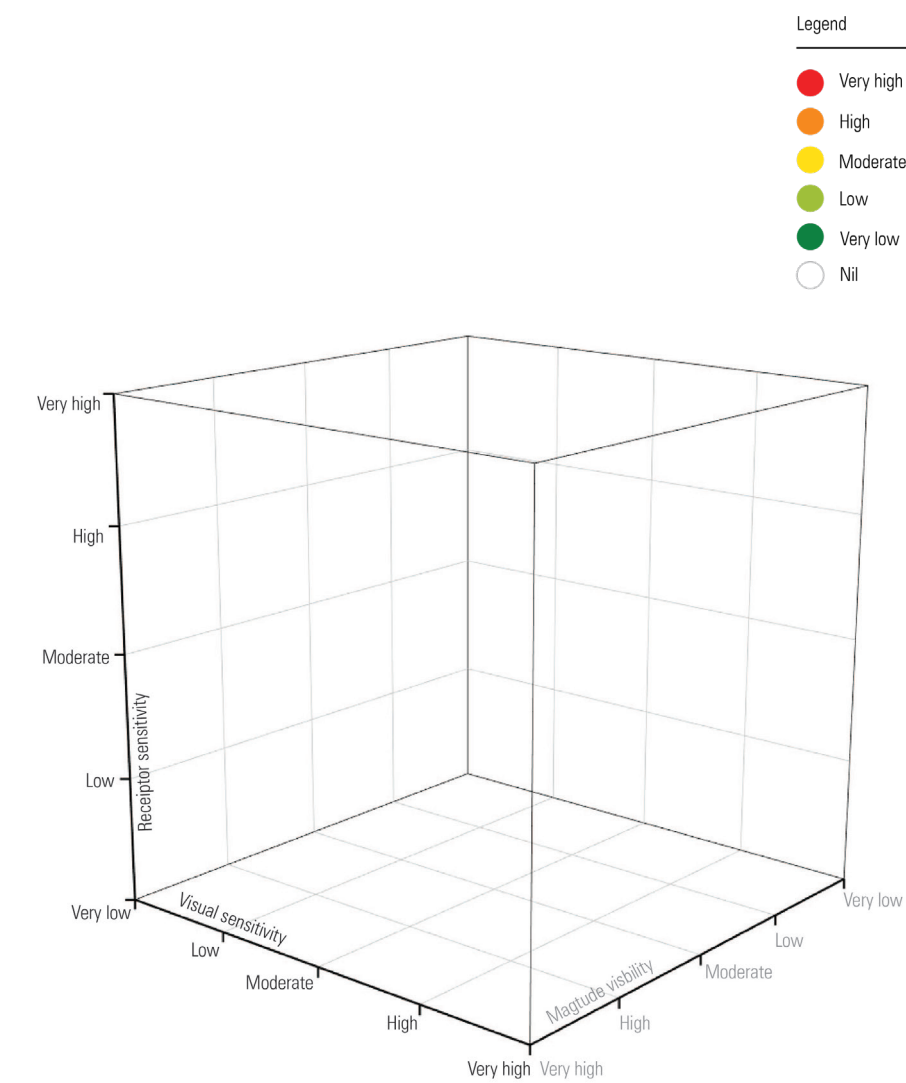


Figure 76 Impact assessment 3 dimensional diagram



7.1.12 View location 12

Location

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

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

Rationale for selection

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

View location 12 - Existing view

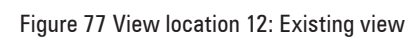
Existing view is an expansive view of the surrounding plains within a mountain vista framed by scattered vegetation.

View location 12 - Photomontage views

Photomontage view of overnight nodes infrastructure exhibits:

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





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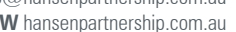
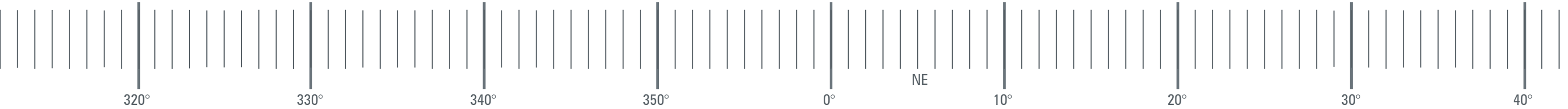






Figure 79 View location 12:Photomontage view



View Location 12 - Heavenly Valley Chair



View location 12 - Impact assessment

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

Table 13 Impact assessment - view location 12

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

Anticipated impact

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

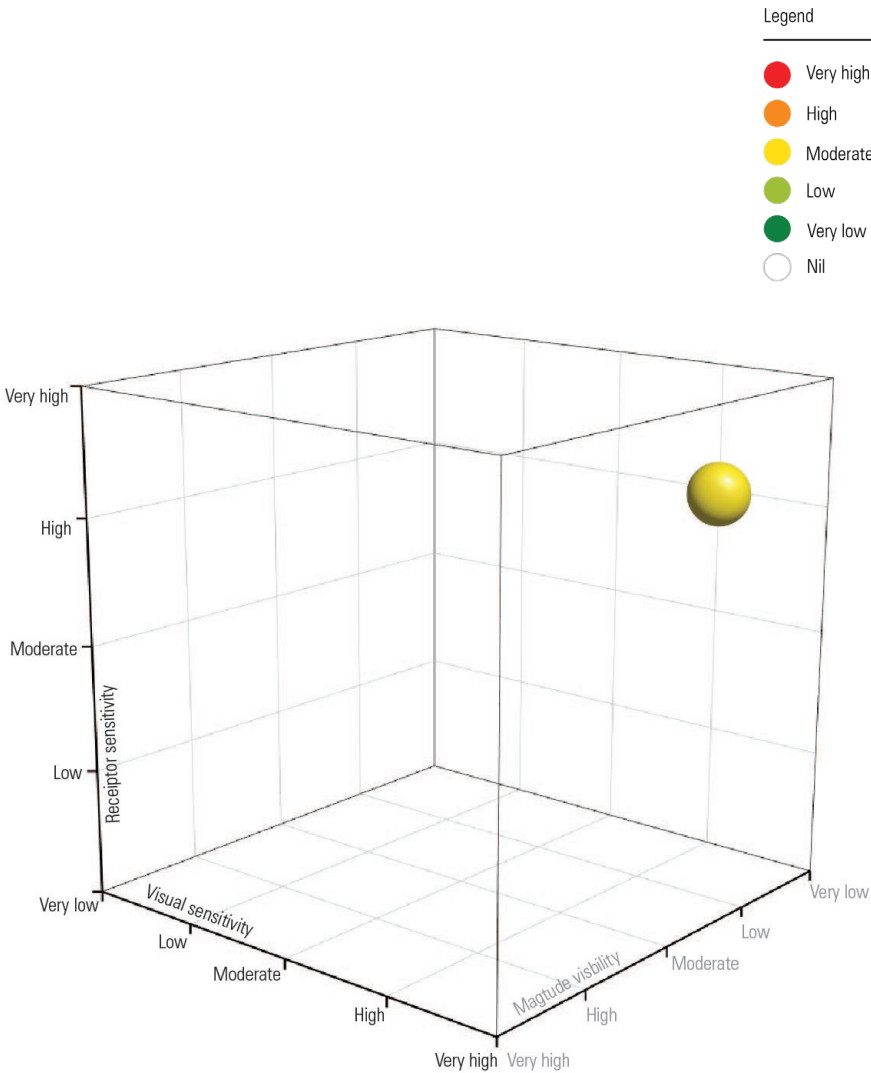


Figure 80 Impact assessment 3 dimensional diagram



# 8 CONCLUSION

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

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

## 8.1 Viewshed analysis

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

## 8.2 Summary of each view location anticipated impact

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

Table 14 Table of each view location anticipated impact

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

## 8.3 Impact assessment findings

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

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

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

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

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



## 8.4 Conclusion

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

# 9 REFERENCES

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

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

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