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Appendix A
Visual Impact Assessment - Large format Images

STATE SIGNIFICANT DEVELOPMENT APPLICATION
NOS.4-5, 6-7 AND 8, BUCHAN AVENUE, EDMONDSON PARK 2174

MARCH 2026



Camera positions map with proposed DA site in magenta

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VIEWPOINT 01



Site Image

P01-3,4,5 IMG_1079 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P01-3,4,5 IMG_1079 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P01-3,4,5 IMG_1079 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 02



Site Image

P02-4 IMG_1096 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P02-4 IMG_1096 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P02-4 IMG_1096 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 03



Site Image

P03-3,4,5 IMG_1123 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P03-3,4,5 IMG_1123 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P03-3,4,5 IMG_1123 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 04



Site Image

P04-3,4,5 IMG_1134 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P04-3,4,5 IMG_1134 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P04-3,4,5 IMG_1134 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 05



Site Image

P09-3,4,5 IMG_1262 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P09-3,4,5 IMG_1262 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P09-3,4,5 IMG_1262 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 06



Site Image

P10-3,4,5 IMG_1291 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P10-3,4,5 IMG_1291 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P10-3,4,5 IMG_1291 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 07



Site Image

P11-3,4,5 IMG_1303 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P11-3,4,5 IMG_1303 c1.jpg



Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P11-3,4,5 IMG_1303 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 08



Site Image

P12-3,4,5 IMG_1318 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P12-3,4,5 IMG_1318 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P12-3,4,5 IMG_1318 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 09



Site Image

P13-3,4,5 IMG_1338 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P13-3,4,5 IMG_1338 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P13-3,4,5 IMG_1338 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 10



Site Image

P14-5 IMG_1365 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P14-5 IMG_1365 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P14-5 IMG_1365 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 11



Site Image

P15-3,4 IMG_1376 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P15-3,4 IMG_1376 c1.jpg

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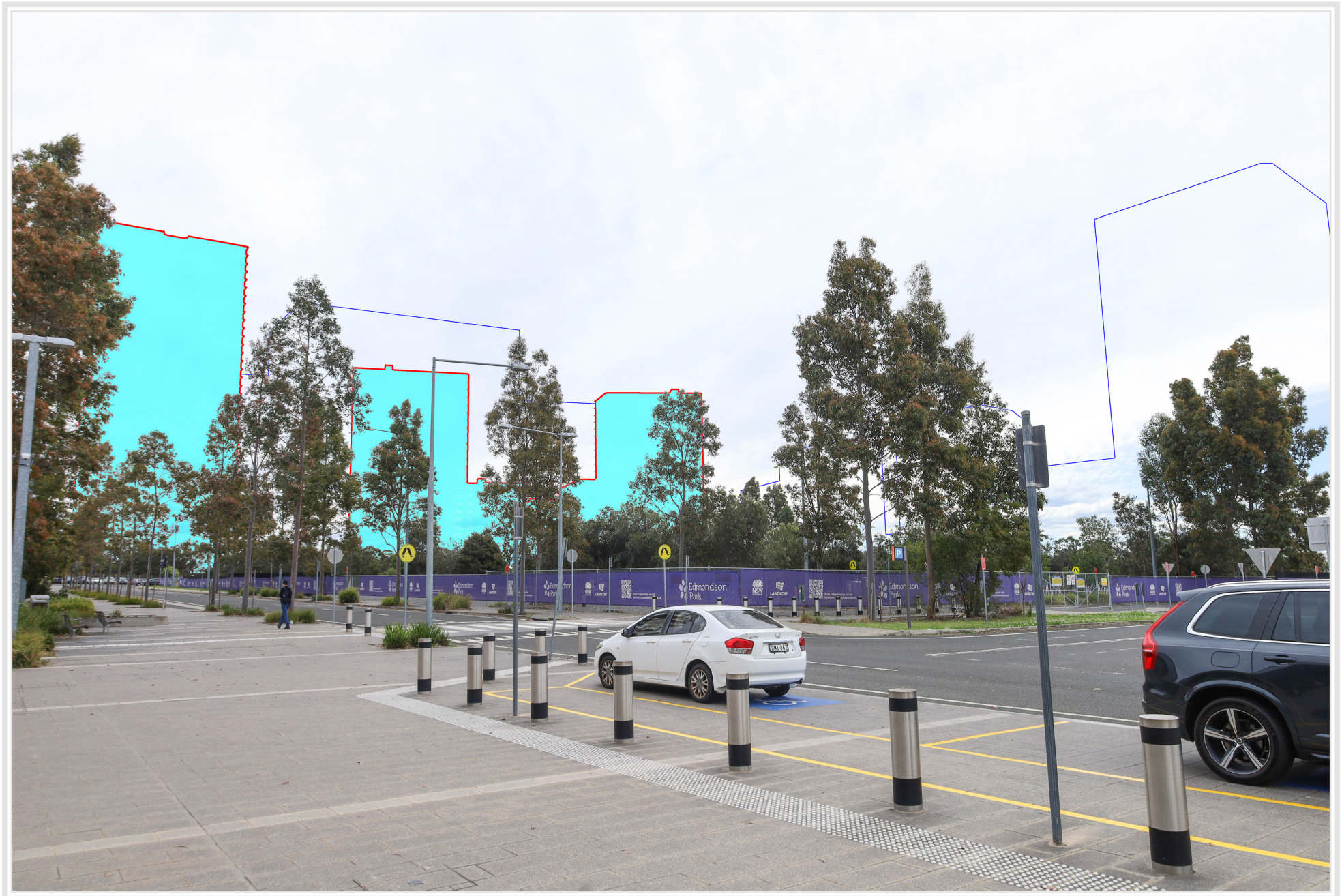

Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P15-3,4 IMG_1376 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 12



Site Image

P16-3,4 IMG_1418 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P16-3,4 IMG_1418 c1.jpg



Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P16-3,4 IMG_1418 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 13



Site Image

P17-3,4 IMG_1442 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P17-3,4 IMG_1442 c1.jpg

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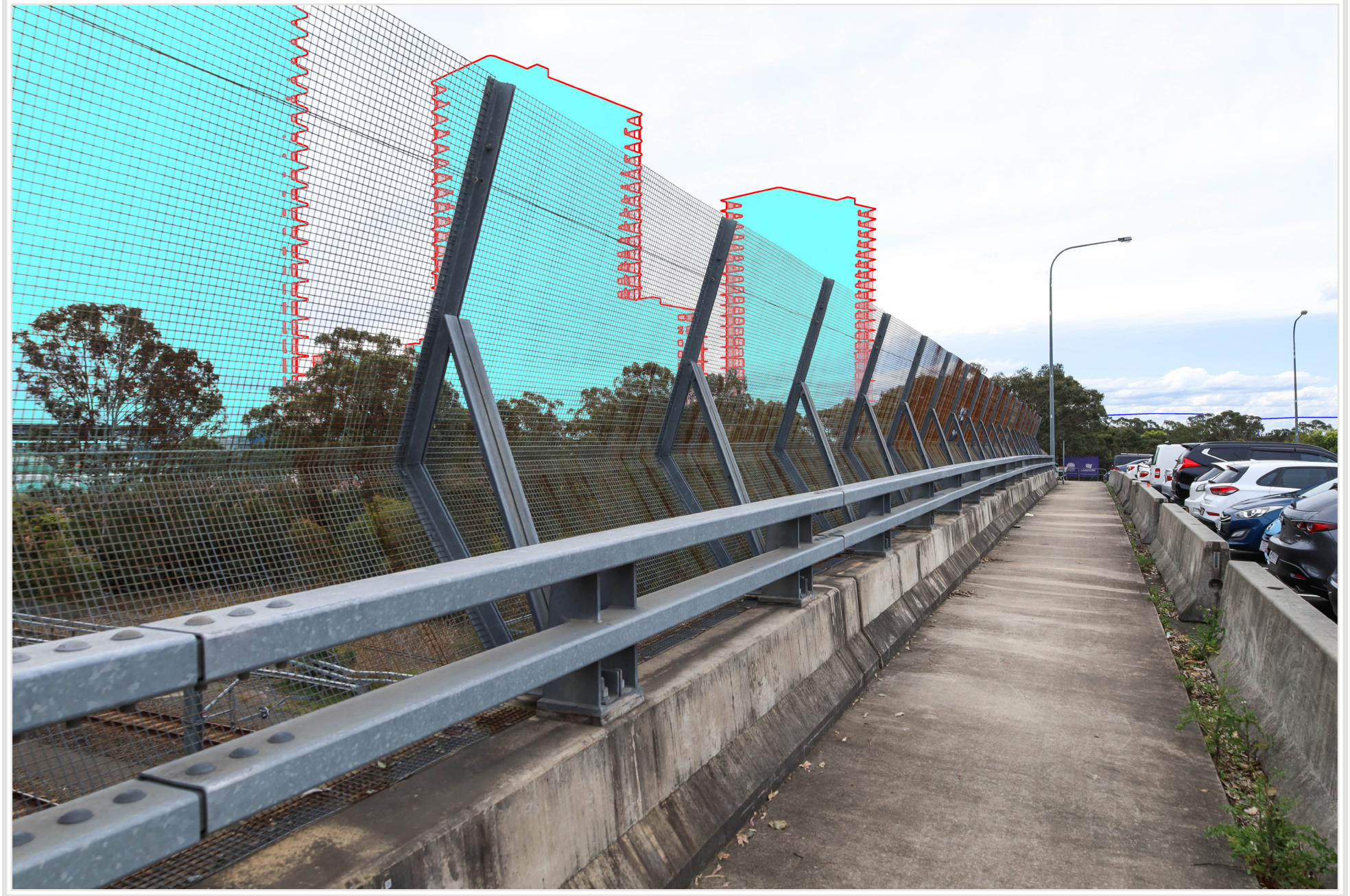

Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P17-3,4 IMG_1442 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 14



Site Image

P18-3,4 IMG_1455 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P18-3,4 IMG_1455 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P18-3,4 IMG_1455 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 15



Site Image

P19-3,4,5 IMG_1481 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P19-3,4,5 IMG_1481 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P19-3,4,5 IMG_1481 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 16



Site Image

P20-4 IMG_1508 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P20-4 IMG_1508 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P20-4 IMG_1508 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 17



Site Image

P21-3,4 IMG_1537 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P21-3,4 IMG_1537 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P21-3,4 IMG_1537 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 18



Site Image

P22-3,4,5 IMG_1554 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P22-3,4,5 IMG_1554 c1.jpg



Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P22-3,4,5 IMG_1554 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 19



Site Image

P23-3,4 IMG_1575 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P23-3,4 IMG_1575 c1.jpg



Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P23-3,4 IMG_1575 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 20



Site Image

P24-3,4,5 IMG_1592 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P24-3,4,5 IMG_1592 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P24-3,4,5 IMG_1592 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 21



Site Image

P25-3,4,5 IMG_1602 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P25-3,4,5 IMG_1602 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P25-3,4,5 IMG_1602 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 22



Site Image

P26-3,4,5 IMG_1611 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P26-3,4,5 IMG_1611 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P26-3,4,5 IMG_1611 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 23



Site Image

P27-3,4,5 IMG_1621 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P27-3,4,5 IMG_1621 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P27-3,4,5 IMG_1621 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 24



Site Image

P28-3,4,5 IMG_1649 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P28-3,4,5 IMG_1649 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P28-3,4,5 IMG_1649 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 25



Site Image

P29-3,4,5 IMG_1671 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

P29-3,4,5 IMG_1671 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

P29-3,4,5 IMG_1671 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

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VIEWPOINT 26



Site Image

B01 IMG_8972 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

B01 IMG_8972 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

B01 IMG_8972 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

VIEWPOINT 27



Site Image

C02 IMG_9017 a.jpg



Photomontage of Proposal and Concept Plan Mod 5 buildings in transparent envelope

C02 IMG_9017 c1.jpg

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Visual impact in cyan with red outline, Concept Plan Mod 5 in blue outline

C02 IMG_9017 d1.jpg



Photomontage in orange frame, nested in panorama for natural field of view.

Appendix C: Wireframe / Point cloud alignment

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Viewpoint 01

P01-3,4,5 IMG_1079 b.jpg



Viewpoint 02

P02-4 IMG_1096 b.jpg

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Viewpoint 03

P03-3,4,5 IMG_1123 b.jpg



Viewpoint 04

P04-3,4,5 IMG_1134 b.jpg

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Viewpoint 05

P09-3,4,5 IMG_1262 b.jpg



Viewpoint 06

P10-3,4,5 IMG_1291 b.jpg

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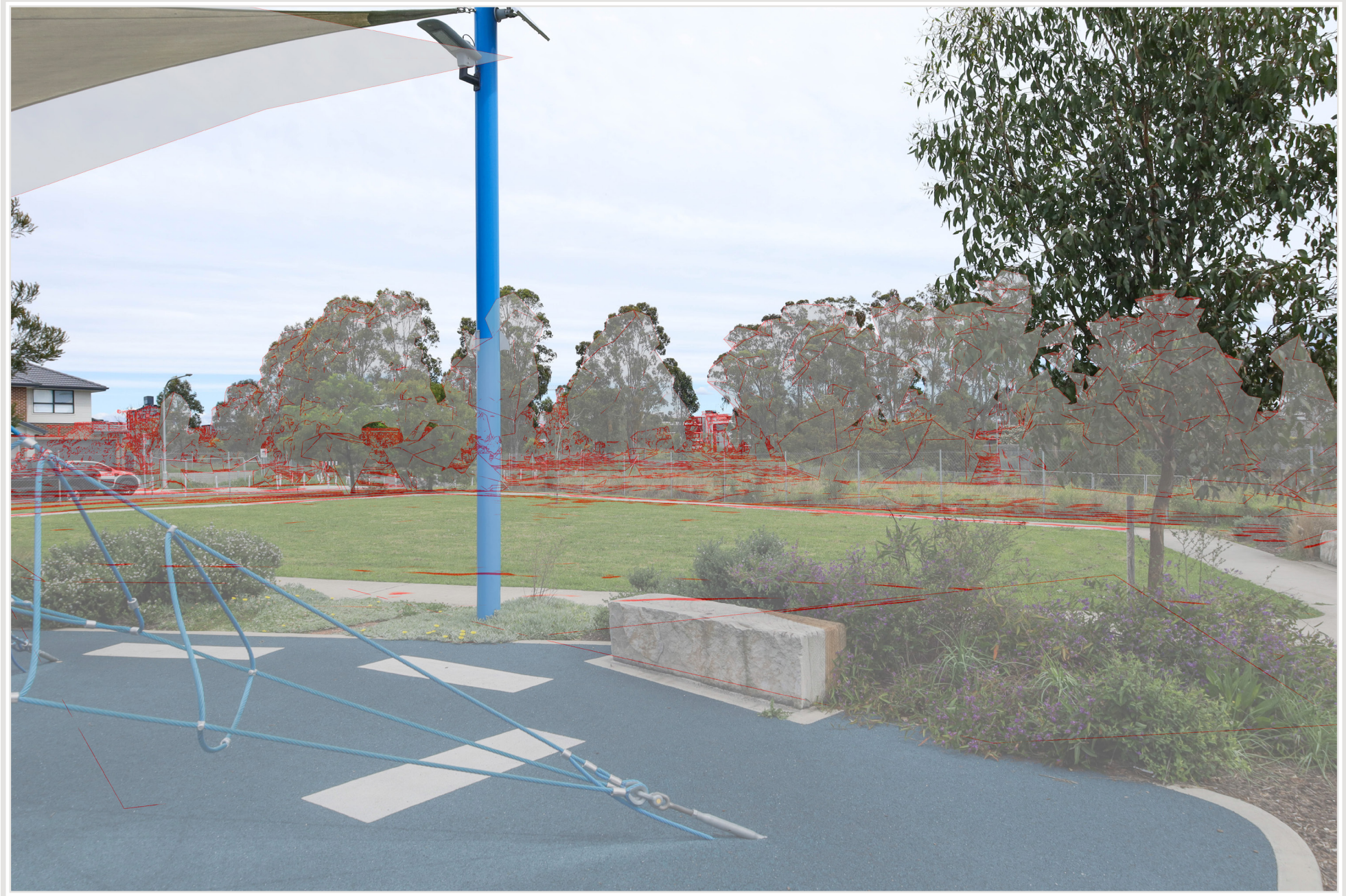

Viewpoint 07

P11-3,4,5 IMG_1303 b.jpg



Viewpoint 08

P12-3,4,5 IMG_1318 b.jpg

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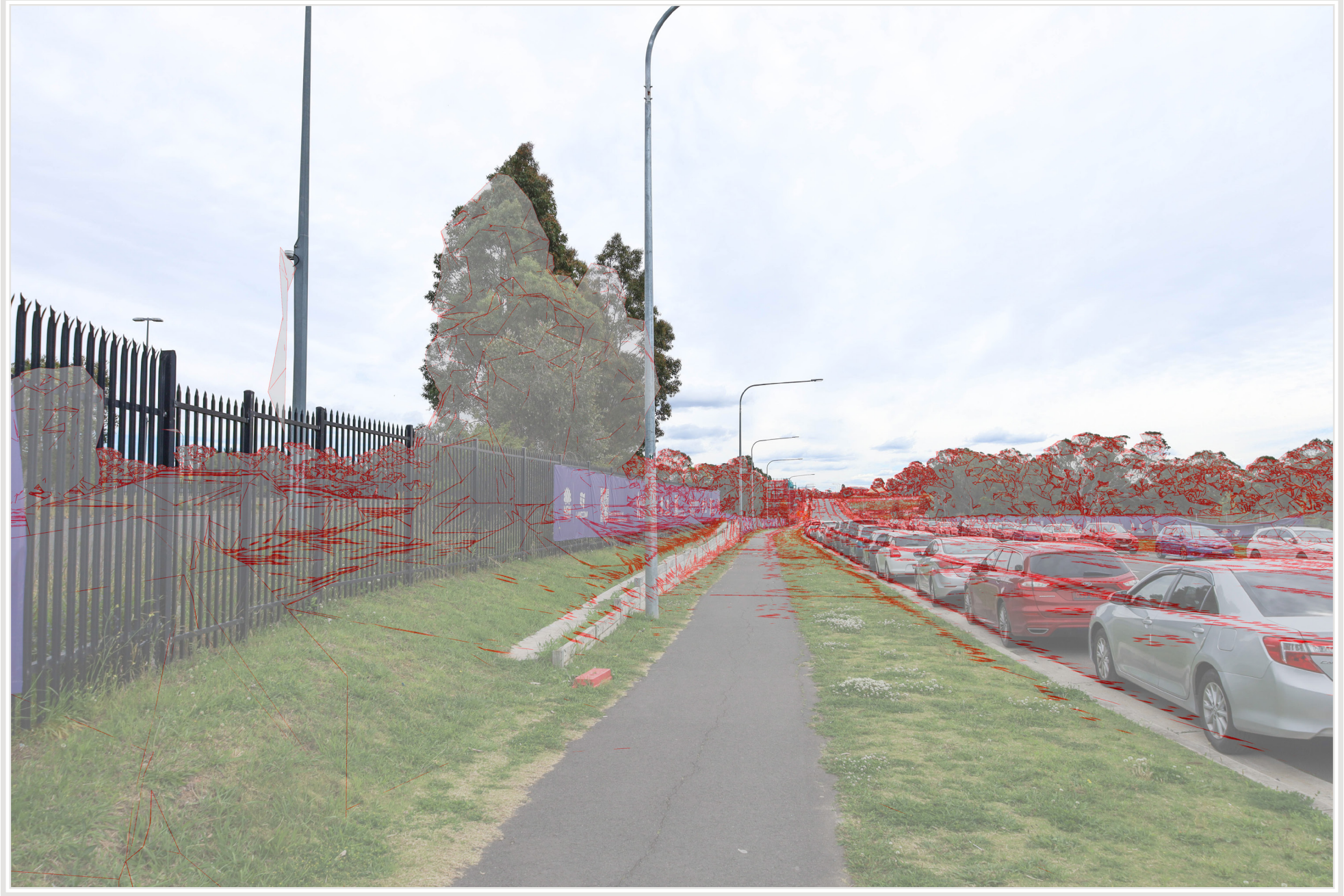
Viewpoint 09

P13-3,4,5 IMG_1338 b.jpg



Viewpoint 10

P14-5 IMG_1365 b.jpg

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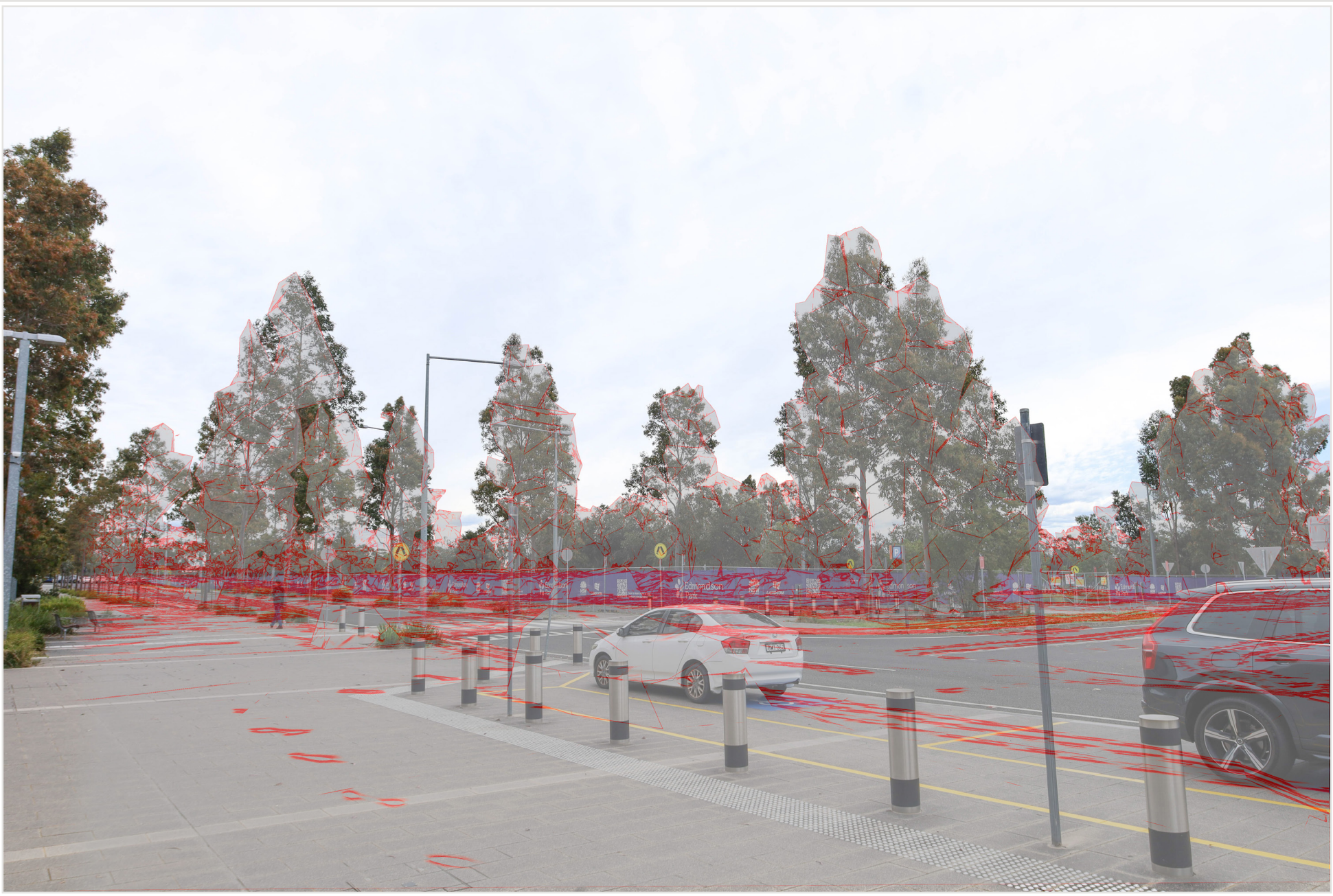
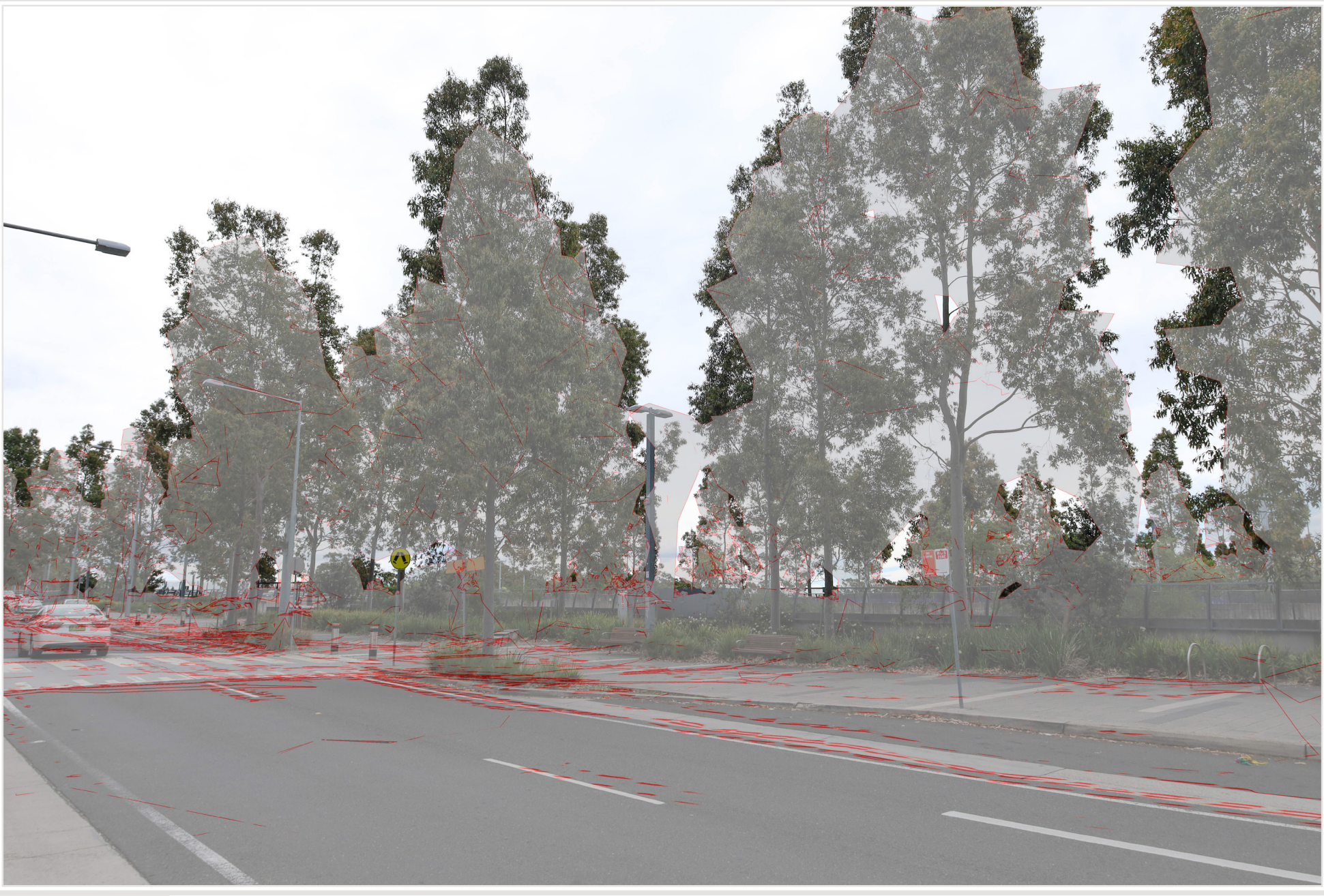


Viewpoint 11

P15-3,4 IMG_1376 b.jpg



Viewpoint 12

P16-3,4 IMG_1418 b.jpg

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Viewpoint 13

P17-3,4 IMG_1442 b.jpg



Viewpoint 14

P18-3,4 IMG_1455 b.jpg

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Viewpoint 15

P19-3,4,5 IMG_1481 b.jpg



Viewpoint 16

P20-4 IMG_1508 b.jpg

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Viewpoint 17

P21-3,4 IMG_1537 b.jpg



Viewpoint 18

P22-3,4,5 IMG_1554 b.jpg

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Viewpoint 19

P23-3,4 IMG_1575 b.jpg



Viewpoint 20

P24-3,4,5 IMG_1592 b.jpg



Viewpoint 21

P25-3,4,5 IMG_1602 b.jpg



Viewpoint 22

P26-3,4,5 IMG_1611 b.jpg

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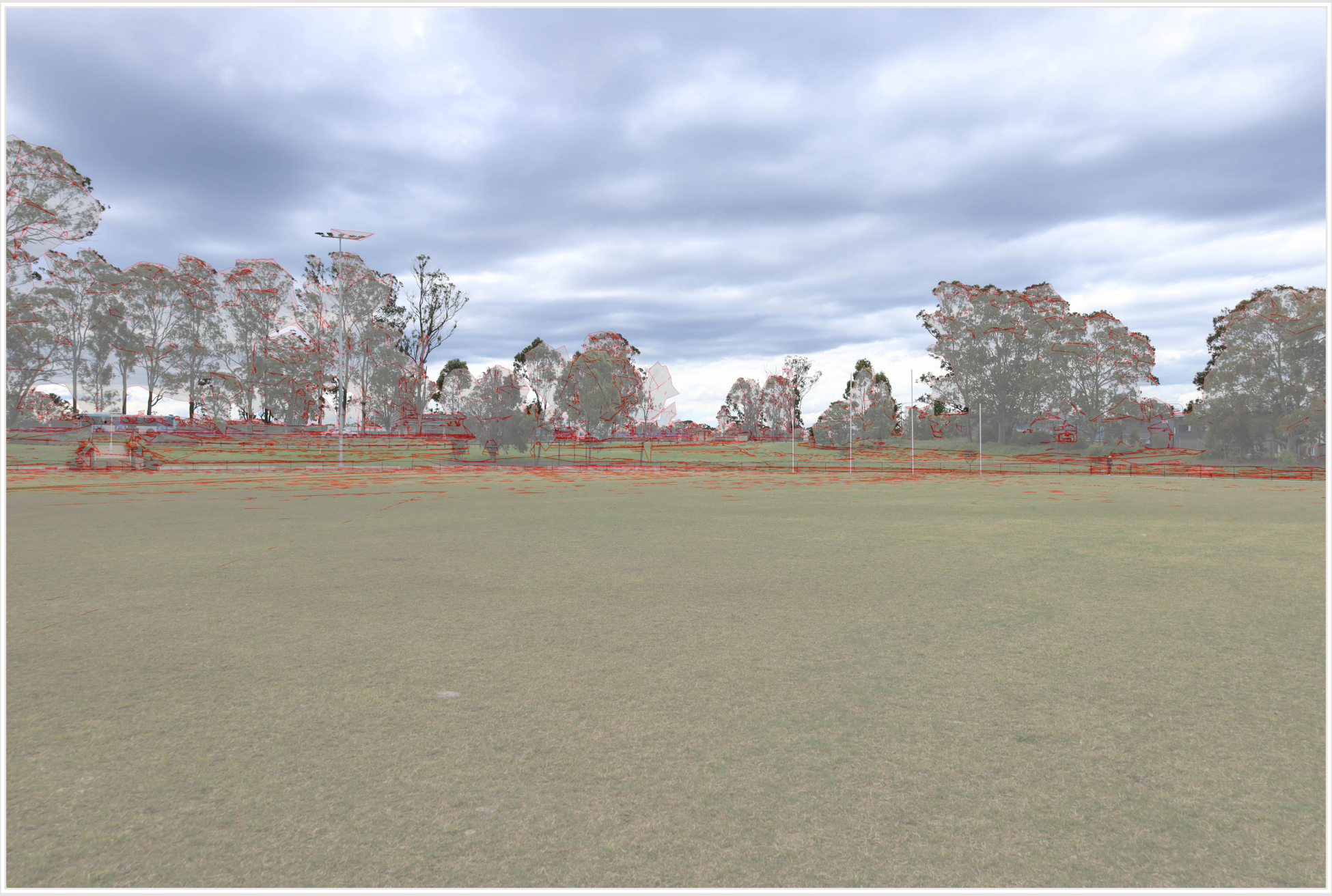
Viewpoint 23

P27-3,4,5 IMG_1621 b.jpg



Viewpoint 24

P28-3,4,5 IMG_1649 b.jpg

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Viewpoint 25

P29-3,4,5 IMG_1671 b.jpg



Viewpoint 26

B01 IMG_8972 b.jpg

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Viewpoint 27

C02 IMG_9017 b.jpg

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