

Figure 34. Viewpoint 3 - Baseline Photo & Photomontage



Figure 34: Viewpoint 3 - Baseline Photo



Figure 34: Photomontage Year 0



Figure 34: Photomontage Year 15

Figure 34: Viewpoint 3 - Ramous Way, Bidwill - Close to Public Footpath Looking North East (Photomontaged)

8.4 Viewpoint 4

Viewing Location

Daniels Road – Looking North

GPS

33°43'33.54" S, 150°49'51.31" E

Elevation

65.2m

Date and Time

3rd October 2017 – 11.25am

Weather conditions

Scattered cloud with clear visibility

Baseline Photo & Photomontage Figure

Figure 35

Visual Description

Approx. Viewing Distance from Site Boundary

140m

View description and prominence of the development

This view has been taken from the end of residential dwellings on Daniels Road. The existing view is of open grassland with scattered native trees. The backdrop being the development site. Densely wooded areas are seen to the east and west with an increase in elevational rise.

This view is approximately representational of the following properties:

23 – 25 Pine Crescent, Bidwell

1 – 15 Amelia Way, Bidwell

63 – 101 Stockholm Ave, Hassle Grove

The development would be clearly visible at this location with residential properties having either direct or oblique views. Screen planting is proposed along the southern boundary which will help to filter views following maturity.

Visual Sensitivity

Residents are likely to hold the view in high value and there are many north facing residential properties with unobstructed direct views to the development site. The sensitivity for receivers near this location is considered to be **high**.

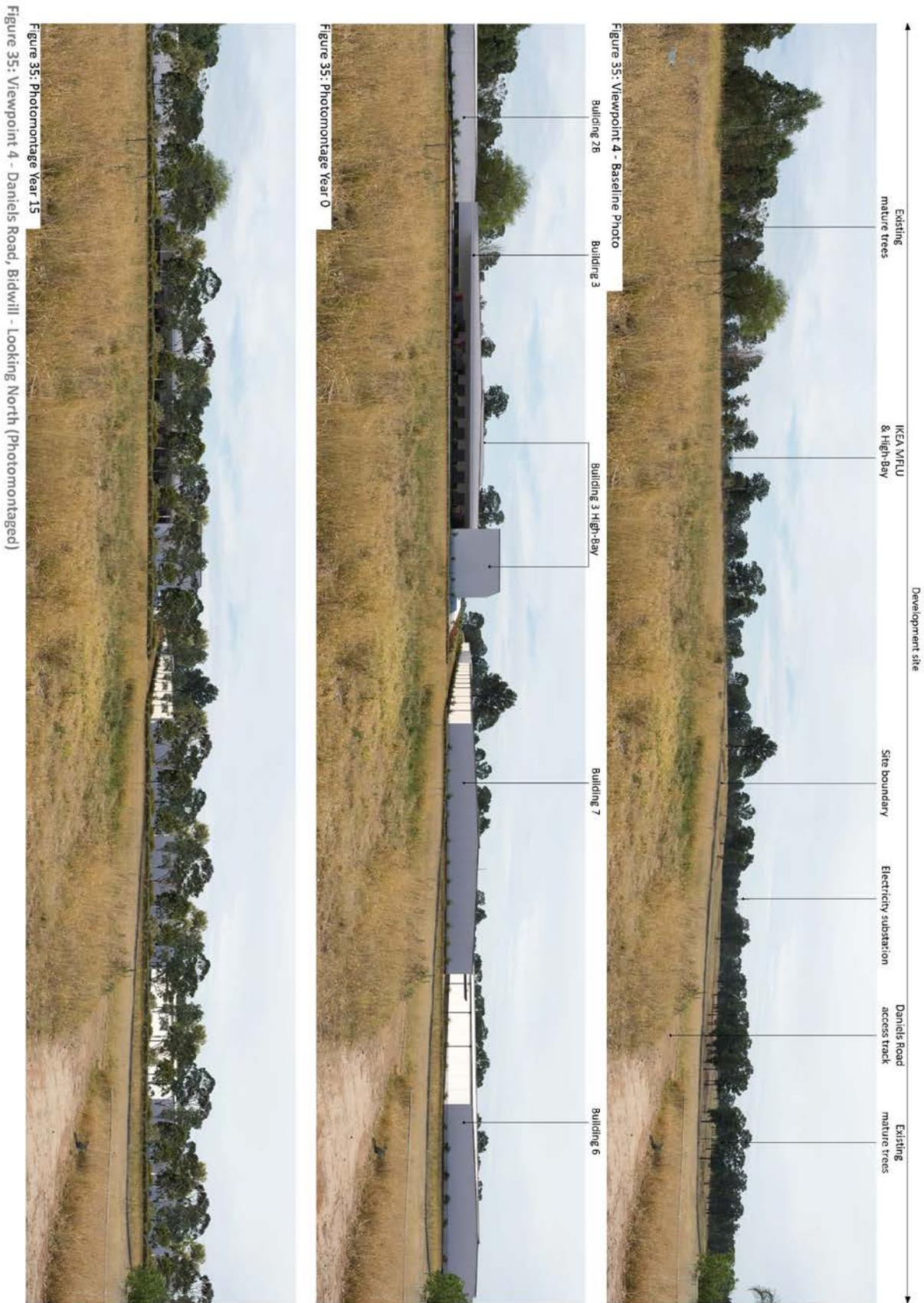
Magnitude of Change

The magnitude of change for this receptor is considered to be **very high**. The view is at close range and the proposed development will be a new prominent feature in the landscape.

Significance of Visual Impact

The significance of the visual impact for properties with a similar view as represented at this viewpoint are judged to be **major**. Following the construction of the proposed M9 link, the significance of visual impact for these receptors will require reassessment. The M9 would be subject to a full LVIA and cumulative impacts would be assessed.

Figure 35. Viewpoint 4 - Baseline Photo & Photomontage



8.5 Viewpoint 5

Viewing Location

Lowles Park – Looking North-West

GPS

33°43'38.14" S, 150°49'59.29" E

Elevation

51.7m

Date and Time

3rd October 2017 – 12.23pm

Weather conditions

Light cloud with clear visibility

Baseline Photo & Photomontage Figure

36

Visual Description

Approx. Viewing Distance from Site Boundary

277m

View description & prominence of the development

This view has been taken from the Lowles Park situated within the road circuit of Stockholm Avenue and Dermont St

The Park is used as a place for dog walking and recreation, it includes a small amount of playground equipment. The elevation changes approximately from 57m in the south to 47m to the north.

The existing baseline view contains many residential dwellings which surround the park. Scattered trees exist in the northern part of the park. The development site can be seen over the top of residential housing to the north.

Visual Sensitivity

Due to the activities that are expected to take place in the park, the visual receivers that use it would be considered to have **medium** sensitivity.

Magnitude of Change

The magnitude of change for the receptors using the park is considered to be **medium**. The development will form a new recognisable element in views to the north, however it will be screened partially by existing and new planting. Due to the elevation change and the existence of residential properties, some locations within the reserve will be more open to views of the development than others.

Significance of Visual Impact

The significance of the visual impact from Lowles Park is considered **moderate/minor**.

Figure 36. Viewpoint 5 - Baseline Photo & Photomontage

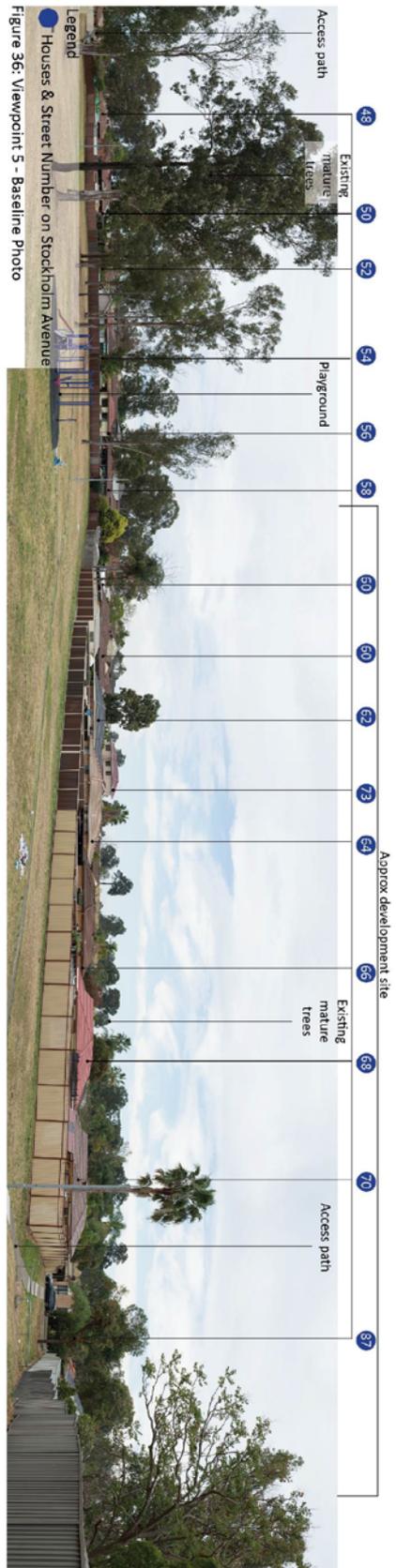


Figure 36: Viewpoint 5 - Baseline Photo



Figure 36: Photomontage Year 0



Figure 36: Photomontage Year 15

Figure 36: Viewpoint 5 - Hassall Grove Park Reserve - Looking North - West (Photomontaged)

8.6 Viewpoint 6

Viewing Location	Stockholm Avenue West, Hassle Grove – Looking North
GPS	33°43'36.24" S, 150°49'53.96" E
Elevation	57.3m
Date and Time	3rd October 2017 – 12.23pm
Weather conditions	Light cloud with clear visibility
Baseline Photo Figure*	Figure 37

Visual Description

Approx. Viewing Distance from Site Boundary 215m

View description & prominence of the development This view has been taken from Stockholm Avenue adjacent to property no. 61

This viewpoint represents a view that would be experienced by some residential housing in the north-west aspect of Stockholm Ave

The existing baseline view contains residential properties set higher than street level. The development site is visible through a corridor between No's 69 and 71 and scattered trees are present. Warehouse buildings 7 and 6 would be most prominent with the upper parts seen over the top of property No's 69 and 71.

Visual Sensitivity

The sensitivity for receivers near this location is considered to be **high**. It is within the residential estate and some properties may have direct views from windows while others will experience views from the street.

Magnitude of Change

The magnitude of change for receivers at this location is considered to be **medium**. The proposed development will form a new and recognisable element within the view. Landscape proposals will help to screen the development and this is expected to be most effective at year 15.

Significance of Visual Impact

The significance of the visual impacts at this location are judged to be **moderate**.

*This viewpoint was not selected for photomontage due to photomontages being completed for VP4, VP5, VP7, VP8 and VP10. These represent similar expected views of the development.

Figure 37. Viewpoint 6 - Baseline Photograph



Figure 37: Viewpoint 6 - Stockholm Avenue West, Hassall Grove - Looking North

8.7 Viewpoint 7

Viewing Location	Trent Place, Hassel Grove – Looking North-West
GPS	33°43'41.69" S, 150°49'56.61" E
Elevation	57.6m
Date and Time	3rd October 2017 – 12.33pm
Weather conditions	Light cloud with clear visibility
Baseline Photo & Photomontage Figure	38

Visual Description

Approx. Viewing Distance from Site Boundary	370m
View description & prominence of the development	<p>This view has been taken from Trent Place in front of property no 9. No 9 is a two-storey building with windows that face the development site.</p> <p>This location represents a view that would be experienced by some residential housing along Trent Place</p> <p>The existing baseline view contains residential properties general set higher than street level. The development site is visible through gaps in existing tree foliage and over the top of residential housing on Stockholm Avenue. Warehouse buildings 7 and 6 would be most prominent with the upper parts seen over the top of property No's 19, 24 and 22.</p>

Visual Sensitivity

The sensitivity for receivers near this location is considered to be **high**. It is within the residential estate and some properties may have direct views from windows at ground and first floor level, while others will experience views from the street.

Magnitude of Change

The magnitude of change for receivers at this location is considered to be **medium**. The proposed development will form a new and recognisable element within the view. Existing mature trees within Lowles Park combined with proposed landscape mitigation for the development, will help to screen warehousing. This is expected to be most effective at year 15.

Significance of Visual Impact

The significance of the visual impacts at this location are judged to be **moderate**.

Figure 38. Viewpoint 7 - Baseline Photo & Photomontage



Figure 38: Viewpoint 7 - Trent Place, Hassall Grove - Looking North-West (Photomontaged)

8.8 Viewpoint 8

Viewing Location Trudy Place, Hassel Grove – Looking North-West

GPS 33°43'39.93" S, 150°49'59.80" E
 Elevation 52.1m
 Date and Time 3rd October 2017 – 12.14pm
 Weather conditions Scattered cloud with clear visibility
 Baseline Photo & Photomontage Figure 39

Visual Description

Approx. Viewing Distance from Site Boundary 295m

View description & prominence of the development

This view has been taken from Trudy Place, a cul-de-sac extending from Dermont Street.

The existing baseline view contains a mixture of single and two-storey residential dwellings. Scattered trees are present within the streetscape and private dwellings. The development site can clearly be seen between property No's 6 and 4, with views of the grassland and tree line beyond. Building 3 and the high-bay will be clearly seen to ground level. Buildings 6 and 7 will be visible above residential dwellings.

Visual Sensitivity

The sensitivity for receivers near this location is considered to be **high**. It is within the residential estate and some properties may have direct views from windows at ground and first floor level, while others will experience views from the street.

Magnitude of Change

The magnitude of change for receivers at this location is considered to be **medium**. The proposed development will form a new and recognisable element within the view. Proposed landscape mitigation for the development, will help to screen warehousing and blend into the surrounding tree line. This is expected to be most effective at year 15.

Significance of Visual Impact

The significance of the visual impacts at this location are judged to be **moderate**.

Figure 39. Viewpoint 8 - Baseline Photo & Photomontage



8.9 Viewpoint 9

Viewing Location	Amelia Way, Bidwell – Looking North
GPS	33°43'37.41" S, 150°49'49.63" E
Elevation	61.9m
Date and Time	3rd October 2017 – 11.39am
Weather conditions	Scattered cloud with clear visibility
Baseline Photo Figure*	Figure 40

Visual Description

Approx. Viewing Distance from Site Boundary	280m
View description and prominence of the development	<p>This view has been taken from Amelia Way, Bidwell adjacent to No. 25.</p> <p>The existing baseline view contains a mixture of single and two-storey residential dwellings. Scattered trees are present within the streetscape and private dwellings. The development is situated beyond property no. 13 and to the north. Conclusions drawn from the Drone photography taken within the site, (refer to section 2.6) would suggest that the high-bay located on the southern end of building 3 would be visible above property number 13.</p>

Visual Sensitivity

The sensitivity for receivers near this location is considered to be **high**. It is within the residential estate and some properties may have direct views from windows at ground and first floor level, while others will experience views from the street.

Magnitude of Change

The magnitude of change for receivers at this location is considered to be **low**. The proposed development will form a minor constituent of the view, this would be expected to be partially visible at year 15. Proposed landscape mitigation for the development, will help to screen the high-bay into the baseline view.

Significance of Visual Impact

The significance of the visual impacts at this location are judged to be **moderate/minor**.

*This viewpoint was not selected for photomontage as the development would not be extensively seen within the view.