

2.32 Viewpoint 11 BOWOOD ROAD VISUAL MONTAGE

Visual Montage

View 11 – This view located on the Bowood Road facing north-west and is representative of the outlook from the street and from the front of private properties. The proposed site sits in the mid section of the image along the horizon. The trees running along Bowood Road in the foreground and scattered trees towards the boundary of the site provide some screening over

the development. The backdrop of vegetation along the horizon also lessens the impact of the proposed site.

While the view is open and expansive, the lack of variation in the landscape and natural features do not make it particularly remarkable or unique. The assessment of this view is of a moderate-low value impact.*

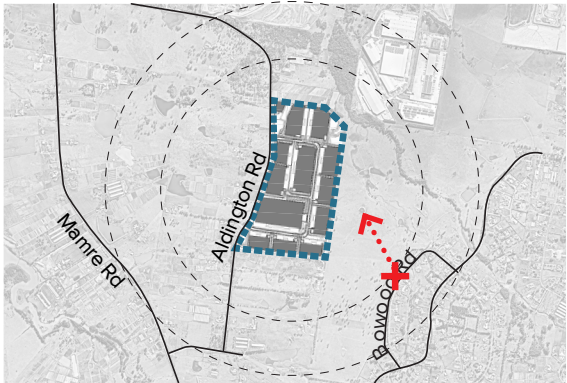
**Note that the below perspective does*

not include the proposed landscape to 200 Aldington Road. During the time of documentation of this report, only Stage 1 of the masterplan had been detailed with landscape treatments.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken
- Co-ordinates : 33 51 5S 150 48 39E

Key Plan



2.33 Viewpoint 12 BOWOOD ROAD NORTH EXISTING SITE

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken
- Co-ordinates : 33 50 58S 150 48 46E

Key Plan



2.34Viewpoint 12 BOWOOD ROAD NORTH VISUAL MONTAGE

Existing Site

View 12 – This view located on the Bowood Road facing north-west and is representative of the outlook from the street and from the front of private properties. The proposed site is located along the horizon line. This view is broken up by existing midground vegetation.

Similarly to View 11, this view is open and expansive and contains few notable

features. This is further diminished by the electrical pylon tower in the mid-ground. The assessment of the impact of the proposal in this view is of a moderate-low value.*

**Note that the below perspective does not include the proposed landscape to 200 Aldington Road. During the time of documentation of this report, only Stage 1 of the masterplan had been detailed with landscape treatments.*

Legend

- Site Boundary
 - Visual Impact Viewpoint Locations
 - Direction of photo taken
- Co-ordinates : 33 50 58S 150 48 46E

Key Plan



2.35 Overall Sensitivity and Magnitude Assessment Table & Summary

Viewpoint Assessment Summary

Visual Sensitivity
The site is surrounded by agricultural and horticultural land uses. As noted above, these agricultural properties comprise of low-level farming uses with large sheds/ structures and horticultural amenities. As a result, the landscape has been largely modified from its original state. The local proximity of the Oakdale Industrial Estate introduces a character precedent. Also as noted above, some of the viewpoints are backdropped by remnant open forest.

In review of these character points the existing area of the proposal is generally considered to be a landscape of low sensitivity as per the Landscape Character and Visual Impact Rating Matrix.

Magnitude
The visual magnitude depends on the scale and contrast of the proposal and its visual integration of form, line, shape, pattern, colour and texture. Viewer access also influences the visual

magnitude.

The public view to proposed works will be limited to local roads around the perimeter of the site. Within most circumstances only portions of the site at varying magnitudes will be seen due to existing vegetative screening.

The proposed works would also be viewed from residential lots along Bowood Drive (Capitol Hill). A wider view shed over the site will be accessed from these viewpoints. However, in most circumstances the site is partially screened by existing vegetation. Also, the pylon lines in the middle ground diminish from the quality and value of this view, as well as the scale of the proposal.

In review of the points the overall magnitude of the project is considered moderate to low.

VIEWPOINT	LOCATION	SENSITIVITY TO CHANGE	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT
Viewpoint 1	Aldington Rd, South	Low	Low	Low
Viewpoint 2	Aldington Rd, South	Low	Low	Low
Viewpoint 3	Aldington Rd, South	Low	Low	Low
Viewpoint 4	Aldington Rd,	Low	Moderate	Moderate-low
Viewpoint 5	Aldington Rd, North	Low	Moderate to Low	Moderate-low
Viewpoint 6	Aldington Rd, North	Low	Moderate	Moderate-low
Viewpoint 7	Aldington Rd, North	Low	Low	Low
Viewpoint 8	Aldington Rd, North	Low	Low	Low
Viewpoint 9	N/A	N/A	N/A	N/A
Viewpoint 10	Bowood Rd, South	Low	Moderate	Moderate-low
Viewpoint 11	Bowood Rd	Low	Moderate	Moderate-low
Viewpoint 12	Bowood Rd	Low	Moderate	Moderate-low

3.0 Mitigation and Recommendation Measures



3.1 Mitigation and Recommendation Measures

As noted above, the montaged images have not included the proposed landscape works. Also noted above, much of the existing vegetation in the surrounding landscape is largely representative of the Cumberland Plain Woodlands or River-Flat Eucalyptus Forests. It is a recommendation of this report that where plausible the proposed landscape species for 200 Aldington Road be taken from these flora palettes. A plant palette that uses local indigenous species will add several qualities and benefits such as:

- 1. The proposed landscape of indigenous species will assist in blending the proposal with its vegetative backdrop as well as capture the local character of place;
- 2. Indigenous planting onsite will add to the ecological value of the proposal by adding to existing vegetative corridors in place for wildlife to move;
- 3. Indigenous plant species will likely be lower in maintenance requirements.

Another consideration with the landscape design is to plant internally along the perimeter of the boundary where possible with small trees and large shrubs. Not being visible from a distance, chain wire fencing should be used to allow for the internal planting to screen buildings.

3.2 Conclusion

In review of the local landscape setting and a visual analysis of the site, this assessment found that the visual sensitivity of the existing landscape was generally of low sensitivity. While the magnitude of the proposed site was generally regarded to be of moderate to low impact as per the Landscape Character and Visual Impact Rating Matrix. These values were ascertained after the analytical undertakings of the site's context, its existing zoning, and land use, as well as consideration of viewsheds over the proposal, and comparative scale to existing structures and infrastructure. Lastly, it has been recommended that with the use of local species planting, the visual impact of the proposal can be lessened further.

ARCADIA