

1.7.3 Local Landscape Setting

Land Use Analysis

The land use across and surrounding the site consists predominantly of agricultural and horticultural land uses. These agricultural properties comprise of low level farming with sheds, outbuildings and horticultural amenities.

Rural residential use occupy a small percentage of the site. To the west of the site sits a low level density residential zoning. For this reason, viewpoints along Bowwood Road have been selected to aid visual assessment from this perspective of 200 Aldington Street.

An existing industrial depot is located north east of the proposed site. These include the following: 1. the Oakdale Central Industrial Estate (SSD 6078), 2. Oakdale South (SSD6917), 3. Proposed site of Oakdale West (SSD7448) which will eventually be located north to this proposal.



Land Use Analysis

Legend

- Irrigated Horticulture
- Rural Residential and Peri urban lots
- Research Services Facilities
- Intensive Animal Husbandry
- Grazing modified pastures
- Manufacturing and Industrial



2.0 Visual Impact Assessment



2.1 Visual Assessment Viewpoints

Viewpoint Assessment

This section outlines the impacts of the project from the following viewpoint. The following 12 locations have been used to take viewpoints over the proposed 200 Aldington Rd estate. The co-ordinates for these locations are identified in the table below.

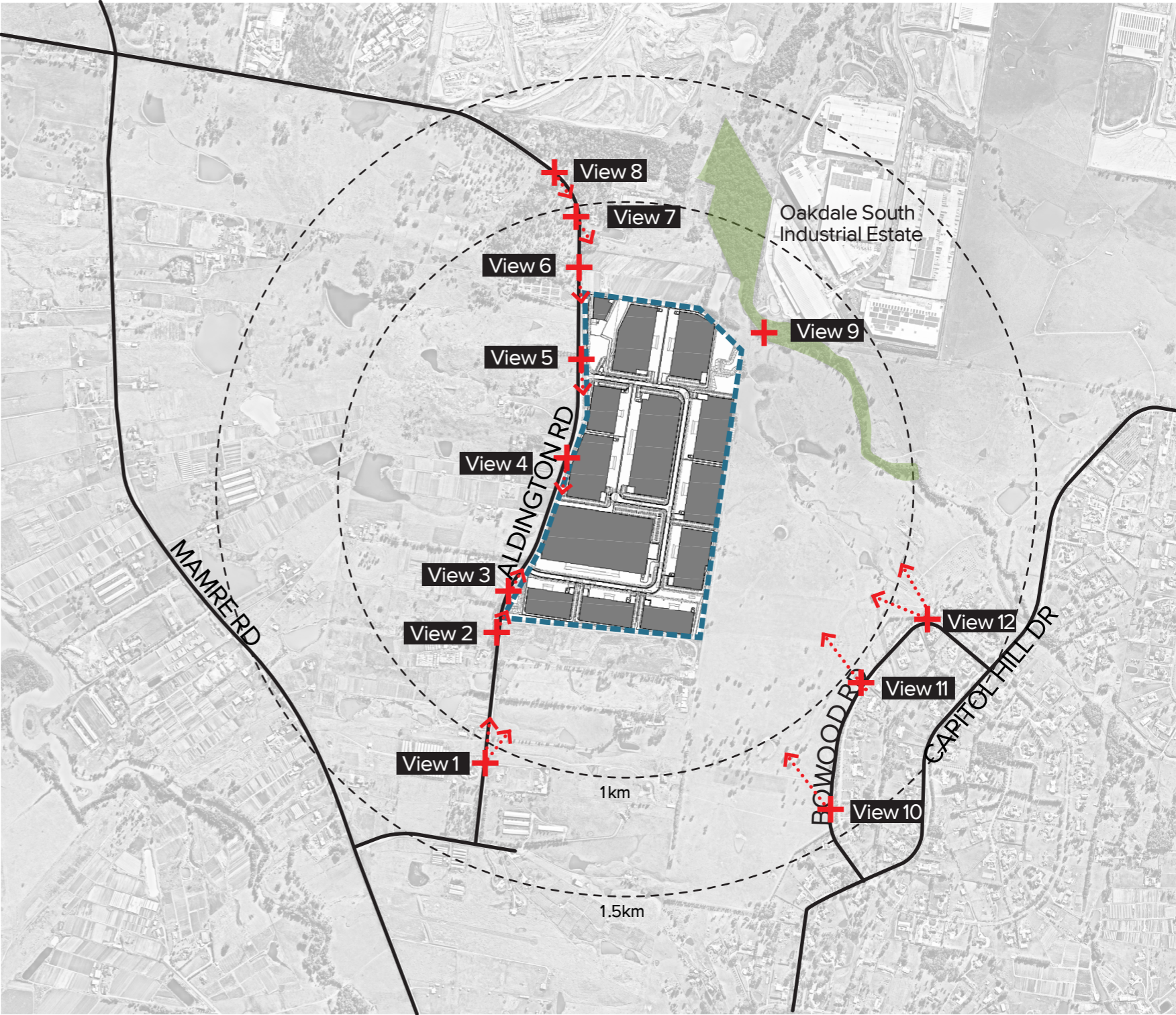
APPROACHING VIEW-POINT NO.	LOCATION	NORTHINGS	EASTINGS
Viewpoint 1	Aldington Rd, South	33 51 7S	150 47 44 E
Viewpoint 2	Aldington Rd, South	33 51 0 S	150 47 46 E
Viewpoint 3	Aldington Rd, South	33 50 59S	150 47 46 E
Viewpoint 4	Aldington Rd, South	33 50 42 S	150 47 55 E
Viewpoint 5	Aldington Rd, North	33 50 30 S	150 47 60 E
Viewpoint 6	Aldington Rd, North	33 50 19 S	150 47 57 E
Viewpoint 7	Aldington Rd, North	33 50 10S	150 47 56 E
Viewpoint 8	Aldington Rd, North	33 50 7S	150 47 54 E
Viewpoint 9	Access not available *		
Viewpoint 10	Bowood Rd, South	33 51 20S	150 48 33 E
Viewpoint 11	Bowood Rd	33 51 5S	150 48 39 E
Viewpoint 12	Bowood Rd, North	33 50 58S	150 48 39 E

* Viewpoint 9 -The north eastern view has not been included in this assessment as the existing warehouse, apart of the Oakdale South Industrial Estate blocks any view of the proposed site due to its mass. The warehouse is also fully gated and security fenced which prevents access behind the estate. Additionally, there is a dense ecological buffer screening the visibility from behind the industrial estate to the proposed site.



Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken



2.2 Visual Sensitivity and Magnitude

Sensitivity

The visual sensitivity is based on how sensitive the character of the setting is to the proposed change.

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 proceeding viewpoints will be accessed individually and provided a rating as per the Landscape Character and Visual Impact Rating Matrix.

		Magnitude					
		High	High to Moderate	Moderate	Moderate to low	Low	Negligible
Sensitivity	High	High Impact	High Impact	Moderate-high	Moderate-high	Moderate	Negligible
	High to Moderate	High Impact	Moderate-high	Moderate-high	Moderate	Moderate	Negligible
	Moderate	Moderate-high	Moderate-high	Moderate	Moderate	Moderate-Low	Negligible
	Moderate to low	Moderate-high	Moderate	Moderate	Moderate-Low	Moderate-Low	Negligible
	Low	Moderate	Moderate	Moderate-Low	Moderate-Low	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Table 1: Landscape Character and Visual Impact Rating Matrix.

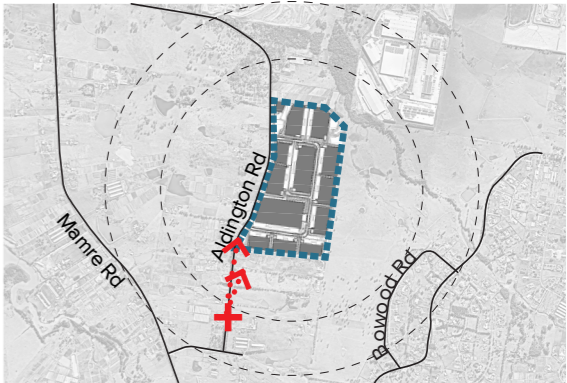
2.3 Viewpoint 1 ALDINGTON ROAD EXISTING SITE

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken
- Co-ordinates : 33 51 7S 150 47 44E

Key Plan



2.4 Viewpoint 1 ALDINGTON ROAD VISUAL MONTAGE

Visual Montage

Viewpoint 01- This view facing north along Aldington Road represents an outlook of a public receiver traveling in a vehicle. The view of the proposed development sits approximately in the middle left hand portion of the image, just below the horizon line.

The cluster of existing trees in the foreground and middle ground largely

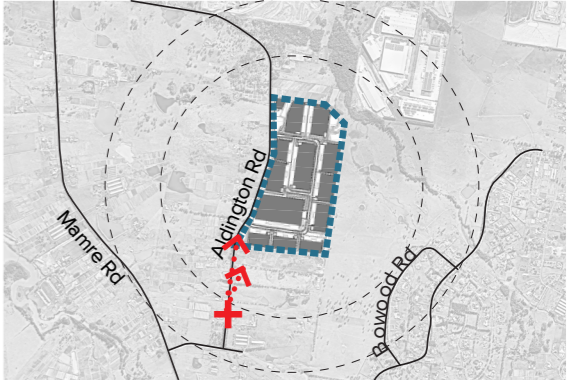
screen the proposal and a low impact value has been assigned.*

**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 7S 150 47 44E

Key Plan



2.5 Viewpoint 2 ALDINGTON ROAD EXISTING SITE

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken
- Co-ordinates : 33 510S 150 47 46E

Key Plan



2.6 Viewpoint 2 ALDINGTON ROAD VISUAL MONTAGE

1 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken
- Co-ordinates : 33 510S 150 47 46E

Key Plan

