

APPENDIX 8 DWELLING ANALYSIS AT ADDITIONAL PROPERTY 'R11'

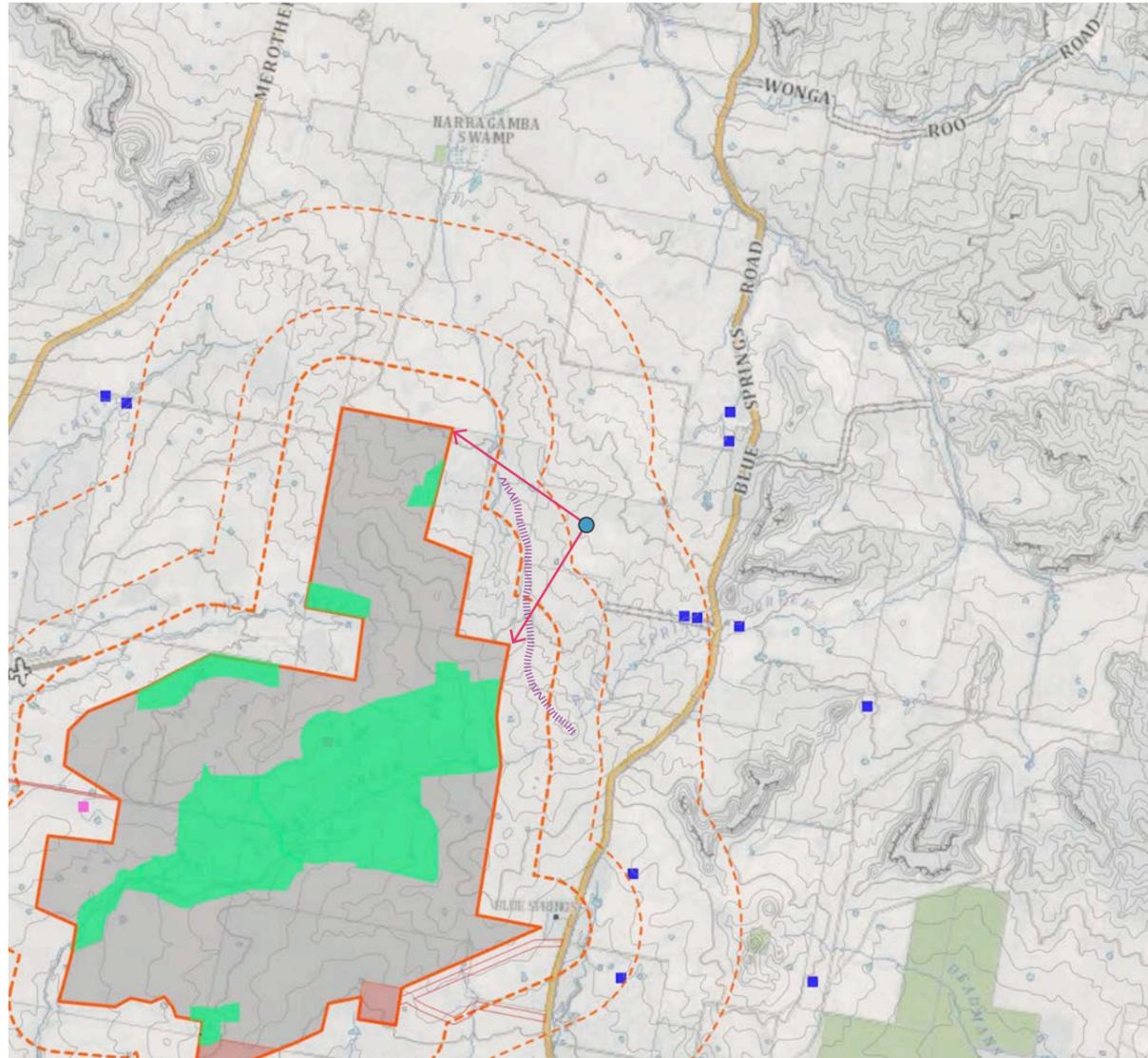
Dwelling Assessment | 86 Rissler Road, Stubbo

86 Rissler Road	
Distance to nearest panel:	1.21 km
Land Use:	Rural Dwelling
Visual Sensitivity:	High
Visual Effect:	Nil
Visual Impact Rating:	Nil
Visual Impact Rating (With Mitigation):	Nil

Assessment Notes:

86 Rissler Road is located to the north east of the Proposed Solar Farm. At its nearest point, the Project is 1.21 km to the in a generally west direction from the dwelling.

In accordance with the Study Method in the LVIA prepared by Moir LA the Visual Sensitivity is considered High due to the land use (Rural Dwelling) and close proximity to the Project. The project will not be visible from this dwelling due to topography to the west (see Viewpoint 01).



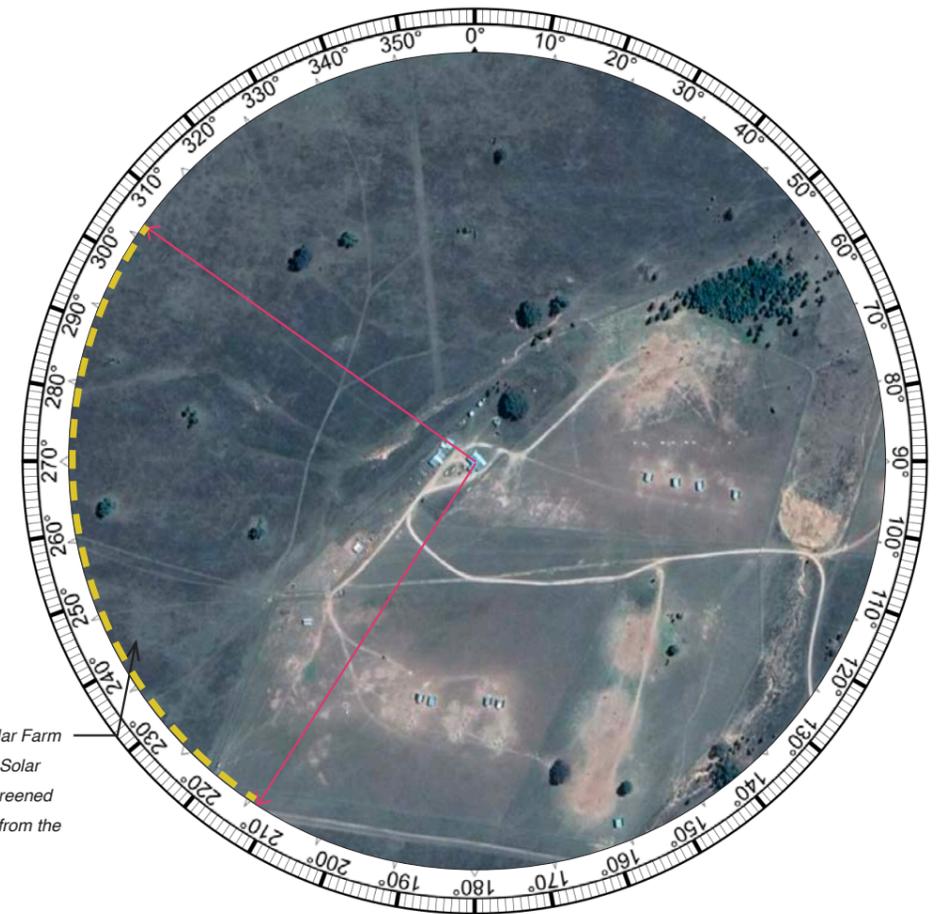
LEGEND

- Dwelling within 2000 m of Solar Farm
- Development footprint
- Extent of Solar Panels visible from dwelling
- ⋯ Indicative ridgeline



Viewpoint 01 - Existing Dwelling at 86 Rissler Road, Stubbo

Extent of the Project. Note screened by topography in foreground.



Direction of Solar Farm
Note: Views to Solar
Farm will be screened
by topography from the
dwelling.

Source: Google Earth (Imagery Date: 14.09.2018)