
Appendix I: Detailed viewpoint assessment

Key:

Distance to project	Measured from dwelling to nearest outer edge of the project transmission line corridor
Viewpoint type	Refer Table 3-9
Viewpoint sensitivity	Refer Table 3-9
Scenic quality	Refer Figure 3-6 and Table 3-11
Overall potential sensitivity	Refer to Table 3-12
Occupied cells	Refer to Table 3-8
Magnitude rating	Refer to Table 3-8
Impact rating	Refer to Table 3-13

Summary of results:

No.	Location	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact
92	50 Shearers Lane, Maison Dieu	Moderate	Moderate	Moderate	8	Low	Low
132	318 Dights Crossing Road, Maison Dieu	Moderate	Moderate	Moderate	4	Very low	Low
173	66 Long Point Road East, Gouldsville	Moderate	Moderate	Moderate	11	Low	Low
232	609A Hambledon Hill Road, Hambledon Hill	Moderate	Low	Moderate	9	Low	Low
238	609C Hambledon Hill Road, Hambledon Hill	Moderate	Low	Moderate	30	High	Moderate
251	'Abbey House' 478 Putty Road, Mt Thorley	High	Moderate	High	6	Very low	Low
277	896 Putty Road, Mt Thorley	Moderate	Low	Moderate	13	Low	Low
301	887 Putty Road, Mt Thorley	Moderate	Low	Moderate	11	Low	Low
463	385 Cessnock Road, Broke	Moderate	Moderate	Moderate	0	None	None
465	367 Cessnock Road, Broke	Moderate	High	High	8	Low	Moderate
465b	367 Cessnock Road, Broke (representative photograph)	Moderate	High	High	4	Very low	Low
466	359 Cessnock Road, Broke	Moderate	High	High	9	Low	Moderate
467	368 Cessnock Road, Broke	Moderate	High	High	8	Low	Moderate
471	118 Oakley Lane, Broke	Low	High	Low	25	Moderate	Low
472	36 Oakley Lane, Broke	Moderate	High	High	8	Low	Low
2920	887 Putty Road, Mount Thorley	Moderate	Low	Moderate	17	Moderate	Moderate
2926	535C Hambledon Hill Road, Hambledon Hill (Heritage dwelling)	High	Moderate	High	4	Very low	Low
2926b	535C Hambledon Hill Road, Hambledon Hill (Living area, not heritage structure)	High	Moderate	Moderate	4	Very low	Low
2925	535C Hambledon Hill Road, Hambledon Hill (secondry dwelling)	Moderate	Moderate	Moderate	12	Low	Low
2928	167 Long Point Road East, Gouldsville	Moderate	Moderate	Moderate	22	Moderate	Moderate
2929	167 Long Point Road East, Gouldsville	Moderate	Moderate	Moderate	0	None	None

HTP ID92: 50 Shearers Lane, Maison Dieu

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1339 metres	Primary view from rural dwelling	Moderate	Moderate	Moderate	8	Low	Low

Scenic quality discussion

View across cleared rural land on flat to gently undulating land on a bend in the Hunter River. There are scattered trees across the fields and in the vicinity of scattered rural dwellings. The view includes several farm sheds and fencing. The foreground landscape has an open, rural character.

In the middle ground is a view to mining land, including large constructed bunds that are in the process of being revegetated. There are no unique or prominent landscape features apart from distant views, beyond the mining areas, to vegetated and rural hills. While this road is located near to the Hunter River, the river is not visible given the flat terrain and distance.

This dwelling is located in LCZ 4 Hunter River (Maison Dieu) rural valley. The landscape character assessment of LCZ 4 did not identify any landscape designations or protections within these areas.

Viewpoint location plan:

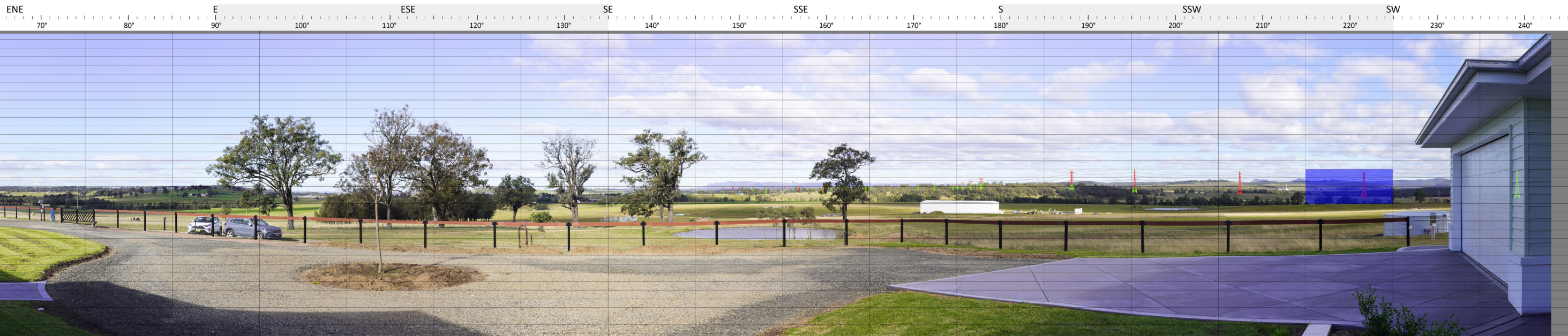


HTP ID132: 318 Dights Crossing Road, Maison Dieu

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1150 metres	Primary view from rural dwelling	Moderate	Moderate	Moderate	4	Very low	Low

Scenic quality discussion

Elevated view across cleared rural land on flat to gently undulating land on a bend in the Hunter River. There are scattered trees across the fields and dense vegetation along the river and on a intervening low ridgeline in the middle ground of the view. The view includes a large farm shed, scattered rural dwellings and fencing. The foreground landscape has an open, rural character. In the middle to background of the view is a mining land, including some visible infrastructure.

There are no unique or prominent landscape features in the vicinity, apart from distant views, beyond the mining areas, to distant hills and mountains. While this road is located near to the Hunter River, the river is not visible given the flat terrain and distance.

This dwelling is located in LCZ 4 Hunter River (Maison Dieu) rural valley. The landscape character assessment of LCZ 4 did not identify any landscape designations or protections within these areas.

Viewpoint location plan:

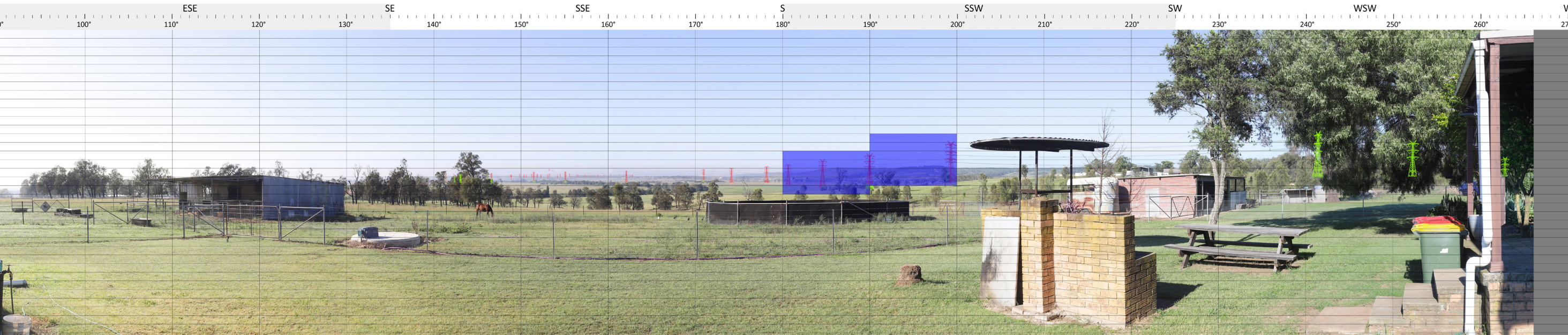


HTP ID173: 66 Long Point Road East, Gouldsville

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
725 metres	Primary view from rural dwelling	Moderate	Moderate	Moderate	11	Low	Low

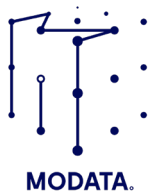
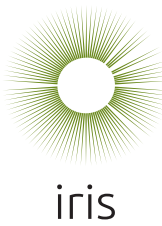
Scenic quality discussion

View across cleared rural land on gently undulating land. There is scattered vegetation across the fields and blocks of trees to the east and an area of bushland to the west of the view. The view includes several farm sheds and fencing. The foreground landscape has a rural character.

In the middle ground is a view to mining land, including numerous buildings and existing transmission lines. Beyond the mining areas, are distant views to the undulating landscape and hills to the south.

This dwelling is located in LCZ 4 Hunter River (Maison Dieu) rural valley. The landscape character assessment of LCZ 4 did not identify any landscape designations or protections within these areas.

Viewpoint location plan:



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Landscape and visual impact assessment

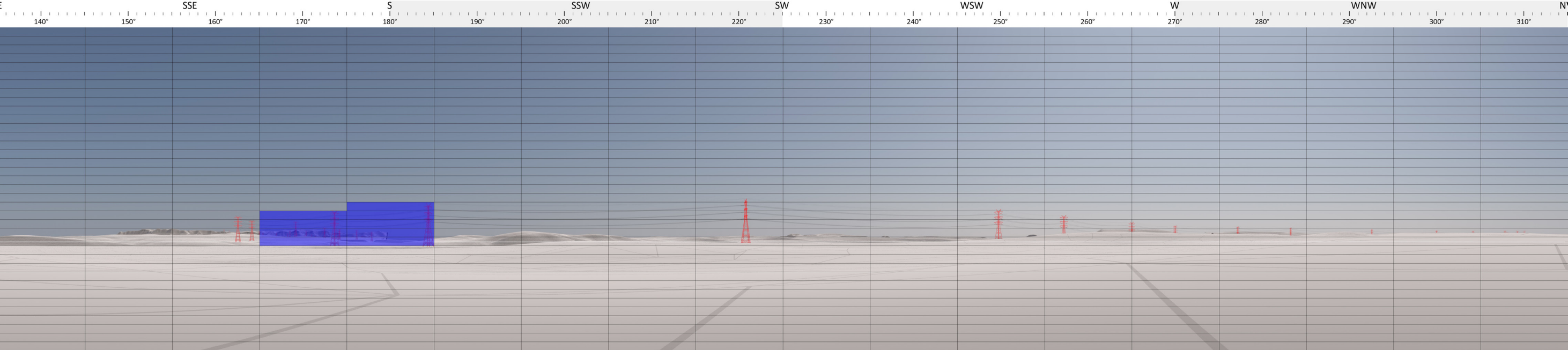


HTP ID232: 609A Hambledon Hill Road, Hambledon Hill

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
845 metres	Primary view from rural dwelling	Moderate	Low	Moderate	9*	Low	Low

*Accounting for intervening vegetation

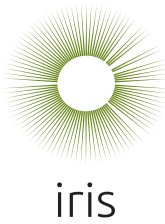
Scenic quality discussion

Flat to gently undulating landform in the foreground, and distant hills. The surrounding fields are largely cleared and has an open, rural character. There is scattered vegetation in the areas surrounding the dwelling as well as a group of mature trees within the garden to the south of the dwelling and a row of trees along the southern field boundary.

There are glimpses of surrounding rural dwellings and large rural sheds in the middle ground, and distant views of mining activity where intervening vegetation does not intervene. There are no unique or prominent landscape features in the vicinity apart from the distant views of vegetated ridgelines.

The dwelling is in LCZ 4 Hunter River (Maison Dieu) rural valley. The landscape character assessment of LCZ 4 did not identify any landscape designations or protections within the area.

Viewpoint location



Hunter Transmission Project

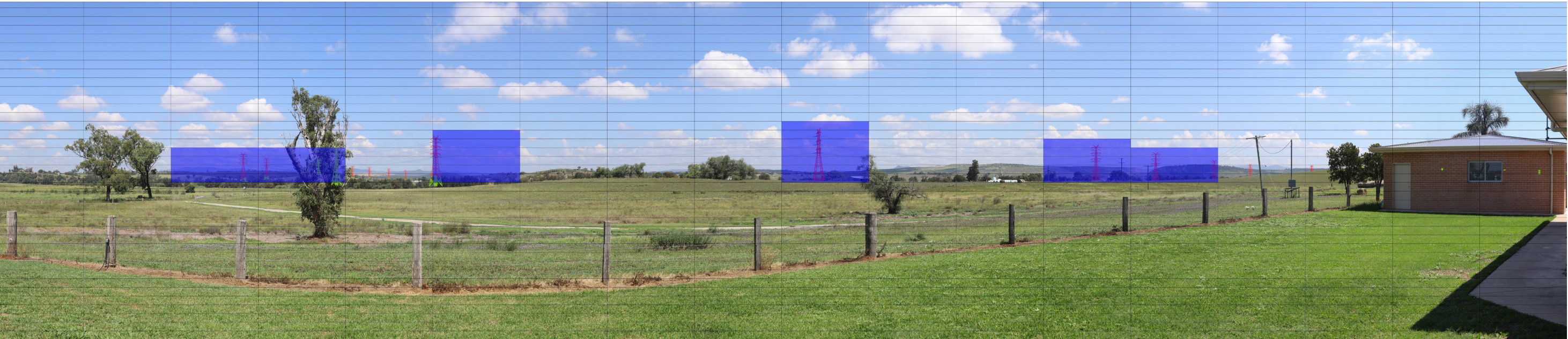
Landscape and visual impact assessment

HTP ID238: 609c Hambledon Hill Road, Hambledon Hill

Photomontage - including indicative transmission structure locations

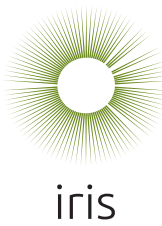


Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
706 metres	Primary view from rural dwelling	Moderate	Low	Moderate	30	High	Moderate



Hunter Transmission Project

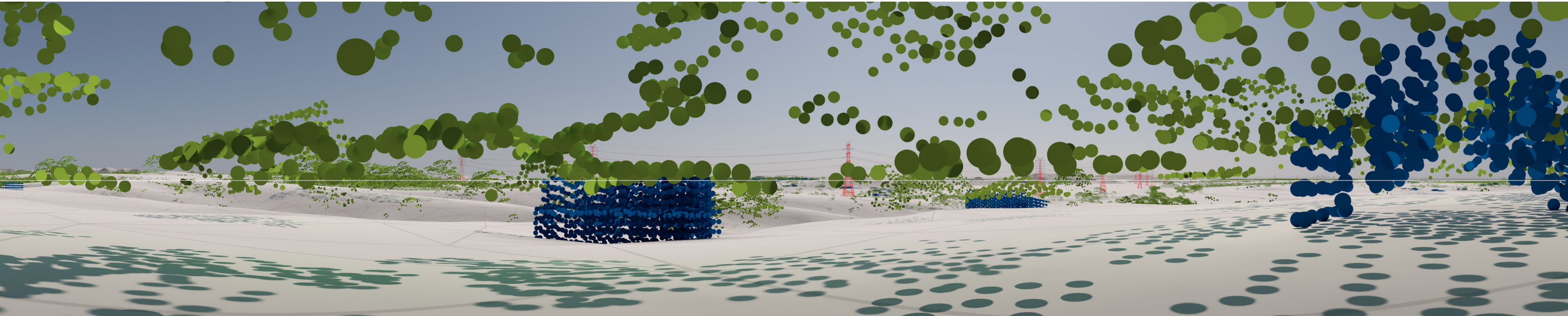
Landscape and visual impact assessment

Appendix I: Private dwellings, detailed viewpoint assessment

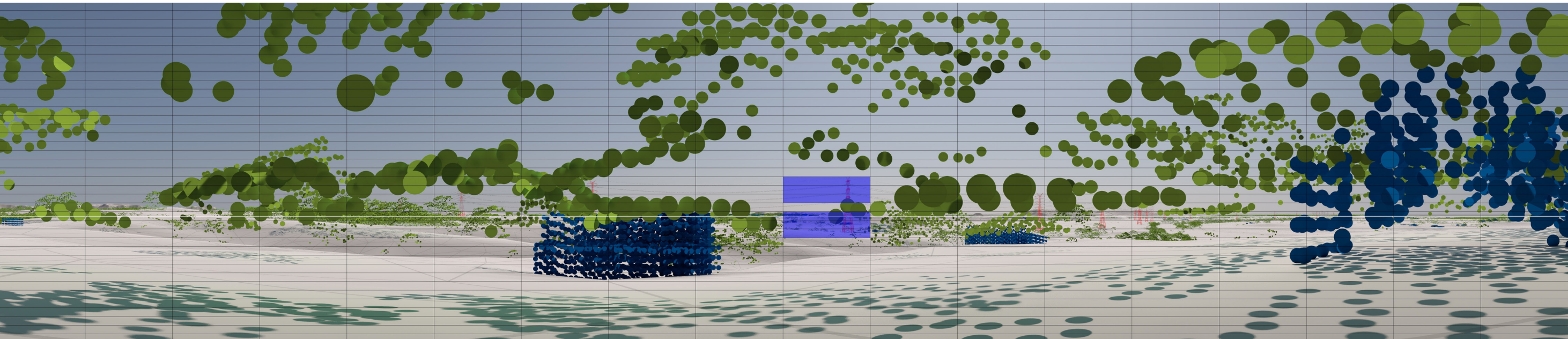


HTP ID251: 'Abbey House', 478 Putty Road, Mount Thorley

Point cloud generated image including indicative transmission structure locations (landform - grey, trees - green, dark blue - buildings, transmission structures - red)



Point cloud generated image including indicative transmission structure locations (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

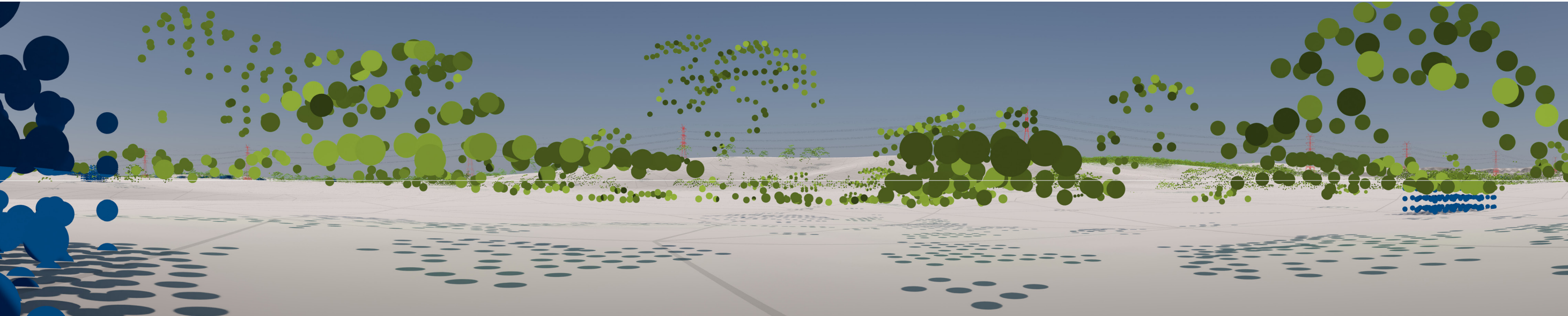
Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
742 metres	Historic rural homestead	High	Moderate	High	6	Very low	Low

Viewpoint location plan:

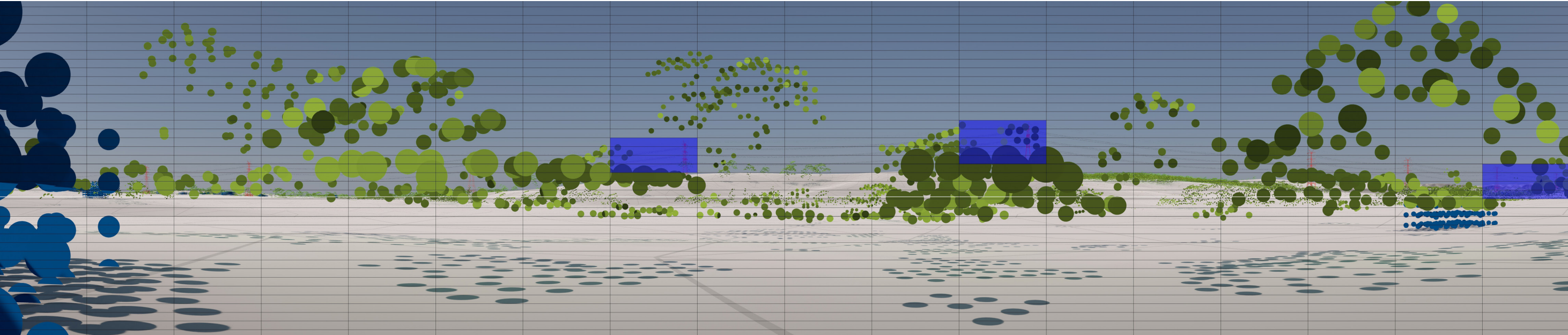


HTP ID277: 896 Putty Road, Mount Thorley

Point cloud generated image including indicative transmission structure locations (landform - grey, trees - green, dark blue - buildings, transmission structures - red)



Point cloud generated image including indicative transmission structure locations (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
740 metres	Primary view from rural dwelling	Moderate	Moderate	Moderate	13	Low	Low

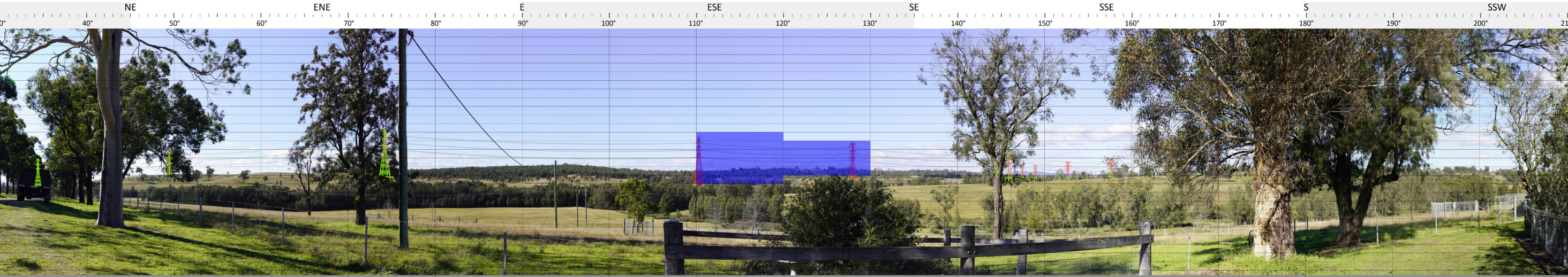


HTP ID301: 887 Putty Road, Mt Thorley

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
825 metres	Primary view from rural dwelling	Moderate	Low	Moderate	11	Low	Low

Viewpoint location

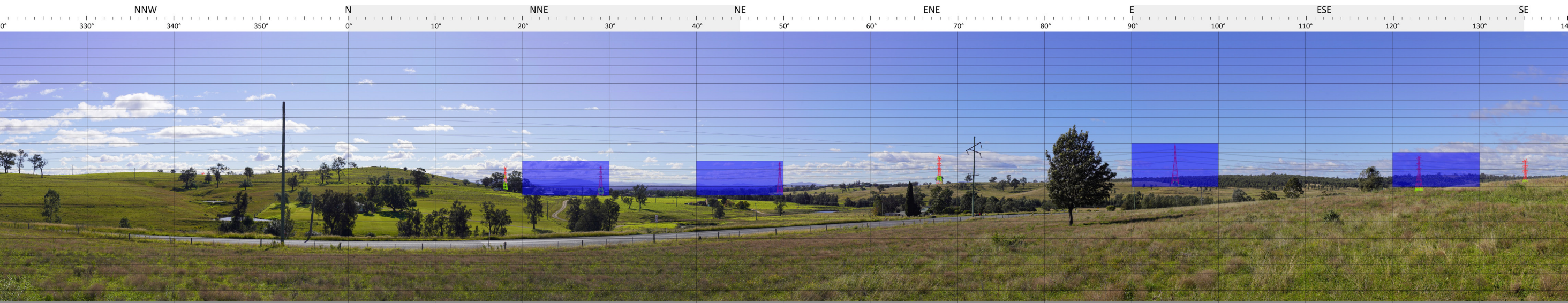


HTP ID2920: 887 Putty Road, Mount Thorley

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
XXX metres	Visitor accommodation	Moderate	Low	Moderate	17	Moderate	Moderate

Viewpoint location

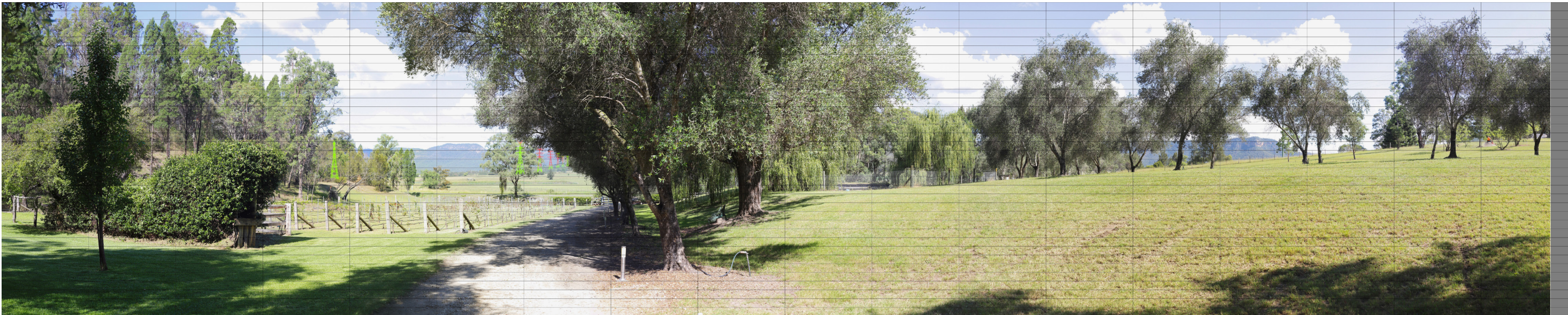


HTP ID463: 385 Cessnock Road, Broke

Photomontage - including indicative transmission structure locations shown



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Scenic quality discussion:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1058 metres	Primary view from rural dwelling	Moderate	Moderate	Moderate	0	None	None



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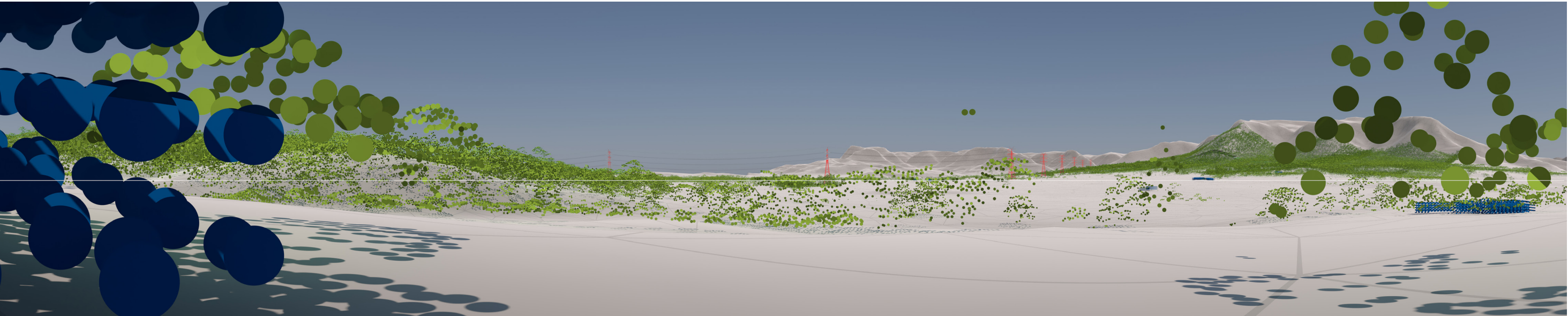
Landscape and visual impact assessment

Appendix I: Private dwellings, detailed viewpoint assessment

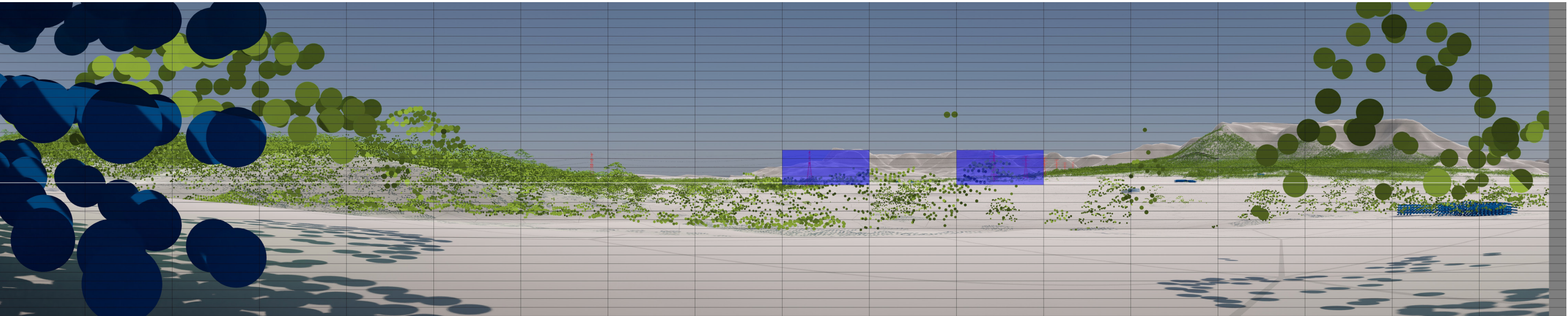


HTP ID465: 367 Cessnock Road, Broke

Point cloud generated image including indicative transmission structure locations (landform - grey, trees - green, dark blue - buildings, transmission structures - red)



Point cloud generated image including indicative transmission structure locations (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1132 metres	Primary view from rural dwelling	Moderate	High	High	8	Low	Moderate



Note, this is a representative viewpoint from the field of the neighbouring property

A wide panoramic view of a rural property. In the foreground, a green field is separated from the background by a wire fence. To the right, there is a white house with a corrugated metal roof and a large, open-sided structure with a steep, corrugated metal roof. The background features a dense line of trees and distant mountains under a blue sky with scattered white clouds.

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1132 metres	Primary view from rural dwelling	Moderate	High	High	4	Very low	Low

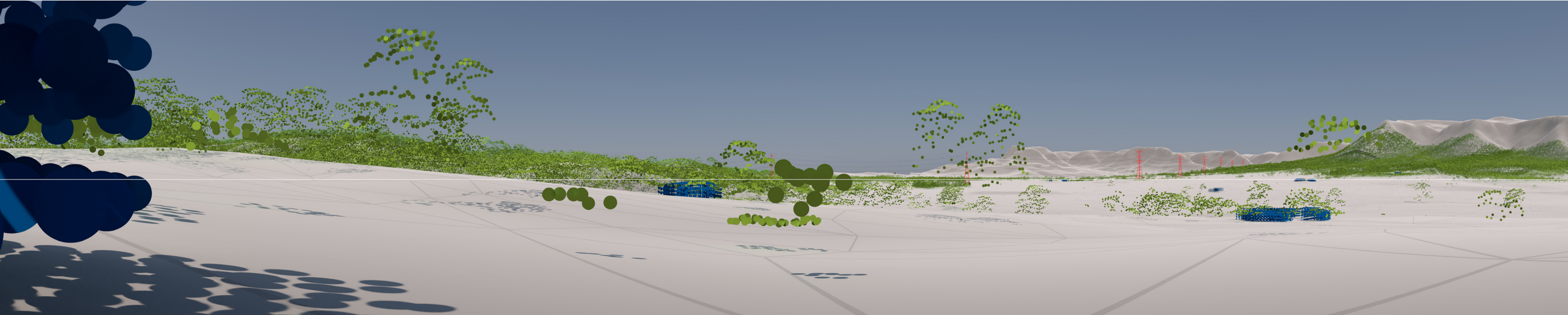


Appendix I: Private dwellings, detailed viewpoint assessment

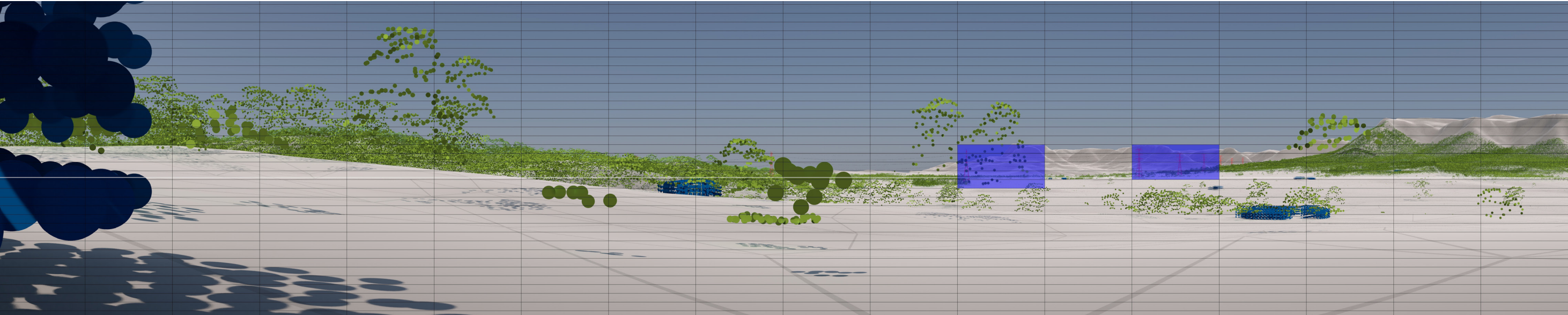


HTP ID466: 359 Cessnock Road, Broke

Point cloud generated image including indicative transmission structure locations (landform - grey, trees - green, dark blue - buildings, transmission structures - red)

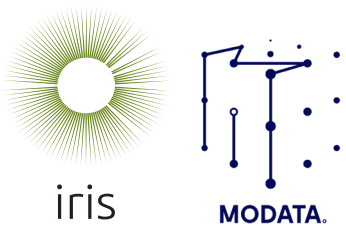


Point cloud generated image including indicative transmission structure locations (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1251 metres	Primary view from rural dwelling	Moderate	High	High	9	Low	Moderate



Hunter Transmission Project

Landscape and visual impact assessment

Appendix I: Private dwellings, detailed viewpoint assessment



HTP ID467: 368 Cessnock Road, Broke

Photomontage - including indicative transmission structure locations shown



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1080 metres	Primary view from rural dwelling	Moderate	High	High	8	Low	Moderate



Hunter Transmission Project

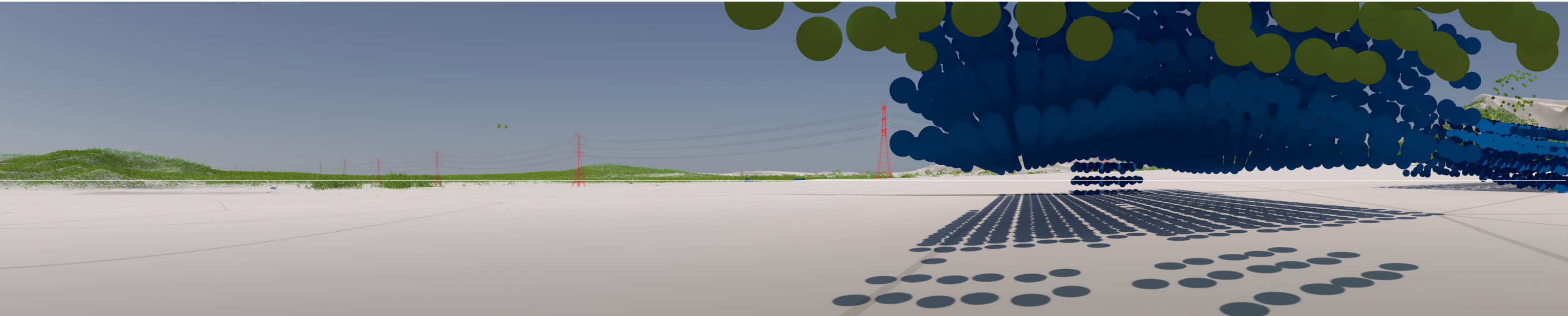
Landscape and visual impact assessment

Appendix I: Private dwellings, detailed viewpoint assessment

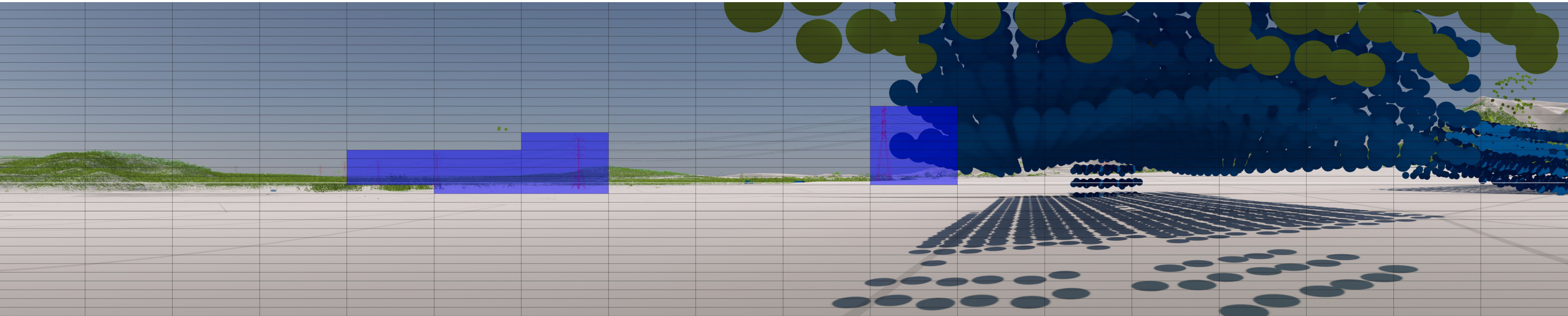


HTP ID471: 118 Oakley Lane, Broke

Point cloud generated image including indicative transmission structure locations (landform - grey, trees - green, dark blue - buildings, transmission structures - red)



Point cloud generated image including indicative transmission structure locations (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to nearest tower	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
516 metres	Secondary view from rural dwelling	Low	Moderate	Low	25	Moderate	Low



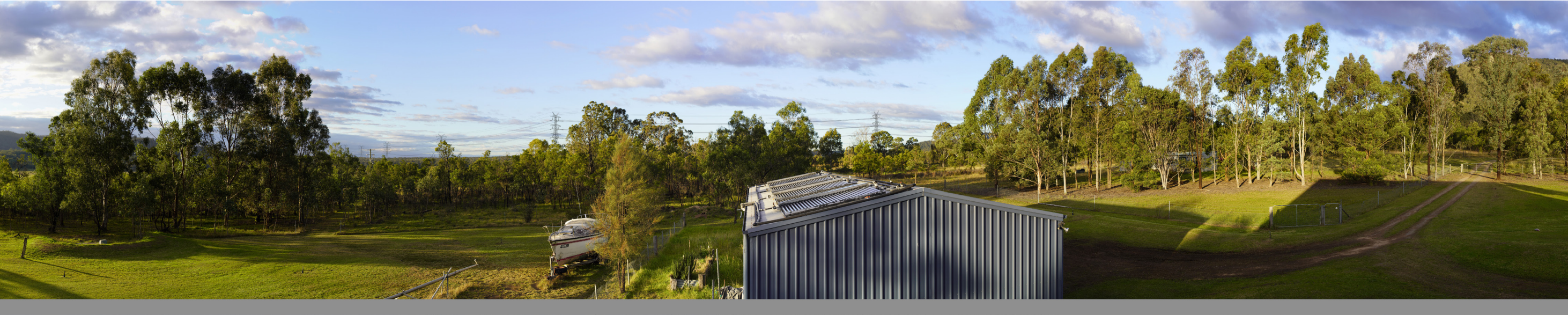
Hunter Transmission Project

Landscape and visual impact assessment

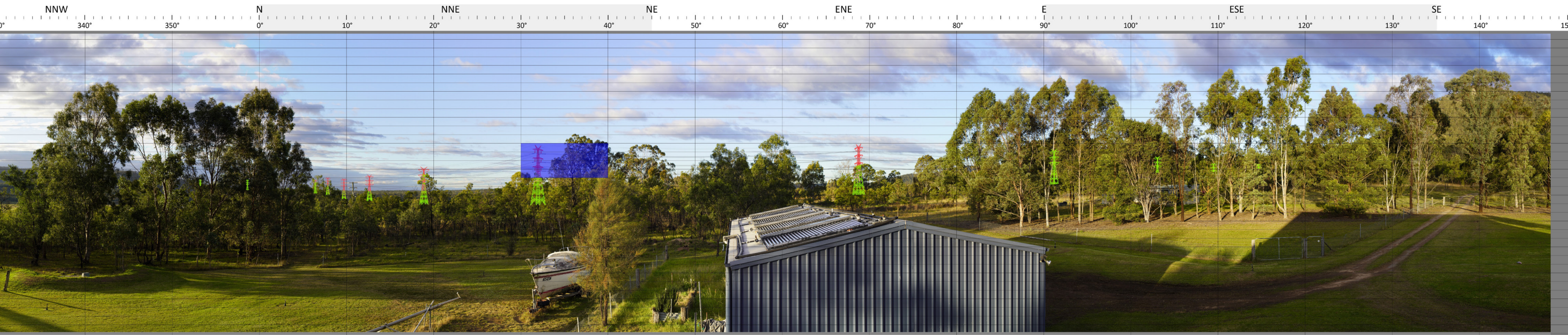


HTP ID472: 36 Oakley Lane, Broke

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
689 metres	Primary view from rural dwelling	Moderate	Moderate	Moderate	8	Low	Low



Hunter Transmission Project

Landscape and visual impact assessment

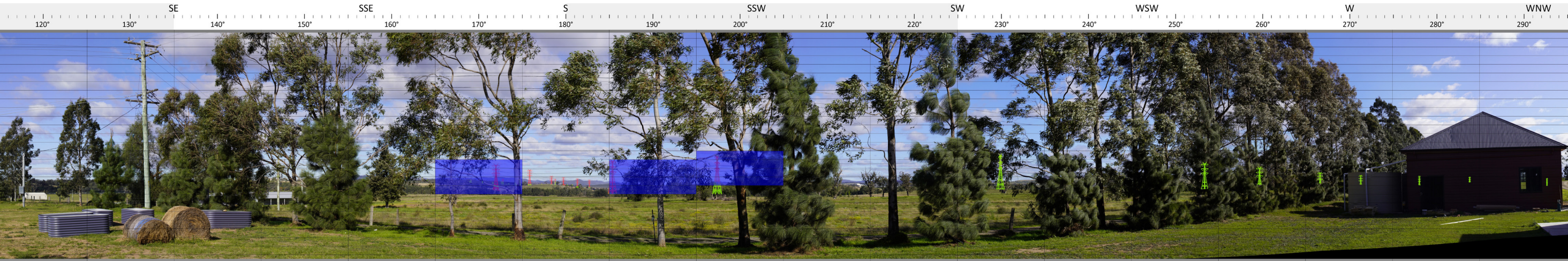


HTP ID2925: 535c Hambledon Hill Road, Hambledon Hill

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
900 metres	View from rural dwelling	Moderate	Moderate	Moderate	12	Low	Low



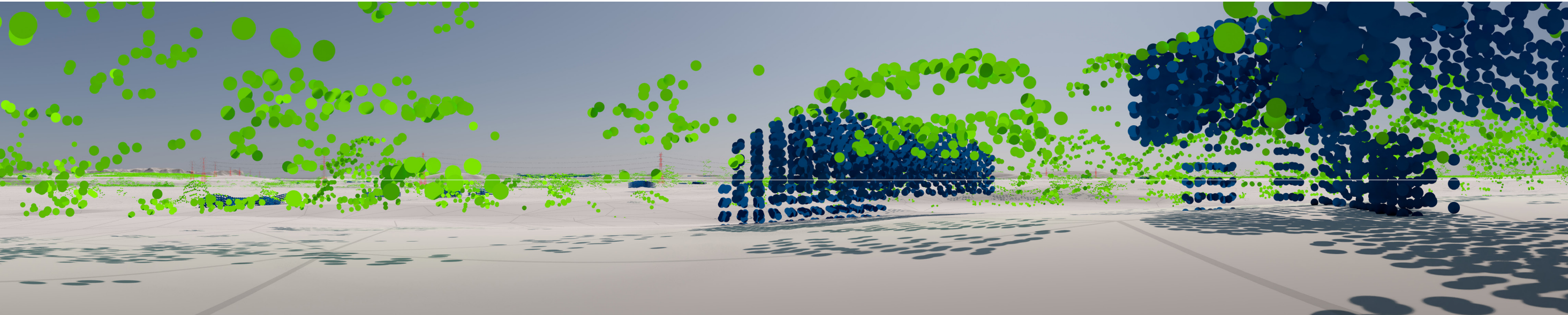
Hunter Transmission Project

Landscape and visual impact assessment

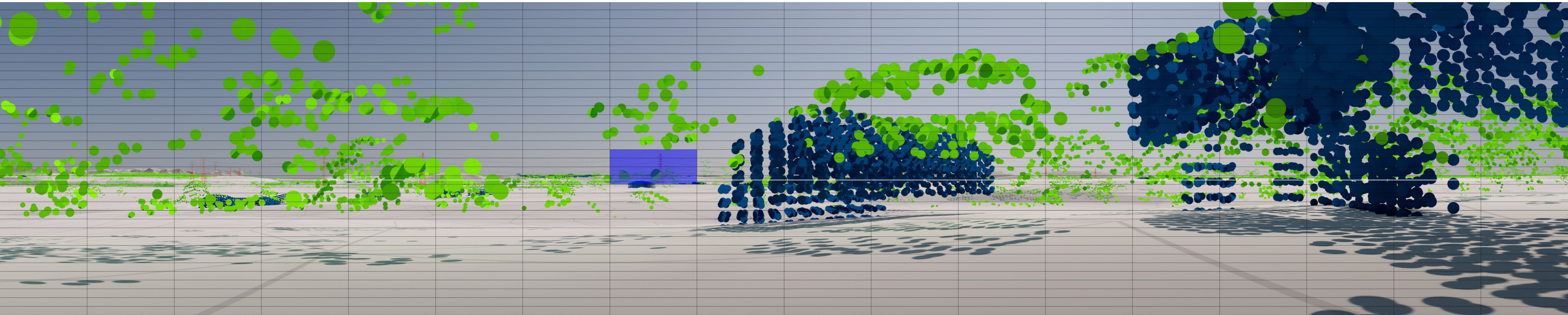


HTP ID2926: 'Hambledon Hill', 535c Hambledon Hill Road, Hambledon Hill

Point cloud generated image including indicative transmission structure locations (landform - grey, trees - green, dark blue - buildings, transmission structures - red)



Point cloud generated image including indicative transmission structure locations (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

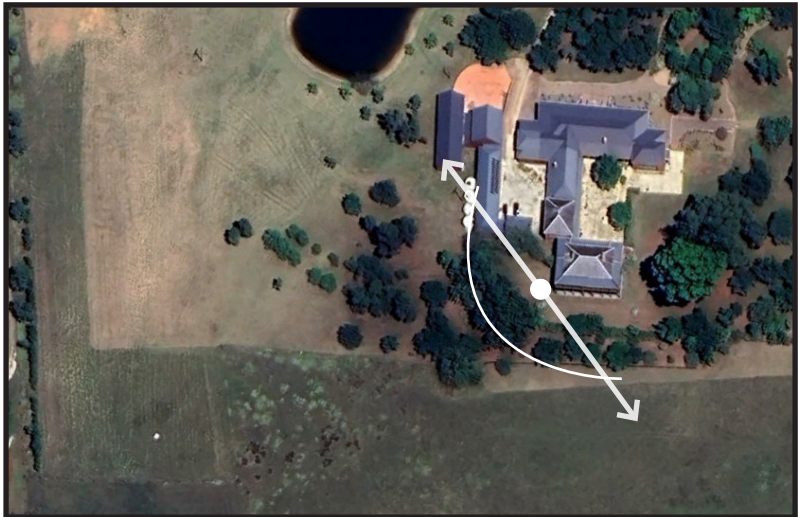
Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1,200 metres	Primary view from historic homestead	High	Moderate	High	4	Very low	Low



Hunter Transmission Project

Landscape and visual impact assessment

Appendix I: Private dwellings, detailed viewpoint assessment

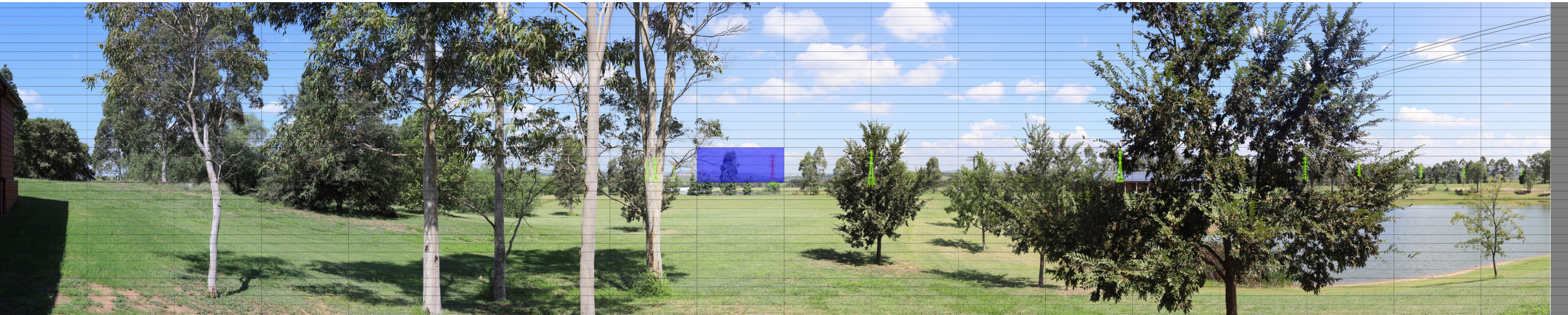


HTP ID2926b: 'Hambledon Hill', 535c Hambledon Hill Road, Hambledon Hill

Photomontage - including indicative transmission structure locations

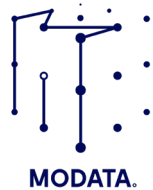


Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
1,200 metres	Secondary view from historic homestead	High	Moderate	High	4	Very low	Low



Hunter Transmission Project

Landscape and visual impact assessment

Appendix I: Private dwellings, detailed viewpoint assessment

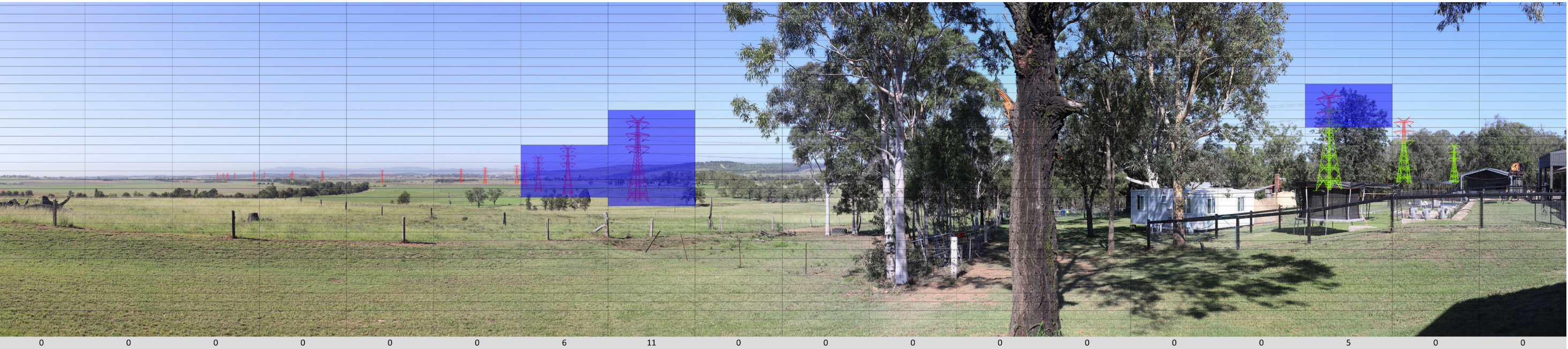


HTP ID2928: 16 Long Point Road East, Gouldsville

Photomontage - including indicative transmission structure locations

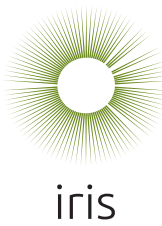


Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
334 metres	Primary view from rural dwelling	Moderate	Low	Moderate	22	Moderate	Moderate



Hunter Transmission Project

Landscape and visual impact assessment



HTP ID2929: 16 Long Point Road East, Gouldsville

Photomontage - including indicative transmission structure locations shown in silhouette (red in view, green out of view)



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Impact rating
334 metres	Primary view from rural dwelling	Moderate	Low	Moderate	0	None	None



Hunter Transmission Project

Landscape and visual impact assessment

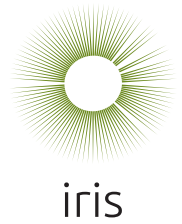


Appendix J:

Viewpoint assessment results summary plans



File: HTP-Fig3b-AirPhotoBase-25K-250906



Hunter Transmission Project

Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

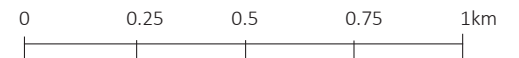


- Proposed transmission lines
- Substation
- HTP corridor
- Access track
- Construction support site
- Rural setback

- Existing transmission lines**
- 33kV
 - 132kV
 - 330kV
 - 500kV

- Receiver outside study area
- No visual impact
- Low visual impact
- Moderate visual impact
- Non-residential receiver
- Easement affected dwelling

1:25,000 @ A3

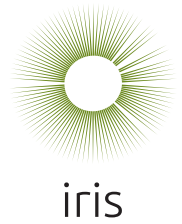


Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

Date: July 2025 J-1



File: HTP-Fig3b-AirPhotoBase-25K-250906



Hunter Transmission Project

Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

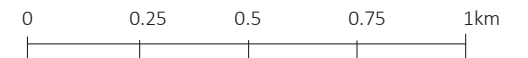


- Proposed transmission lines
- Substation
- HTP corridor
- Access track
- Construction support site
- Rural setback

- Existing transmission lines
- 33kV
- 132kV
- 330kV
- 500kV

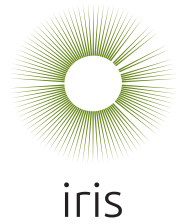
- Receiver outside study area
- No visual impact
- Low visual impact
- Moderate visual impact
- Non-residential receiver
- Easement affected dwelling

1:25,000 @ A3



Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, HowesValley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

Date: July 2025 J-2

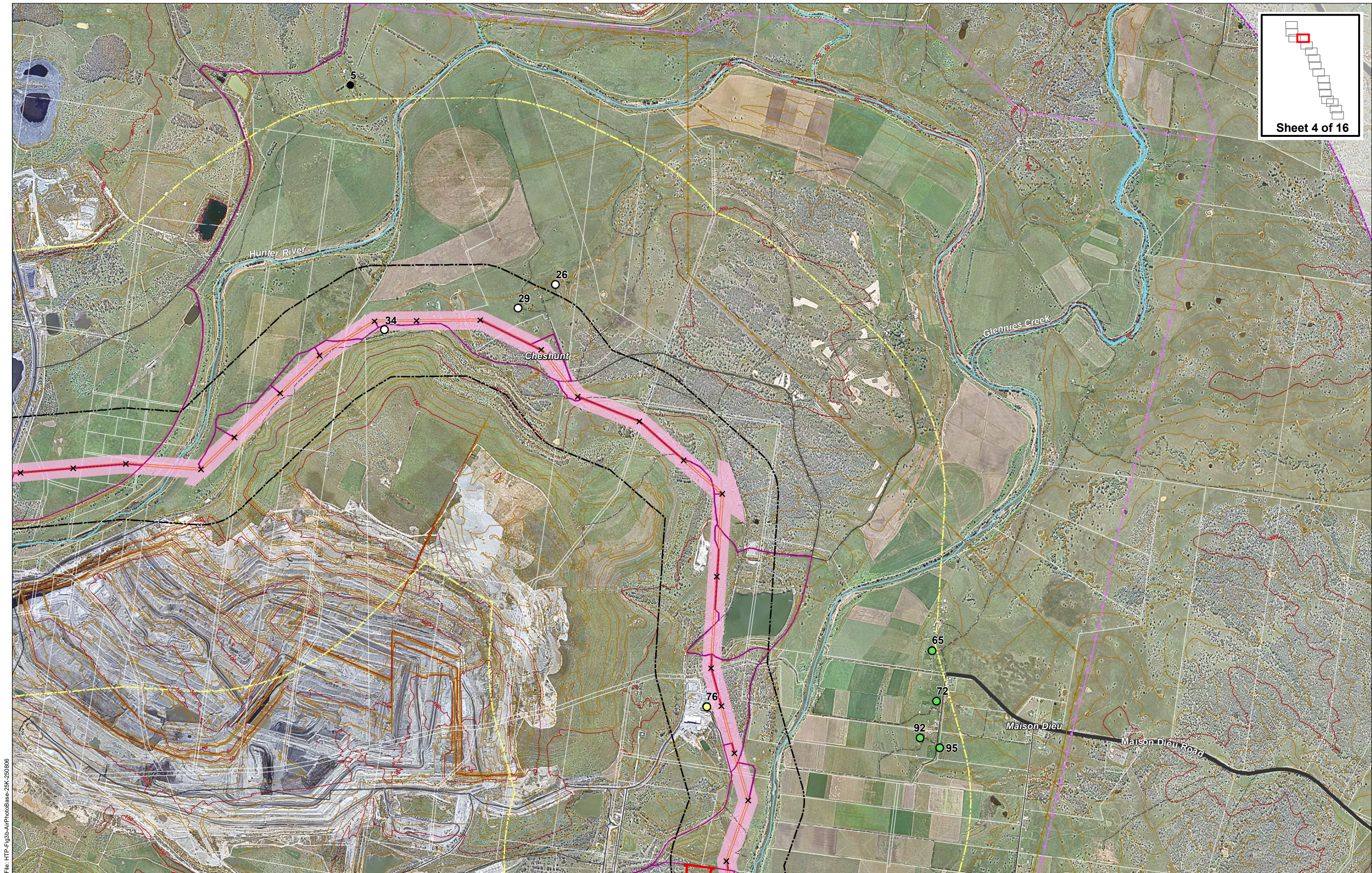


Hunter Transmission Project

Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan





File: HTP-Fig3b-AirPhotoBase-25K-250000



Hunter Transmission Project

Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

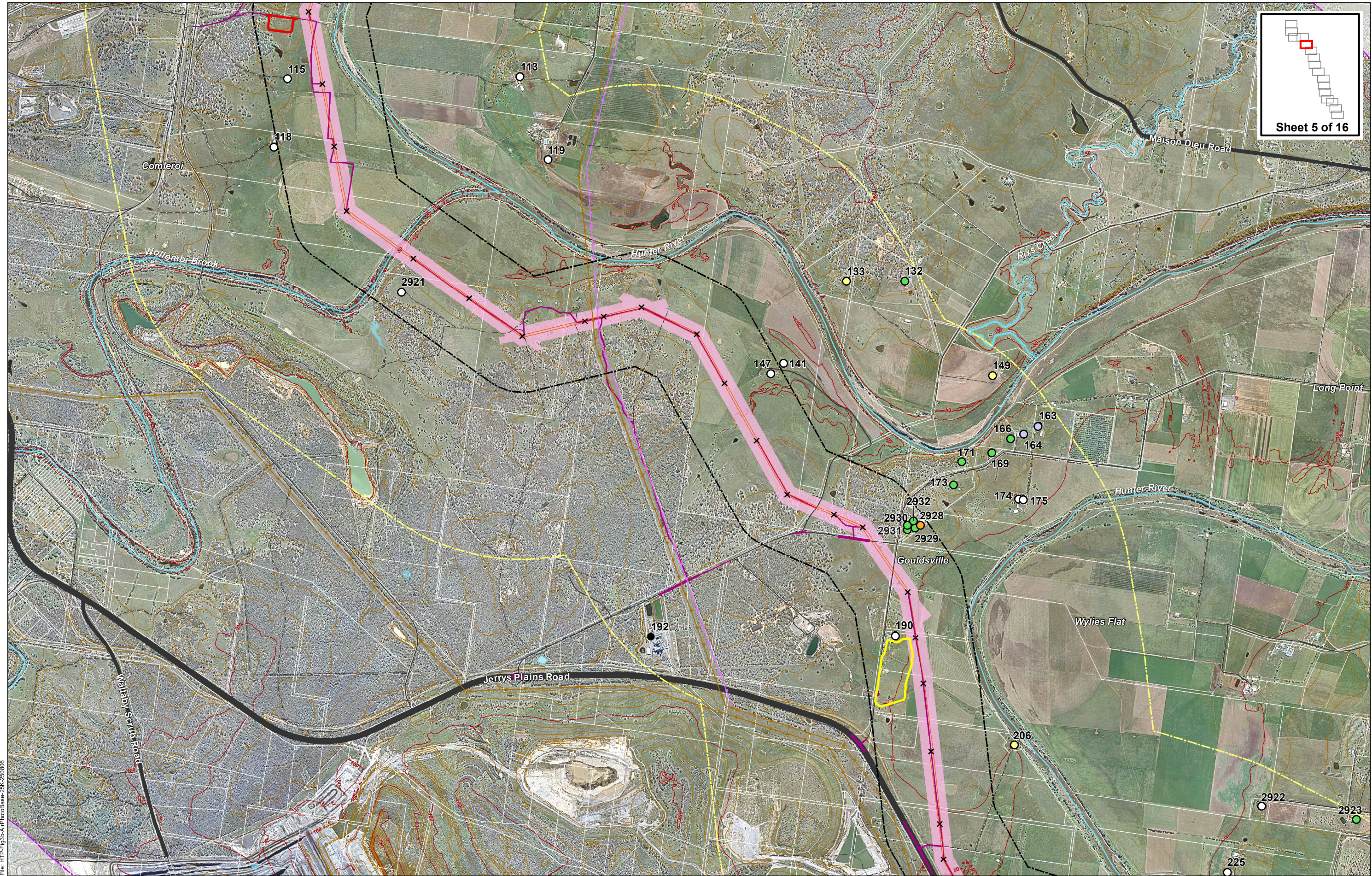


- Proposed transmission lines
- Substation
- HTP corridor
- Access track
- Construction support site
- Rural setback

- Existing transmission lines
- 33kV
- 132kV
- 330kV
- 500kV

- Receiver outside study area
- No visual impact
- Low visual impact
- Moderate visual impact
- Non-residential receiver
- Easement affected dwelling

0 0.25 0.5 0.75 1km
1:25,000 @ A3
Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
Existing Transmission Lines © Customer Service NSW 2024
Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, HowesValley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation



File: HTP-Fig3b-AirPhotoBase-25K-250906



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Landscape and visual impact assessment

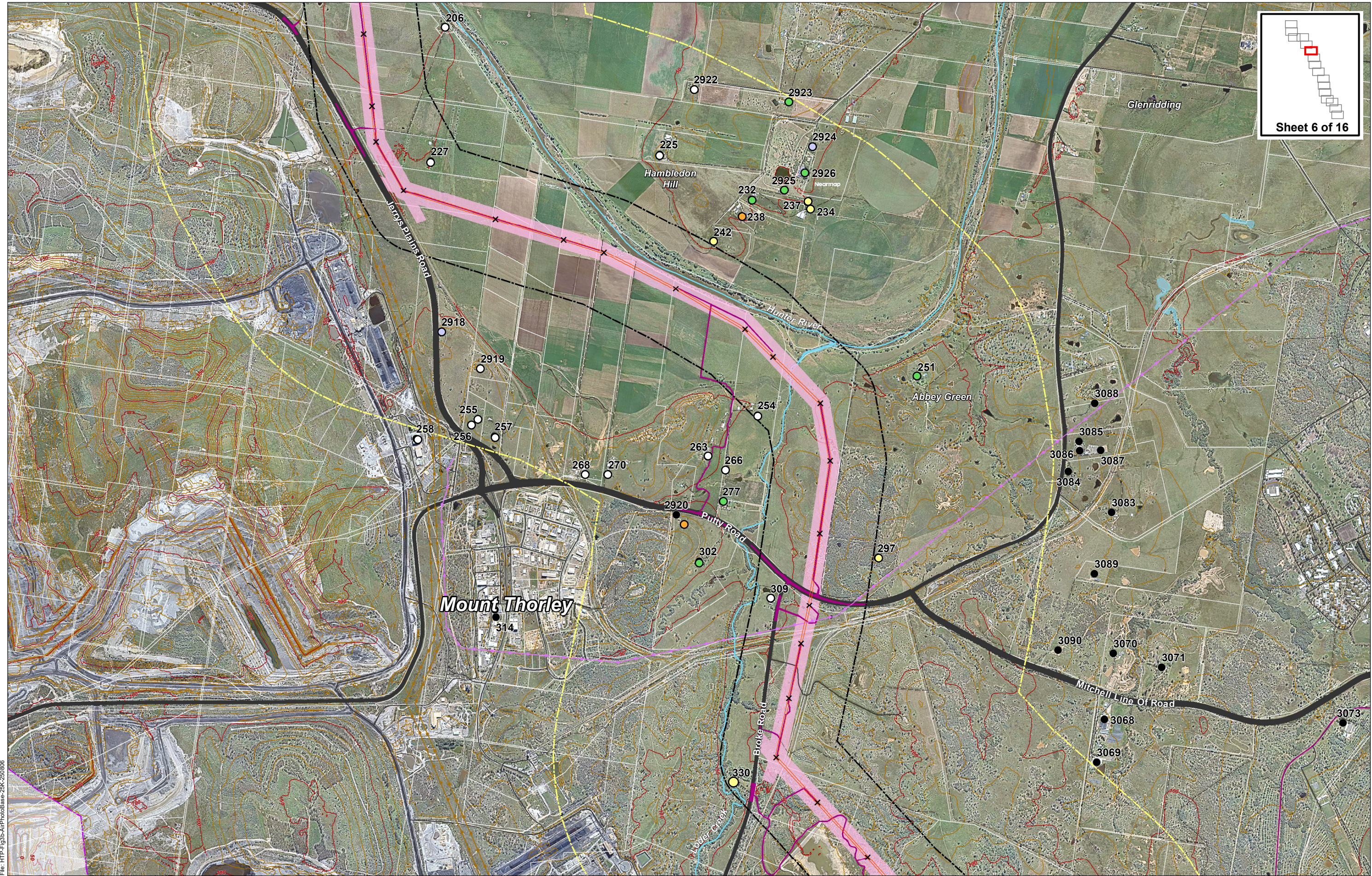
Appendix J: Viewpoint assessment results summary plan



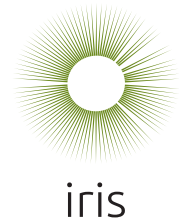
- Proposed transmission lines
 - Substation
 - HTP corridor
 - Access track
 - Construction support site
 - Rural setback
- Existing transmission lines
 - 33kV
 - 132kV
 - 330kV
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 - Non-residential receiver
 - Easement affected dwelling

0 0.25 0.5 0.75 1km
1:25,000 @ A3

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
Existing Transmission Lines © Customer Service NSW 2024
Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camerwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation



File: HTP-Fig3b-AirPhotoBase-25K-250000



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Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

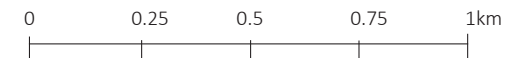


- Proposed transmission lines
- Substation
- HTP corridor
- Access track
- Construction support site
- Rural setback

- Existing transmission lines
- 33kV
- 132kV
- 330kV
- 500kV

- Receiver outside study area
- No visual impact
- Low visual impact
- Moderate visual impact
- Non-residential receiver
- Easement affected dwelling

1:25,000 @ A3

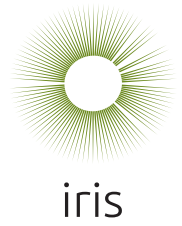


Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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File: HTP-Fig3b-AirPhotoBase-25K-250906



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Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

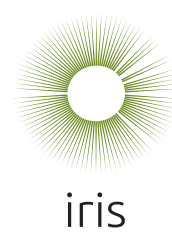
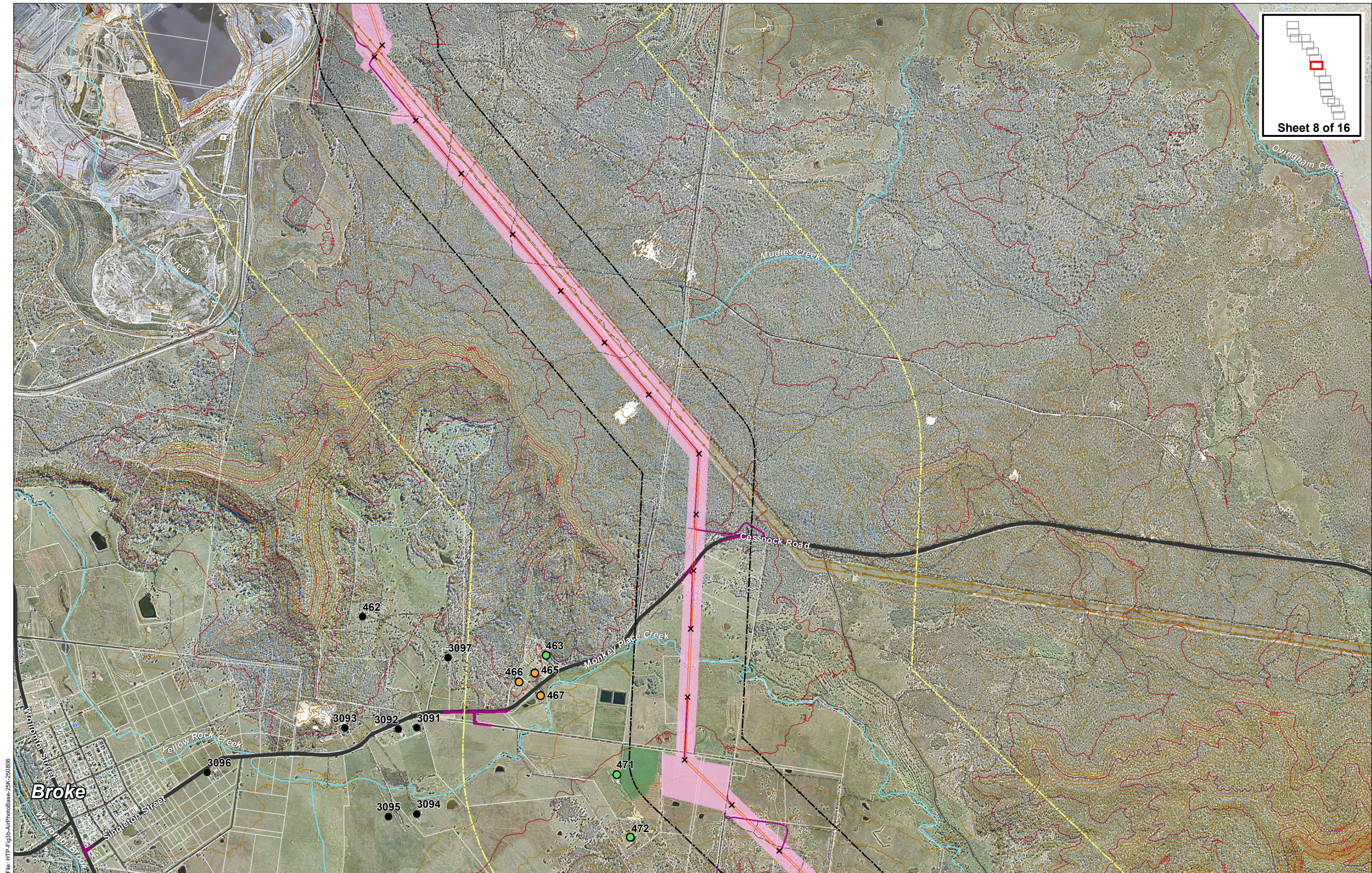


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| <ul style="list-style-type: none"> Proposed transmission lines Substation HTP corridor Access track Construction support site Rural setback | Existing transmission lines <ul style="list-style-type: none"> 33kV 132kV 330kV 500kV | <ul style="list-style-type: none"> Receiver outside study area No visual impact Low visual impact Moderate visual impact Non-residential receiver Easement affected dwelling |
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1:25,000 @ A3

0 0.25 0.5 0.75 1km

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation



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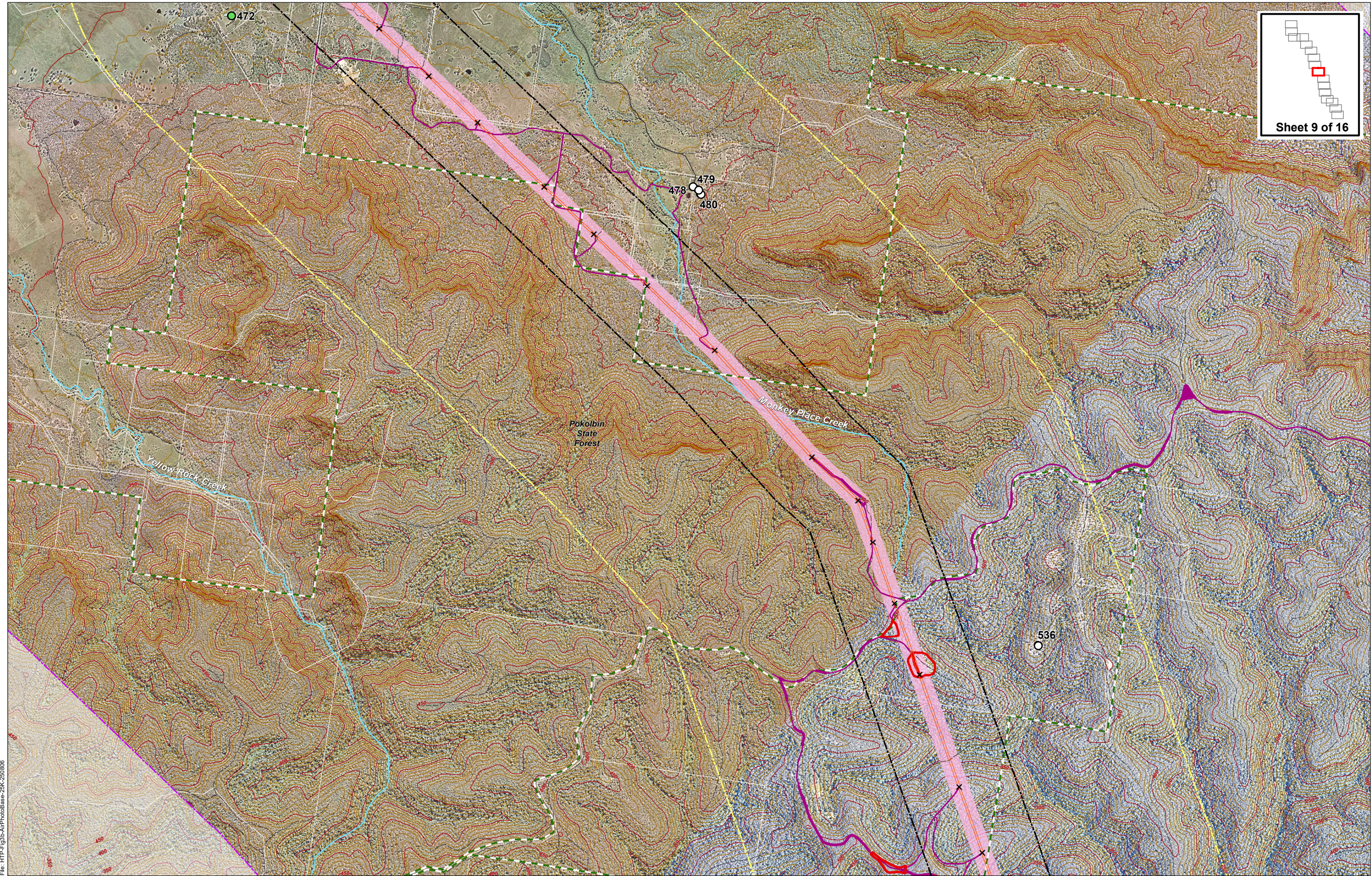
Appendix J: Viewpoint assessment results summary plan



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|---|--|--|
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|---|--|--|

0 0.25 0.5 0.75 1km
1:25,000 @ A3

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation



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Appendix J: Viewpoint assessment results summary plan



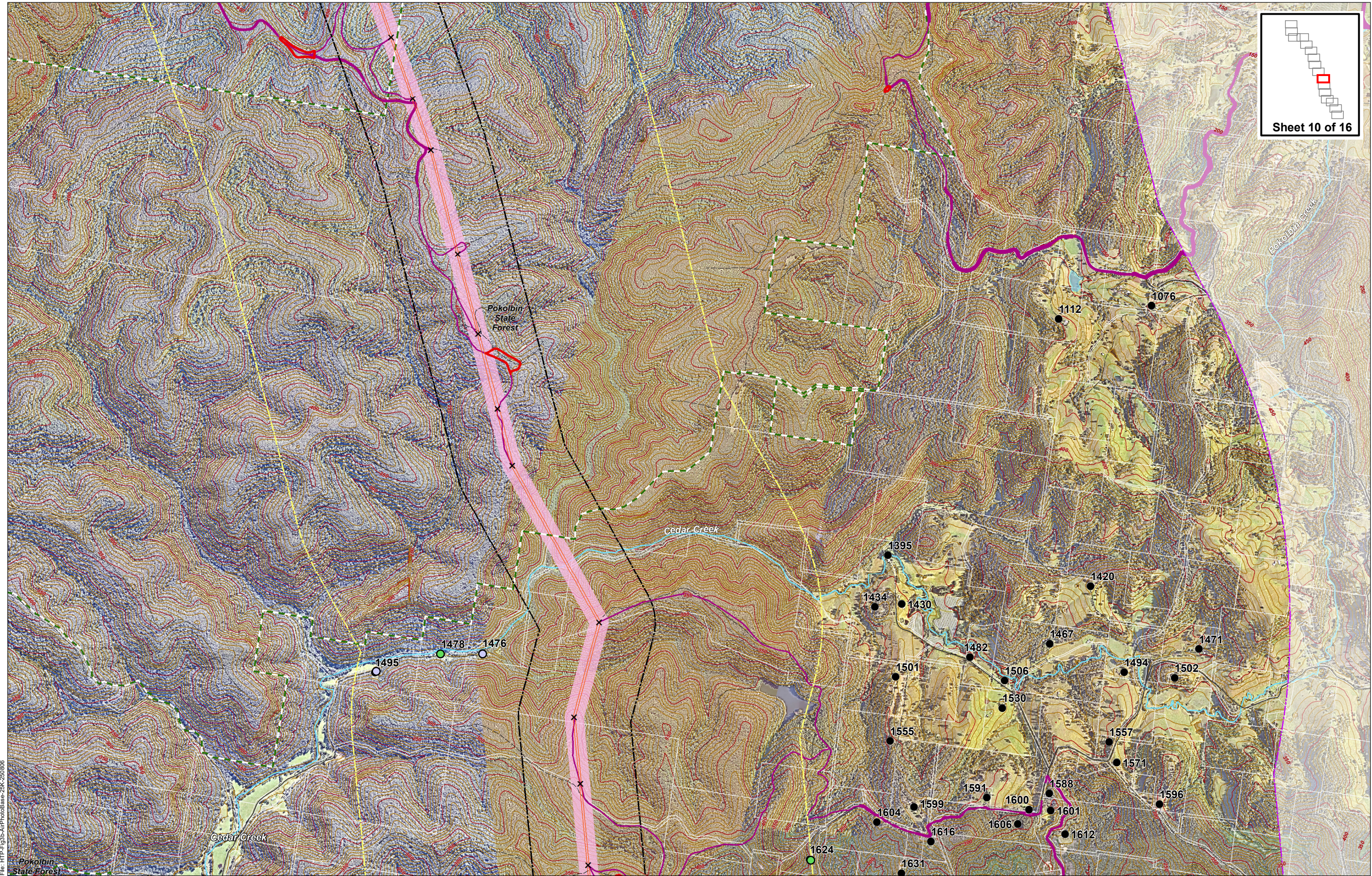
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|---|--|--|
| <ul style="list-style-type: none"> Proposed transmission lines Substation HTP corridor Access track Construction support site Rural setback | Existing transmission lines <ul style="list-style-type: none"> 33kV 132kV 330kV 500kV | <ul style="list-style-type: none"> Receiver outside study area No visual impact Low visual impact Moderate visual impact Non-residential receiver Easement affected dwelling |
|---|--|--|

1:25,000 @ A3

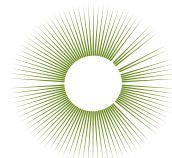
0 0.25 0.5 0.75 1km

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, HowesValley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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File: HTP-Fig3b-AirPhotoBase-25K-250906



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Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

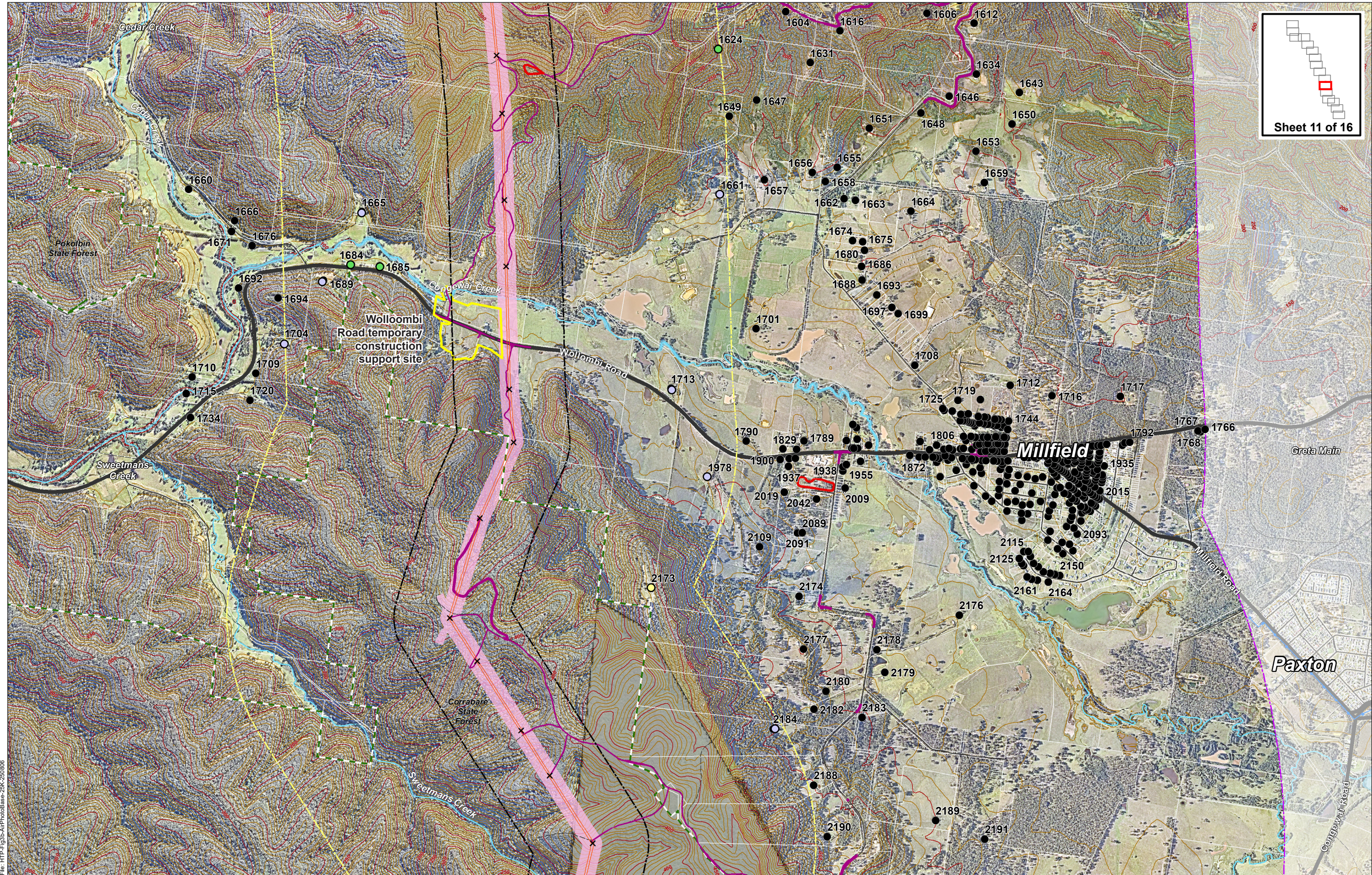


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|---|--|--|
| <ul style="list-style-type: none"> Proposed transmission lines Substation HTP corridor Access track Construction support site Rural setback | Existing transmission lines <ul style="list-style-type: none"> 33kV 132kV 330kV 500kV | <ul style="list-style-type: none"> Receiver outside study area No visual impact Low visual impact Moderate visual impact Non-residential receiver Easement affected dwelling |
|---|--|--|

1:25,000 @ A3
0 0.25 0.5 0.75 1km

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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File: HTP-Fig3b-AirPhotoBase-25K-250000



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Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

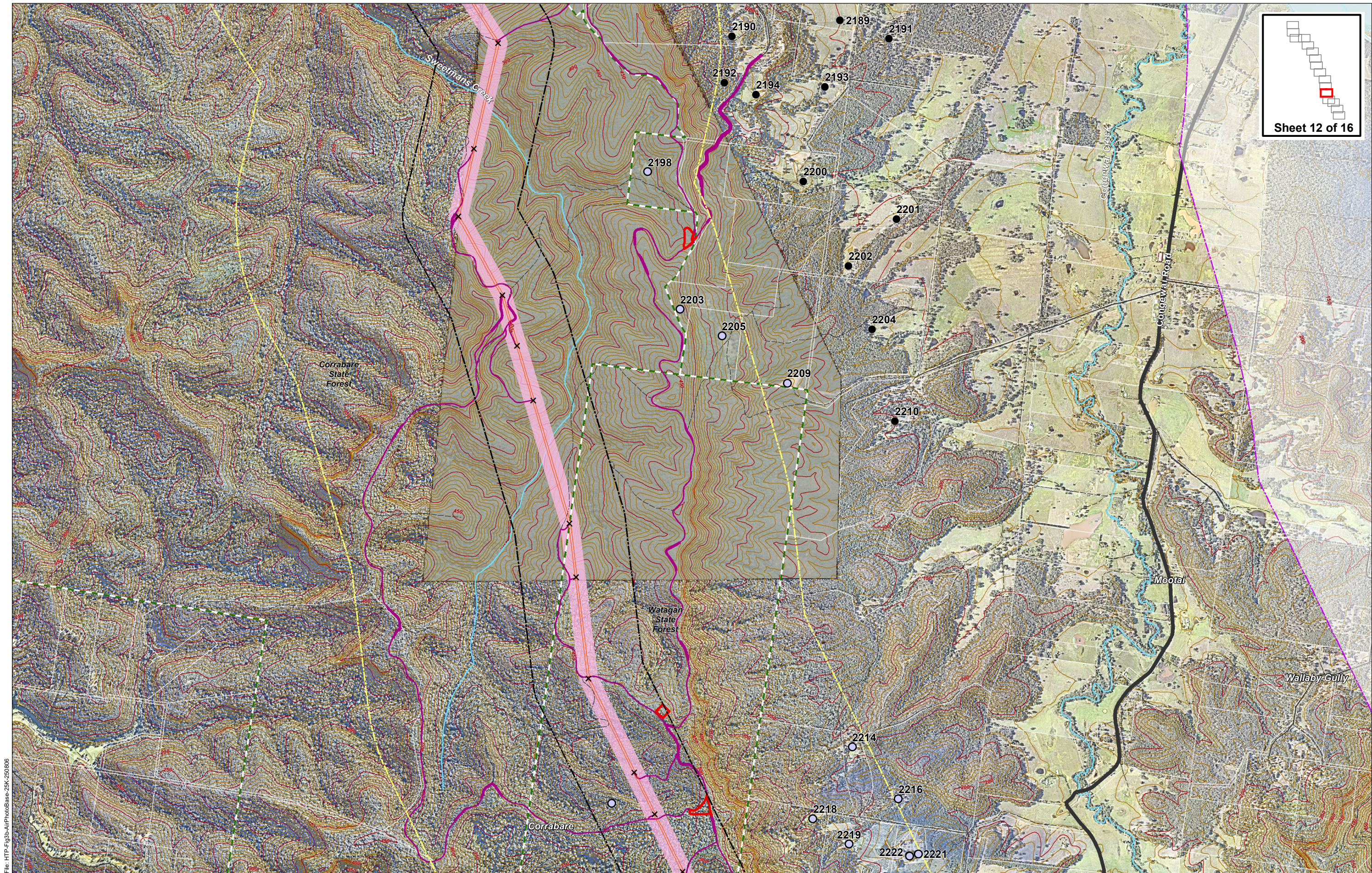


- Proposed transmission lines
 - Substation
 - HTP corridor
 - Access track
 - Construction support site
 - Rural setback
- Existing transmission lines
 - 33kV
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 - 330kV
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 - Non-residential receiver
 - Easement affected dwelling

0 0.25 0.5 0.75 1km
1:25,000 @ A3

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
Existing Transmission Lines © Customer Service NSW 2024
Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camerwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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File: HTP-Fig3b-AirPhotoBase-25K-250006



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Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

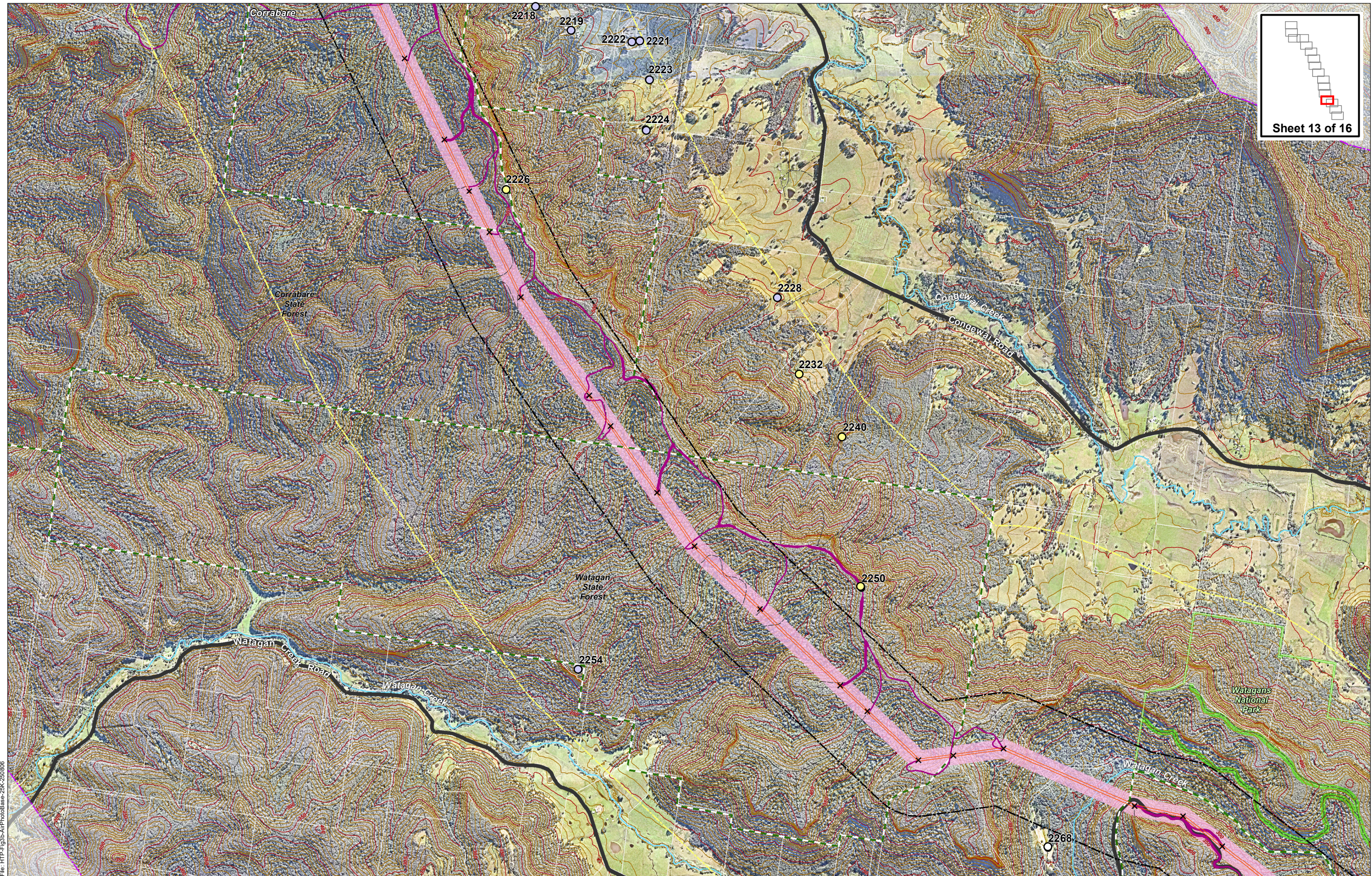


- Proposed transmission lines
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 - Easement affected dwelling

0 0.25 0.5 0.75 1km
1:25,000 @ A3

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
Existing Transmission Lines © Customer Service NSW 2024
Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camerwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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File: HTP-Fig3b-AirPhotoBase-25K-250006



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Landscape and visual impact assessment

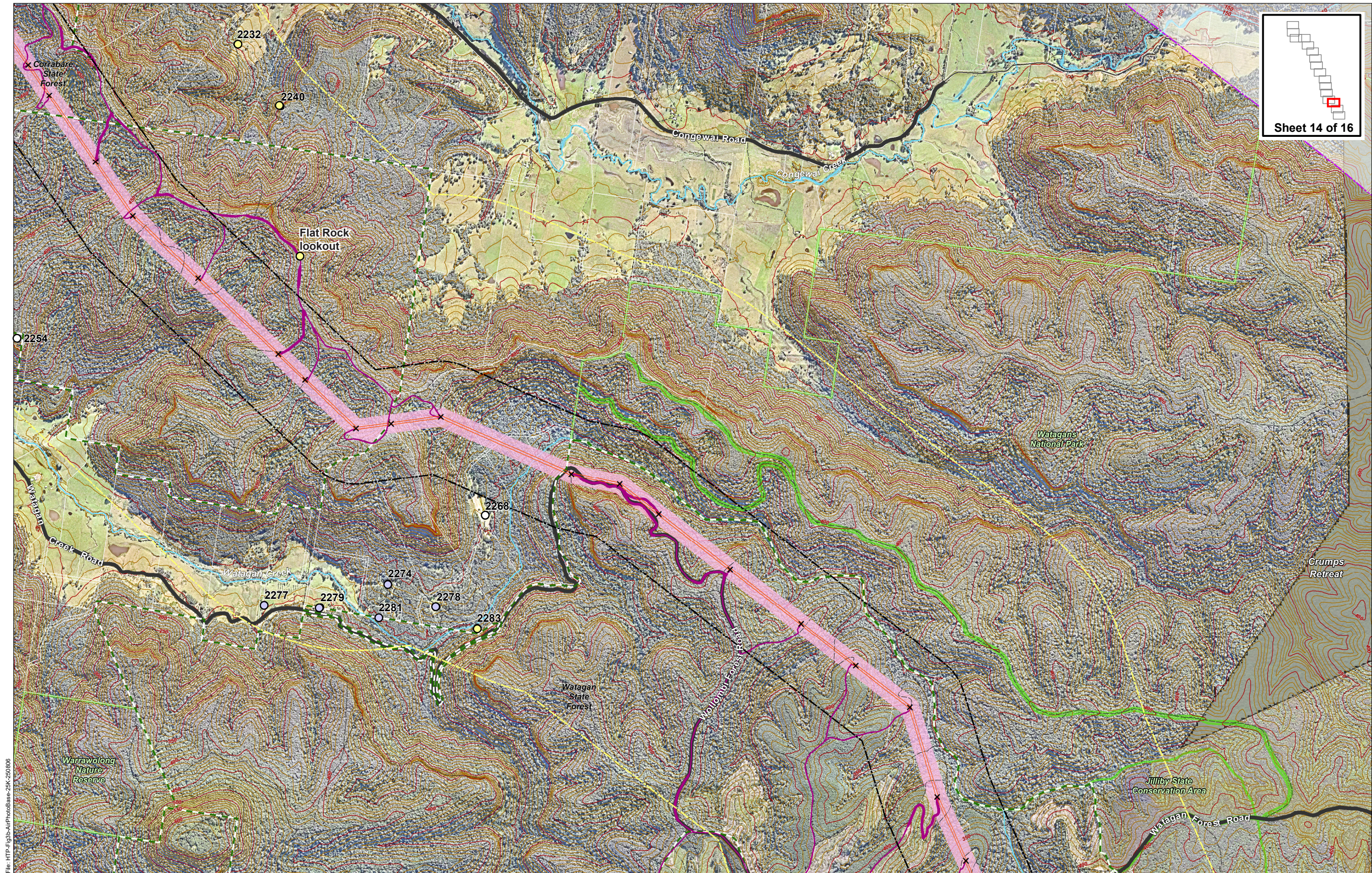
Appendix J: Viewpoint assessment results summary plan



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|---|--|--|
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|---|--|--|

0 0.25 0.5 0.75 1km
1:25,000 @ A3
Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
Existing Transmission Lines © Customer Service NSW 2024
Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, HowesValley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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File: HTP-Fig3b-AirPhotoBase-25K-250906



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Appendix J: Viewpoint assessment results summary plan



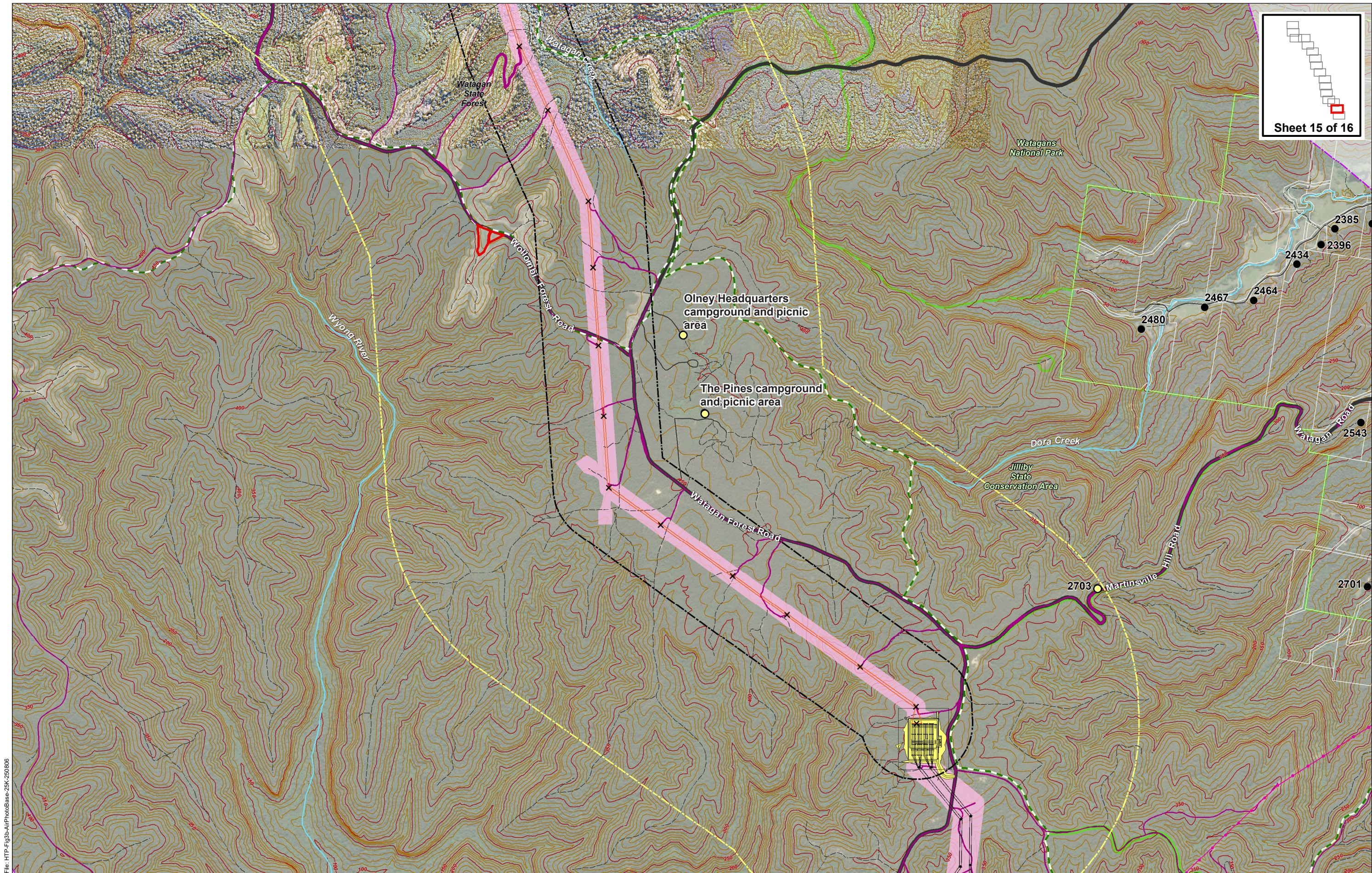
- Proposed transmission lines
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 - Construction support site
 - Rural setback
- Existing transmission lines
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 - Non-residential receiver
 - Easement affected dwelling

1:25,000 @ A3

0 0.25 0.5 0.75 1km

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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File: HTP-Fig3b-AirPhotoBase-25K-250000



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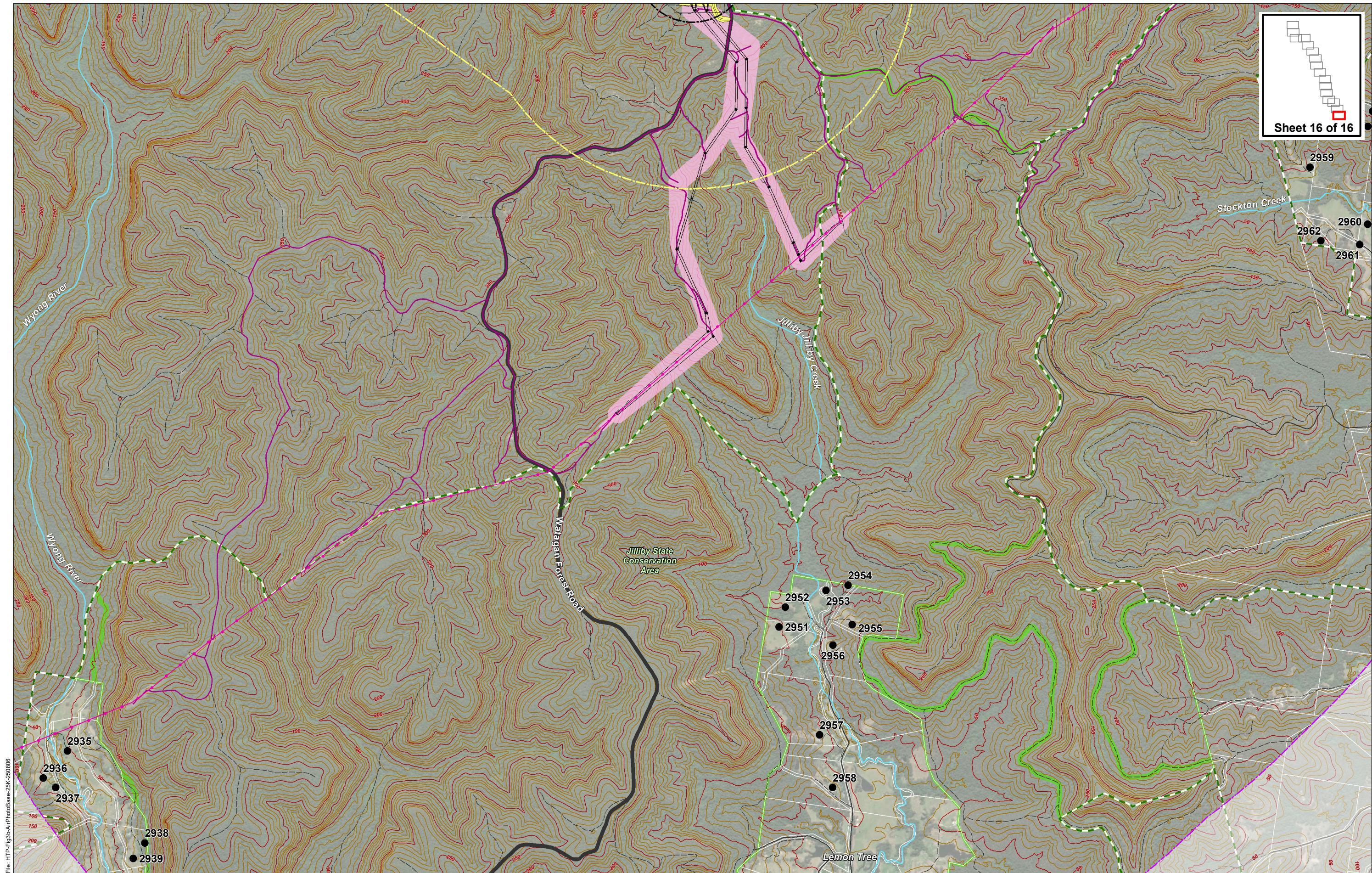
Appendix J: Viewpoint assessment results summary plan



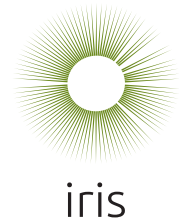
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|---|--|--|
| <ul style="list-style-type: none"> Proposed transmission lines Substation HTP corridor Access track Construction support site Rural setback | Existing transmission lines <ul style="list-style-type: none"> 33kV 132kV 330kV 500kV | <ul style="list-style-type: none"> Receiver outside study area No visual impact Low visual impact Moderate visual impact Non-residential receiver Easement affected dwelling |
|---|--|--|

0 0.25 0.5 0.75 1km
1:25,000 @ A3

Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation



File: HTP-Fig3b-AirPhotoBase-25K-250000



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Landscape and visual impact assessment

Appendix J: Viewpoint assessment results summary plan

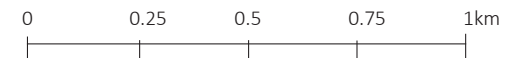


- Proposed transmission lines
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- HTP corridor
- Access track
- Construction support site
- Rural setback

- Existing transmission lines
- 33kV
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- 330kV
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- Non-residential receiver
- Easement affected dwelling

1:25,000 @ A3



Aerial Photo: Nearmap 2025 where available & Maxar 2023 elsewhere
 Proposed Transmission line © Energy Corporation of NSW (EnergyCo) 2024
 Existing Transmission Lines © Customer Service NSW 2024
 Surface analysis: Derived from Forster 1 & 2m resolution LiDAR (Cessnock 2011/2014, Camberwell 2017/2018, Gosford 2014, Howes Valley 2017/2018, Muswellbrook 2017 © Department Finance, Services and Innovation

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Appendix K: Mitigation measures and residual impacts

Summary of residual visual impacts:

No.	Location	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Occupied cells	Magnitude rating	Visual impact rating	Occupied cells (with mitigation)	Magnitude	Impact
2928	16 Long Point Road East, Gouldsville	Moderate	Low	Moderate	22	Moderate	Moderate	0	Nil	No impact
238	609C Hambledon Hill Road, Hambledon Hill	Moderate	Low	Moderate	30	High	Moderate	15	Low	Low
467	368 Cessnock Road, Broke	Moderate	High	High	8	Low	Moderate	4	Very low	Low
2920	887 Putty Road, Mount Thorley	Moderate	Low	Moderate	17	Moderate	Moderate	15	Low	Low

Key:

Distance to project	Measured from dwelling to nearest outer edge of the project transmission line corridor
Viewpoint type	Refer Table 3-9
Viewpoint sensitivity	Refer Table 3-9
Scenic quality	Refer Figure 3-6 and Table 3-11
Overall potential sensitivity	Refer to Table 3-12
Occupied cells	Refer to Table 3-8
Magnitude rating	Refer to Table 3-8
Impact rating	Refer to Table 3-13

HTP ID2928: 16 Long Point Road East, Gouldsville

Photomontage - including indicative transmission structure locations and screening vegetation option (trees shown at 4-5 metres tall)



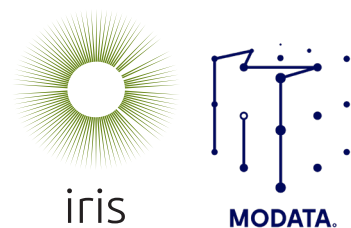
Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment, with mitigation option:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Mitigation opportunity	Occupied cells	Magnitude rating	Residual visual impact rating
334 metres	Primary view from rural dwelling	Moderate	Low	Moderate	A double offset row of trees along fenceline adjacent to existing block of trees. Trees shown at 4-5 metres tall to indicate the screening effect of this vegetation in the short term.	0	Nil	No impact

Viewpoint location plan:



Hunter Transmission Project

Landscape and visual impact assessment

Appendix K: Mitigation opportunities and residual viewpoint assessment

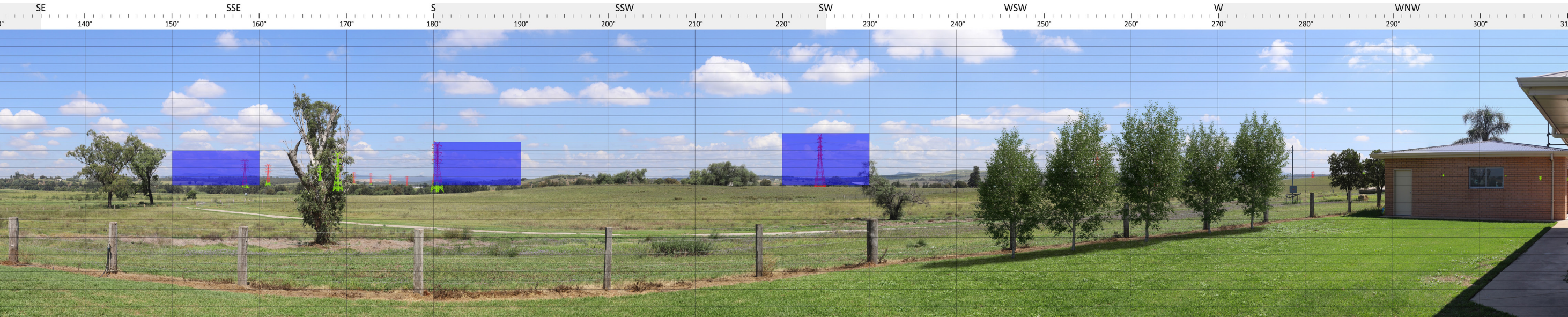


HTP ID238: 609c Hambledon Hill Road, Hambledon Hill

Photomontage - including indicative transmission structure locations and screening vegetation option (trees shown at 2 metres tall)



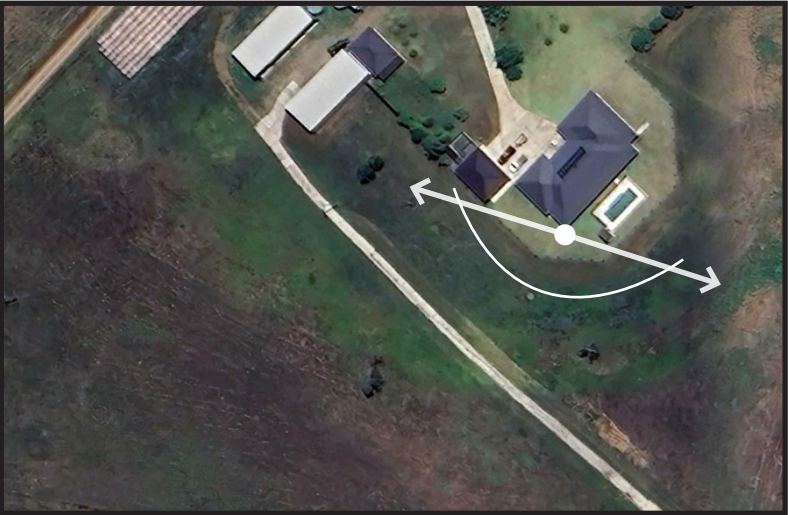
Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment, with mitigation option:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Mitigation opportunity	Occupied cells	Magnitude rating	Residual visual impact rating
334 metres	Primary view from rural dwelling	Moderate	Low	Moderate	A single row of large shrubs / trees along fenceline to the west of the view. Trees shown at 2 metres tall to indicate the screening effect of this vegetation in the short term. This vegetation would not obstruct the distant hills that are located to the south of the view.	15	Low	Low

Viewpoint location plan:



Hunter Transmission Project

Landscape and visual impact assessment



HTP ID467: 368 Cessnock Road, Broke

Photomontage - including indicative transmission structure locations shown

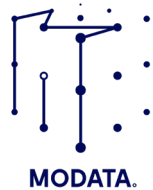


Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Mitigation opportunity	Occupied cells	Magnitude rating	Residual visual impact rating
1080 metres	Primary view from rural dwelling	Moderate	High	High	Trees along the track to the northeast of the dwelling to screen transmission line structures closest to the dwelling. Trees in this location would not obstruct the distant hills that are located to the southeast of the view which are the focal point of the view.	4 (excluding cells highlighted in white)	Very low	Low



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Landscape and visual impact assessment

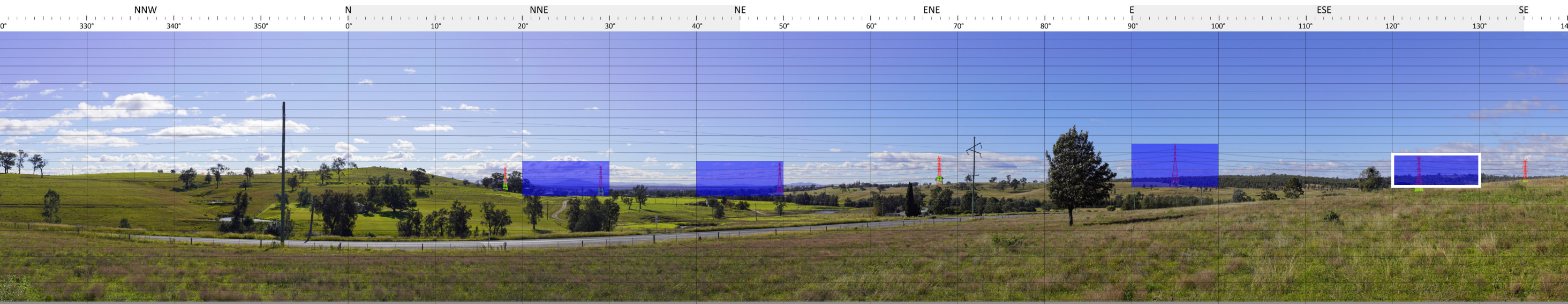


HTP ID2920: 887 Putty Road, Mount Thorley

Photomontage - including indicative transmission structure locations



Photomontage with project in silhouette (red in view, green out of view), magnitude tool overlay and occupied cell count



Detailed viewpoint assessment, with mitigation option:

Distance to project	Viewpoint type	Viewpoint sensitivity	Scenic quality	Visual sensitivity	Mitigation opportunity	Occupied cells	Magnitude rating	Residual visual impact rating
980 metres	Visitor accommodation	Moderate	Low	Moderate	Screening vegetation to the southeast of the dwelling to screen transmission line structures Trees in this location would not obstruct the distant hills that are located to the north to northeast of the view which are the focal point of the view.	15 (excluding cells highlighted in white)	Low	Low

Viewpoint location



Hunter Transmission Project

Landscape and visual impact assessment

Appendix L:

Easement and non-easement affected sensitive receivers

Table 1 List of easement and non-easement affected sensitive receivers within the study area

ID	Folio	Easement affected dwelling
1	2/1095515	Yes
15	127/752468	Yes
26	1/797721	Yes
27	101/1017998	Yes
29	1/797721	Yes
30	300/597726	Yes
34	1002/785197	Yes
35	101/1017998	Yes
38	101/1017998	Yes
45	300/597726	Yes
46	101/1017998	Yes
48	300/597726	Yes
50	745/597317	Yes
52	101/1017998	Yes
56	300/597726	Yes
57	300/597726	Yes
65	104/817010	No
72	1/1217808	No
92	3/3005	No
95	14/3005	No
113	1/70857	Yes
115	1/182139	Yes
118	1/105943	Yes
119	1/66331	Yes
132	2/1270727	No
133	2/1270727	Yes
141	25/755267	Yes
147	25/755267	Yes

ID	Folio	Easement affected dwelling
149	2/1279195	Yes
163	12/732038	No
164	11/732038	No
166	15/732038	No
168	200/777038	No
170	19/621875	No
173	20/621875	No
174	201/777038	Yes
175	201/777038	Yes
206	1/827333	Yes
225	2/749894	Yes
227	1/130264	Yes
229	3/749894	No
232	10/701717	No
238	1/179120	No
251	440/1146461	No
254	2/633933	Yes
255	1B/37572	Yes
256	1B/37572	Yes
257	4B/37572	Yes
258	136/248186	Yes
263	8/861728	Yes
266	1/633933	Yes
268	19/755267	Yes
270	7/861728	Yes
277	5/1051532	No
301	40/1147419	No
309	41/1147419	Yes

ID	Folio	Easement affected dwelling
463	93/705698	No
465	92/705698	No
466	91/705698	No
467	101/628946	No
471	1/876217	No
472	2/876217	No
478	47/755250	Yes
479	63/755250	Yes
480	63/755250	Yes
536	129/755241	Yes
1476	38/755241	Yes
1478	32/755241	No
1495	31/755241	No
1624	1204/1030154	No
1661	1/174902	No
1665	141/755241	No
1679	1/174902	No
1684	16/755241	No
1685	15/755241	No
1689	144/755219	No
1704	30/860873	No
1713	104/755225	No
1978	25/1215260	No
2037	159/755225	No
2184	4/1005267	No
2198	151/755219	No
2203	174/755225	No
2205	119/755225	No

ID	Folio	Easement affected dwelling
2214	101/1288012	No
2218	48/755216	No
2219	2/755216	No
2221	112/1038578	No
2222	111/1038578	No
2223	114/1277247	No
2224	115/1277247	No
2228	1/1050465	No
2254	393/831936	No
2268	283/700414	Yes
2274	2701/867148	No
2277	14/755216	No
2278	2712/879933	No
2279	52/726296	No
2283	2711/879933	No
2918	1/130275	No
2919	2B/37572	Yes
2920	40/1147419	No
2921	1/997228	Yes
2922	26/881846	Yes
2923	23/862013	No
2924	410/875652	No
2925	3/749894	No
2926	3/749894	No
2928	62/755267	No
2929	62/755268	No
2930	62/755269	No
2931	62/755270	No
2932	62/755271	No



Hunter Transmission Project

Landscape and visual impact assessment

Appendix L: Easement and non-easement affected sensitive receivers