



26th July 2021

**Hugh Sangster**

Senior Development Manager  
ib vogt GmbH  
Level 6, 201 Kent Street  
SYDNEY NSW 2000  
Australia

**Re: Dunedoo Solar Farm Additional Dwelling Assessments**

Dear Hugh,

The purpose of this letter is to address an additional Request for Further Information (RFI) in relation to the Landscape and Visual Impact Assessment (LVIA) prepared for Dunedoo Solar Farm (SSD-8847). It is understood the request is for an assessment of the visual impact of the following two (2) dwellings:

- **Dwelling HA** (485 Castlereagh Highway, Dunedoo)
- **Dwelling HB** (485 Castlereagh Highway, Dunedoo)

A desktop dwelling assessment has been undertaken for each of the dwellings in accordance with the methodology applied in the LVIA. The visual impact assessment found the visual impact from both dwellings would be negligible due to existing intervening vegetation.

Please do not hesitate to contact me if you have any further questions.

Kind Regards,

**Ashley Robertson**

A handwritten signature in black ink, appearing to read "Ashley Robertson", with a long horizontal flourish extending to the right.

Associate Landscape Architect

**Moir Landscape Architecture Pty Ltd**

# Dwelling HA 485 Castlereagh Highway, Dunedoo

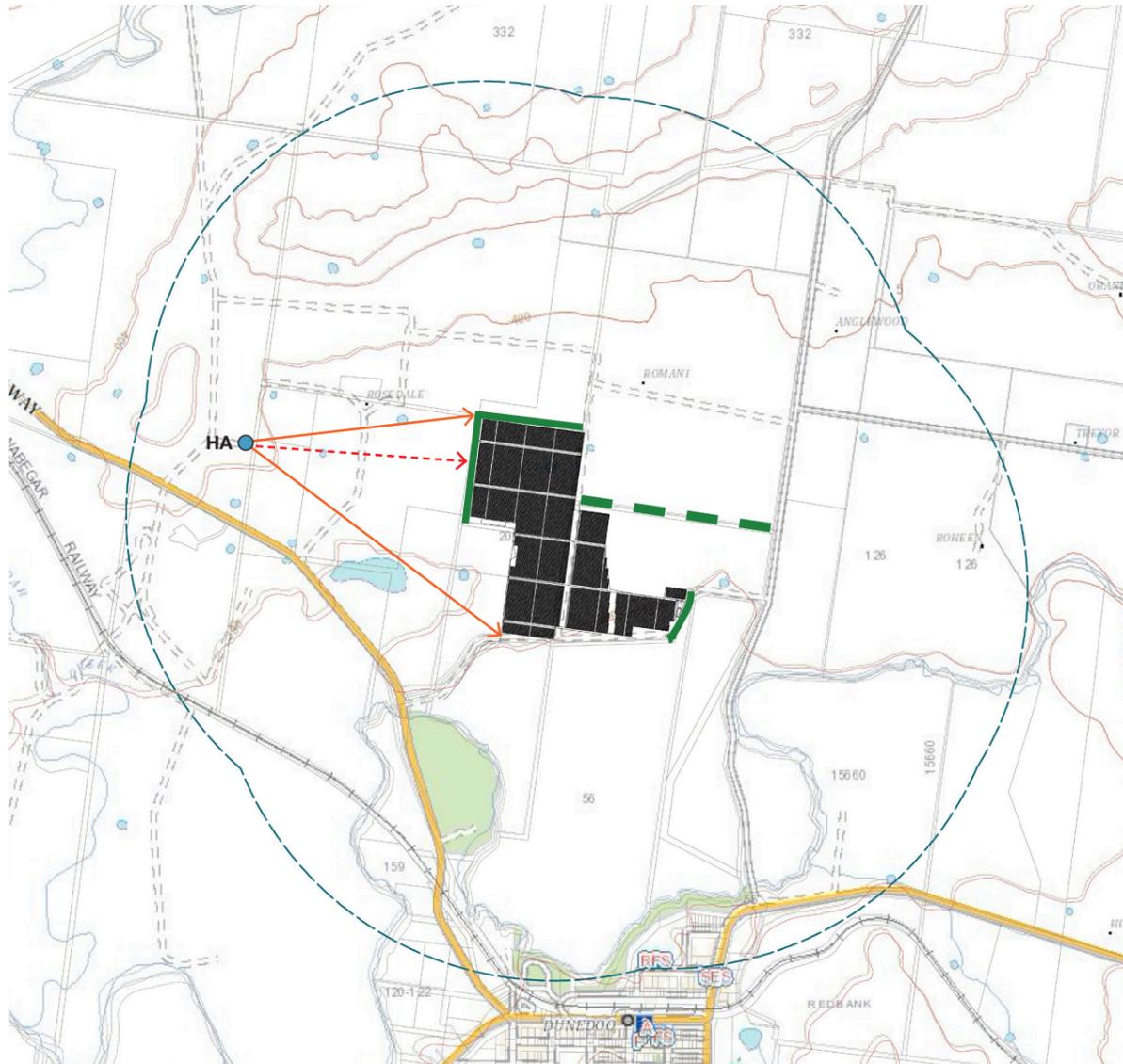
Dwelling R8:	
Distance to nearest panel:	1.357 km
Dwelling elevation:	403 m
Land Use:	Residential
Visual Sensitivity:	High
Visual Effect:	Nil
Visual Impact Rating:	Negligible
Visual Impact Rating (With Mitigation):	N/A

## Assessment Notes:

Dwelling HA is located to the west of the Proposed Solar Farm, to the north of Castlereagh Highway. At the nearest point, the Solar Panels associated with the Project are located 1.357 km to the east of the dwelling. The house appears to be orientated to the north. Aerial imagery indicates existing trees between the dwelling at the Solar Farm Site. A band of screening vegetation is located along the property fence line to the east. In accordance with the Study Method in the LVIA prepared by Moir LA the Visual Sensitivity is considered High due to the land use (Residential) and close proximity to the Project. The Visual Effect has been assessed as nil (as the Project will be screened by vegetation), resulting in a **Negligible Visual Impact Rating**.

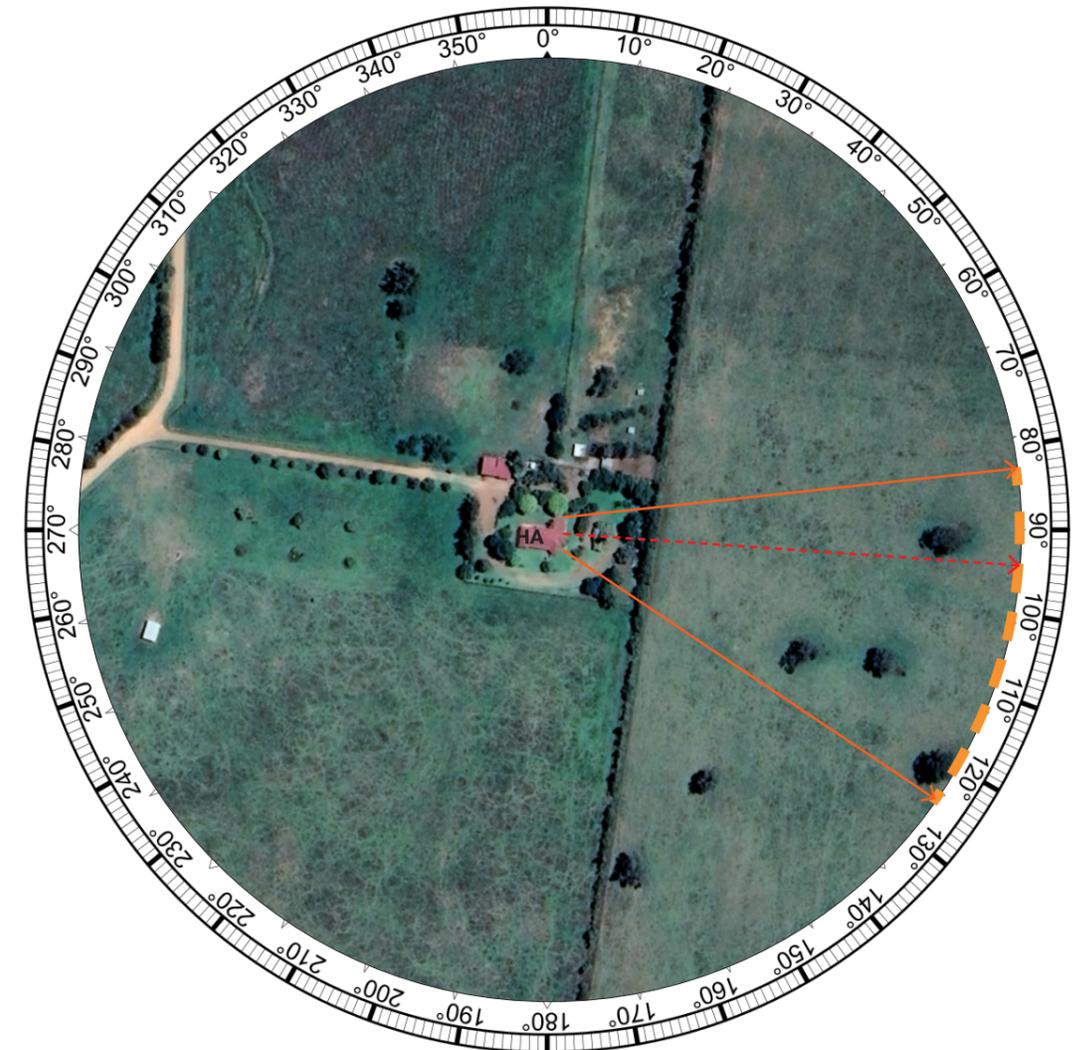
## Mitigation Methods:

No mitigation measures are required to screen views of the Project from this dwelling. It is expected that vegetation would screen views to the Project.



### LEGEND

- Dwelling within 2000 m of Solar Farm
- Proposed Solar Panels
- Extent of Solar Panels visible from dwelling
- Direction of nearest Solar Panel
- Proposed screen planting
- Proposed boundary planting on Site
- Proposed boundary planting on Site



Dwelling HA

Source: Google Earth (Imagery Date: 01.13.2021)

# Dwelling HB 485 Castlereagh Highway, Dunedoo

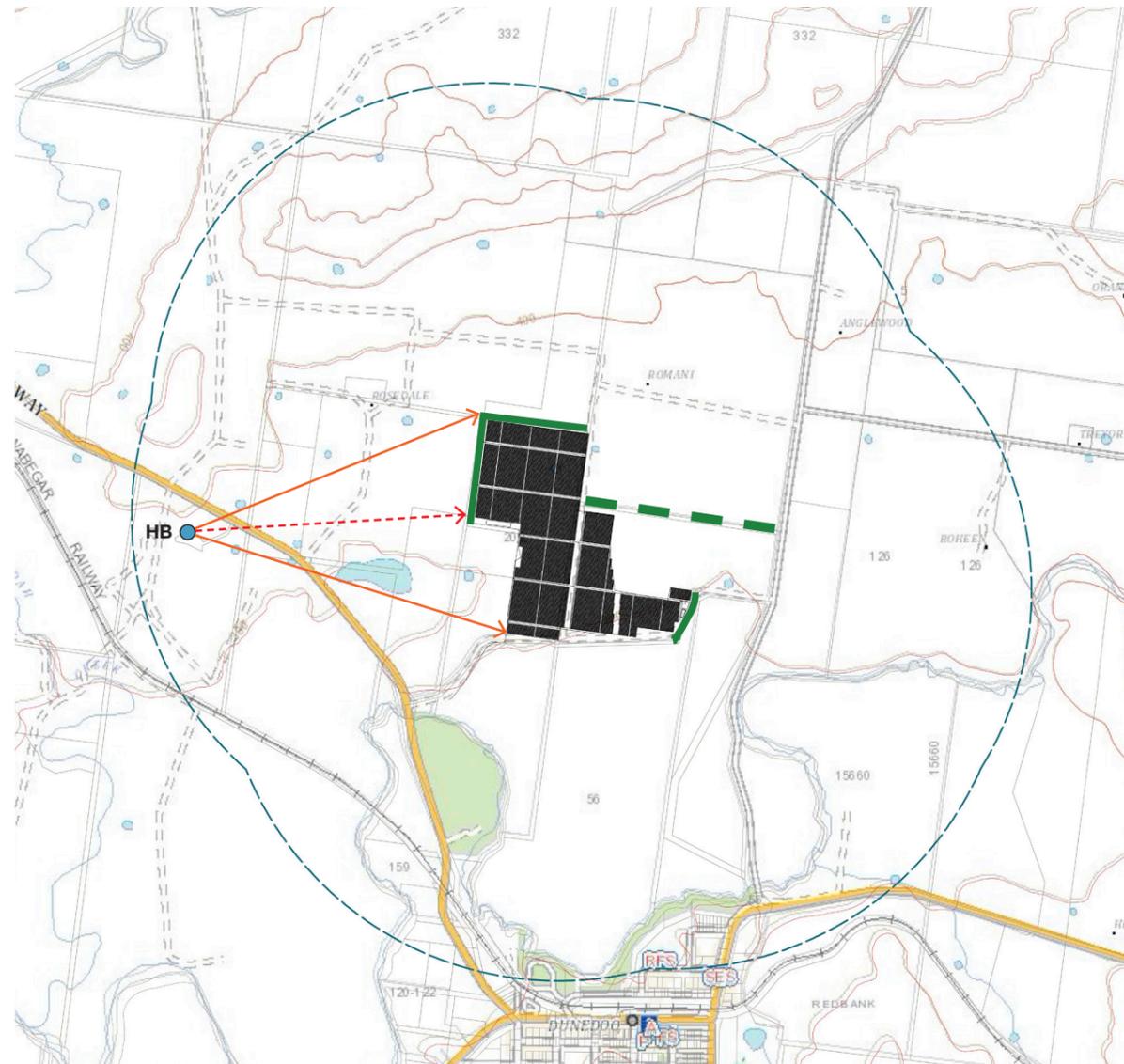
Dwelling R8:	
Distance to nearest panel:	1.722 km
Dwelling elevation:	397 m
Land Use:	Residential
Visual Sensitivity:	High
Visual Effect:	Nil
Visual Impact Rating:	Negligible
Visual Impact Rating (With Mitigation):	N/A

## Assessment Notes:

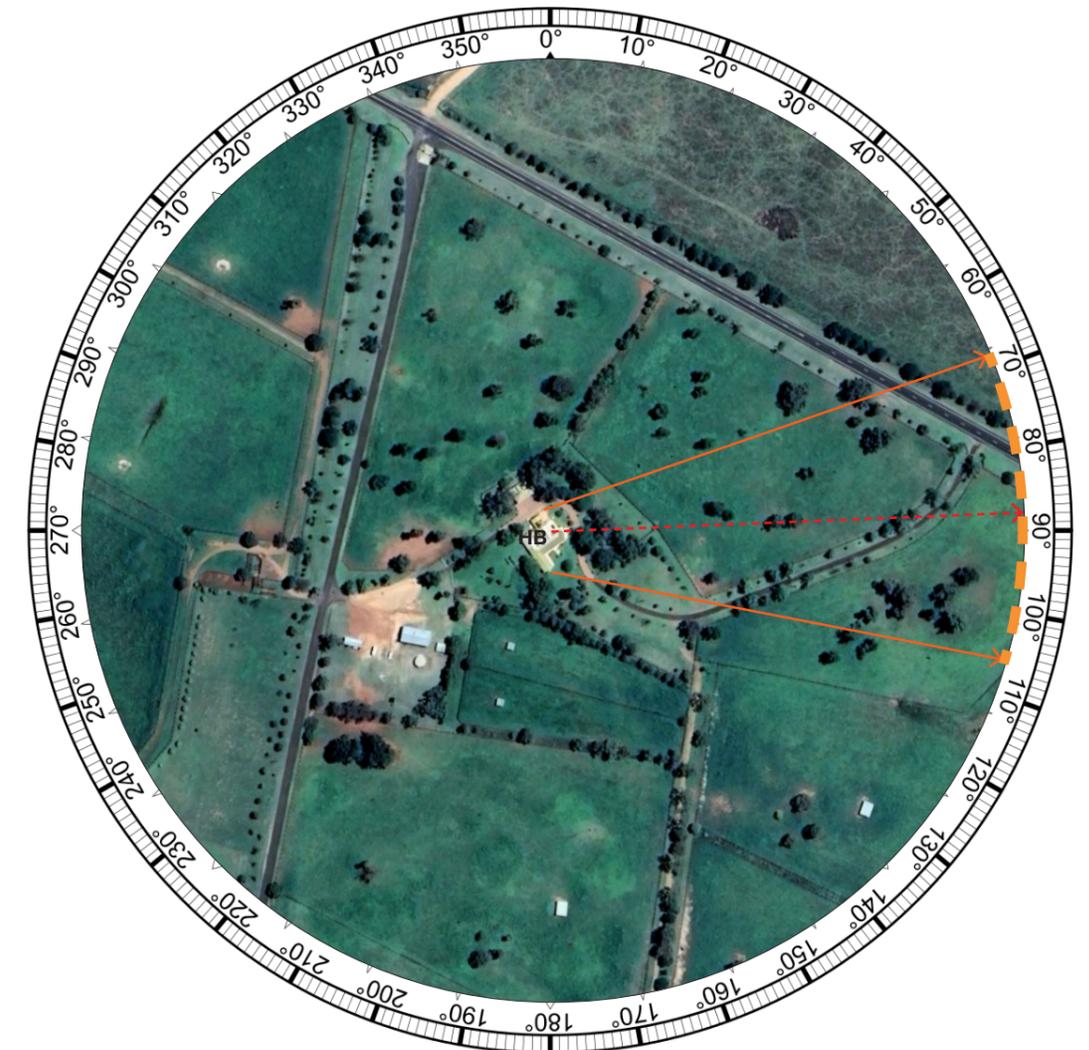
Dwelling HB is located to the west of the Proposed Solar Farm, to the south of Castlereagh Highway. At the nearest point, the Solar Panels associated with the Project are located 1.722 km to the east of the dwelling. The house appears to be orientated to the north west / south east. Aerial imagery indicates existing trees between the dwelling at the Solar Farm Site at the dwelling and scattered through the land to the east. In accordance with the Study Method in the LVIA prepared by Moir LA the Visual Sensitivity is considered High due to the land use (Residential) and close proximity to the Project. The Visual Effect has been assessed as nil (as the Project will be screened by vegetation), resulting in a **Negligible Visual Impact Rating**.

## Mitigation Methods:

No mitigation measures are required to screen views of the Project from this dwelling. It is expected that vegetation would screen views to the Project.



- LEGEND**
- Dwelling within 2000 m of Solar Farm
  - Proposed Solar Panels
  - Extent of Solar Panels visible from dwelling
  - Direction of nearest Solar Panel
  - Proposed screen planting
  - Proposed boundary planting on Site
  - Proposed boundary planting on Site



Dwelling HB

Source: Google Earth (Imagery Date: 01.13.2021)