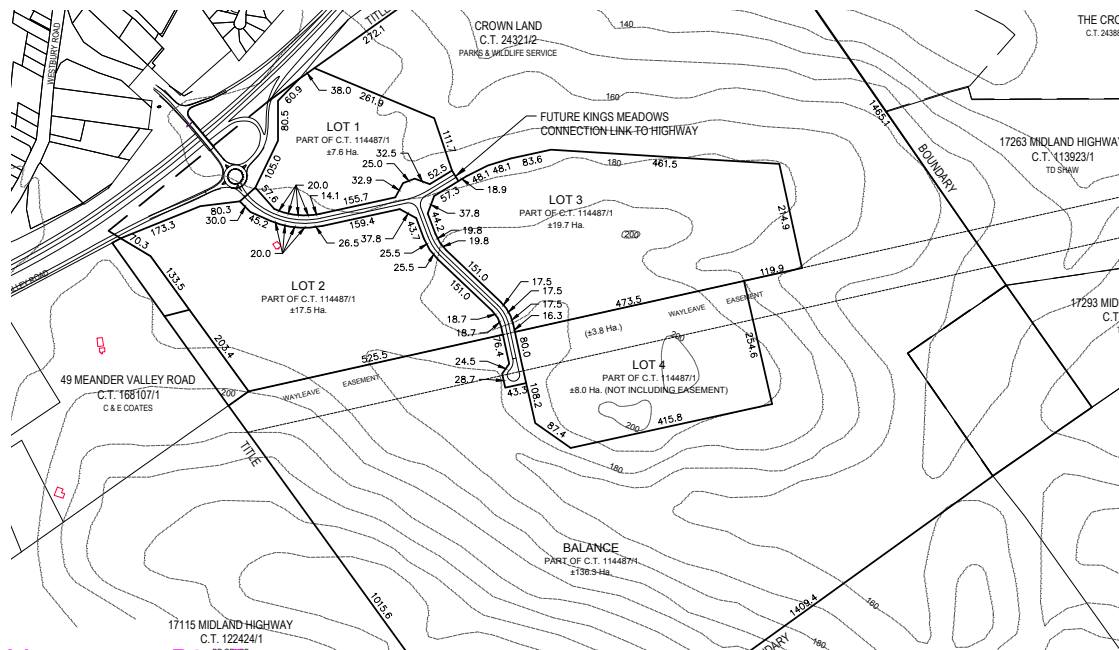


Strathroy Agri-Park

Scenic Impact Observations - 23 April 2015

Background

The proposed development is located on the block known as 574 Meander Valley Road, Prospect. Situated on the south eastern frontage to the Bass Highway, the total area of the Subject Site is approximately 196 hectares. The proposed development is located in the centre of the site, which is relatively flat and cleared of any vegetation. An indicative description of the proposed lots is provided below.



Map extract P02 B

Lot 1

Lot 1 is located on the northern most part of the Subject Site with frontage to Meander Valley Road. Approximately 7.6 hectares in area, Lot 1 will be accessed through an internal road network off a new eastern approach to the Prospect interchange roundabout. Lot 1 is proposed to be rezoned from the Rural Resource Zone to the Light Industrial Zone.

Lot 2

Lot 2 is located in the south western corner of the Subject Site with some frontage to Meander Valley Road. Lot 2 is approximately 17.5 hectares in size, and will be accessed through an internal road network off a new eastern approach to the Prospect interchange roundabout. An existing power line easement traverses the boundary of this lot to the south east and a detention basin is proposed to the south of this lot. Lot 2 is proposed to be rezoned from the Rural Resource Zone to the General Industrial Zone.

Lot 3

Lot 3 is located in the hinterland of the Subject Site to the east. Lot 3 is the largest of the four lots with an area of approximately 19.7 hectares. Lot 3 will be accessed through an internal road network off a new eastern approach to the Prospect interchange roundabout. An existing power line easement traverses the boundary of this lot to the south east. Lot 3 is proposed to be rezoned from the Rural Resource Zone to the General Industrial Zone.

Lot 4

Lot 4 is approximately 8.0 hectares in area. Located in the hinterland of the Subject Site, the lot will be accessed through an internal road network off a new eastern approach to the Prospect interchange roundabout. Lot 4 is proposed to be rezoned from the Rural Resource Zone to the General Industrial Zone.

This report aims to document the possible visual impact from various vantage points including the land opposite the Subject Site on the other side of the Bass Highway, which is made up of a combination of industrial and residential uses.

Method

Large helium filled balloons on a 12m string were fixed at various points within the proposed development. The height of 12m was selected as an indicative maximum height of any future development. The balloons were then photographed and recorded from various vantage points within the residential area on the other side of the Bass Highway.

The observations were taken on Wednesday the 22 April 2015. The weather was fine with mild-moderate wind from the south.

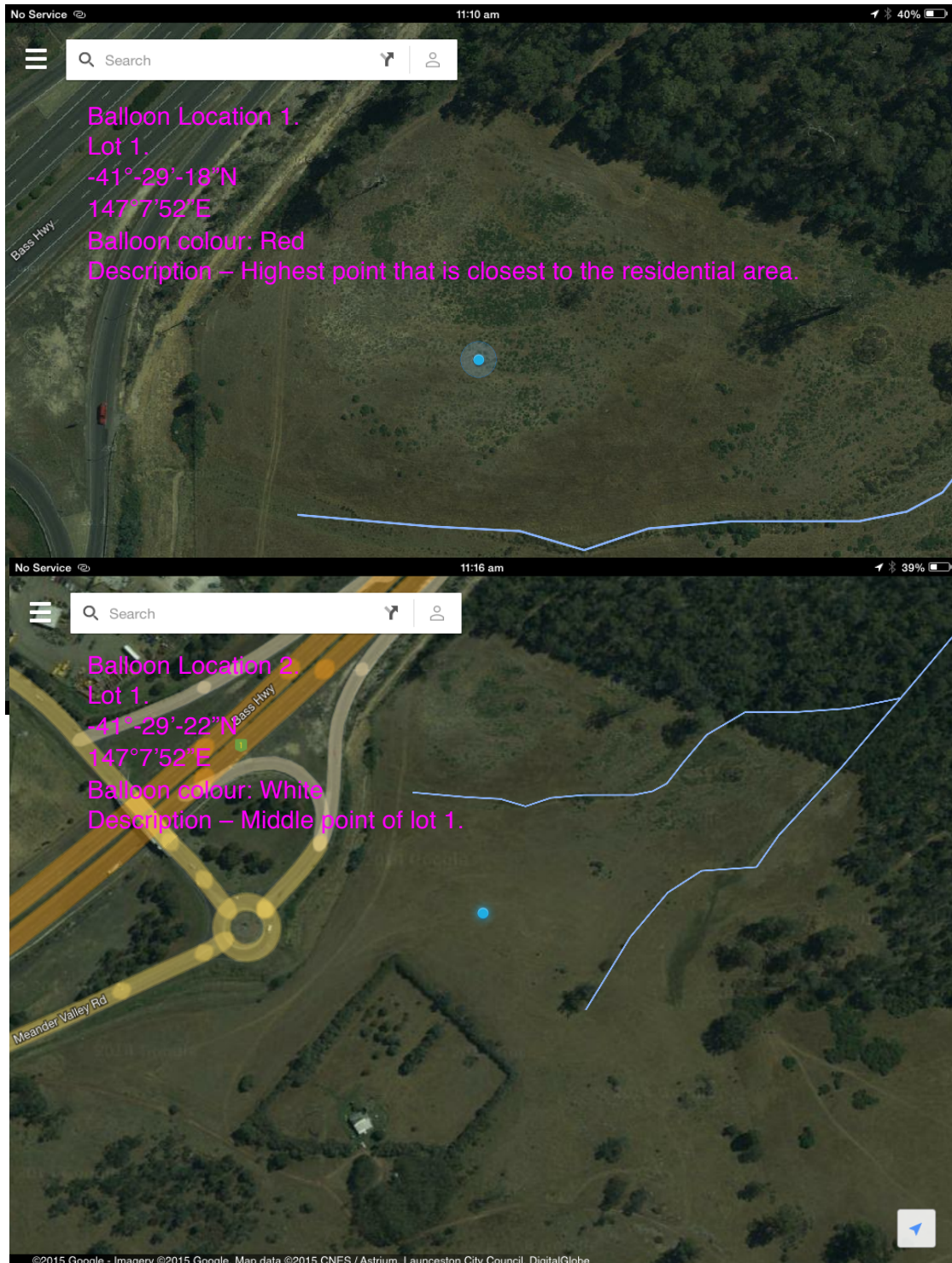
GPS coordinates were taken for each balloon location at the Subject Site. Google map screens shots were used to record the location of the photos looking back towards the site from each vantage point. The camera used was a Nikon D40 with a nikkor 18-55 lens.

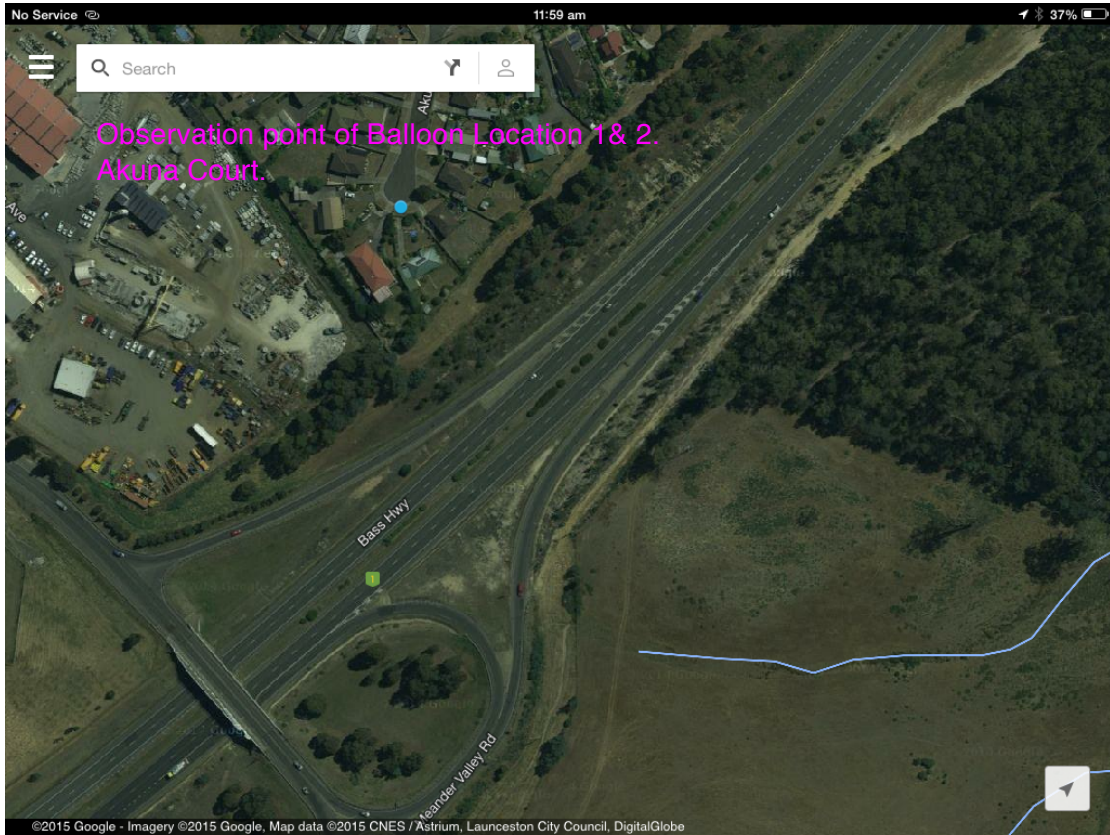
The Subject Site proposes 4 lots. For each lot the highest point was selected for maximum visual impact and for lots 1 & 2 at the front of the development, balloon positions were selected so that they would have the closest proximity to the residential areas on the other side of the Bass Highway.

Eight positions were observed, two from each lot. Due to the topography of lots 2 and 4, positions 5,6,7,8 will not be discussed in-depth as they have had no observed visual impact. Depending on the location of roads and lots there could be a possible site line from Arkuna Court to a position in lot 2, however the mitigation strategy to reduce site lines for lot 1, would alleviate any possible visual impact to lot 2. Lot 2 has some visibility from the industrial area adjacent to the Bass Highway. Lot 4, due to its sunken topography, has limited visibility from the industrial area.



Observations





Observation point of Balloon Location 1 & 2.
Akuna Court.



Photo taken Arkuna Court.
Behind houses.



Observation discussion

Balloon location 1 & 2 were not visible from other high points within area:

Mace Street – High points in Prospect Vale

Vale Street – High points in Prospect Vale

Ben Lomond Views Estate

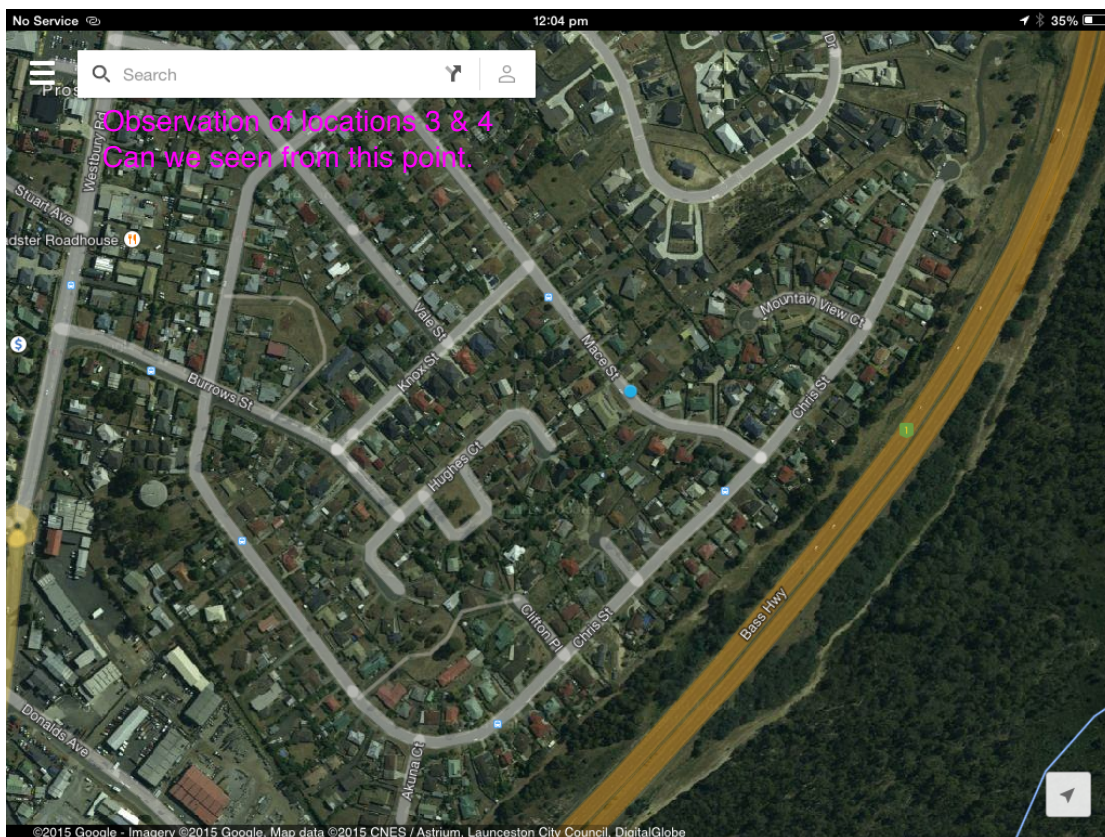
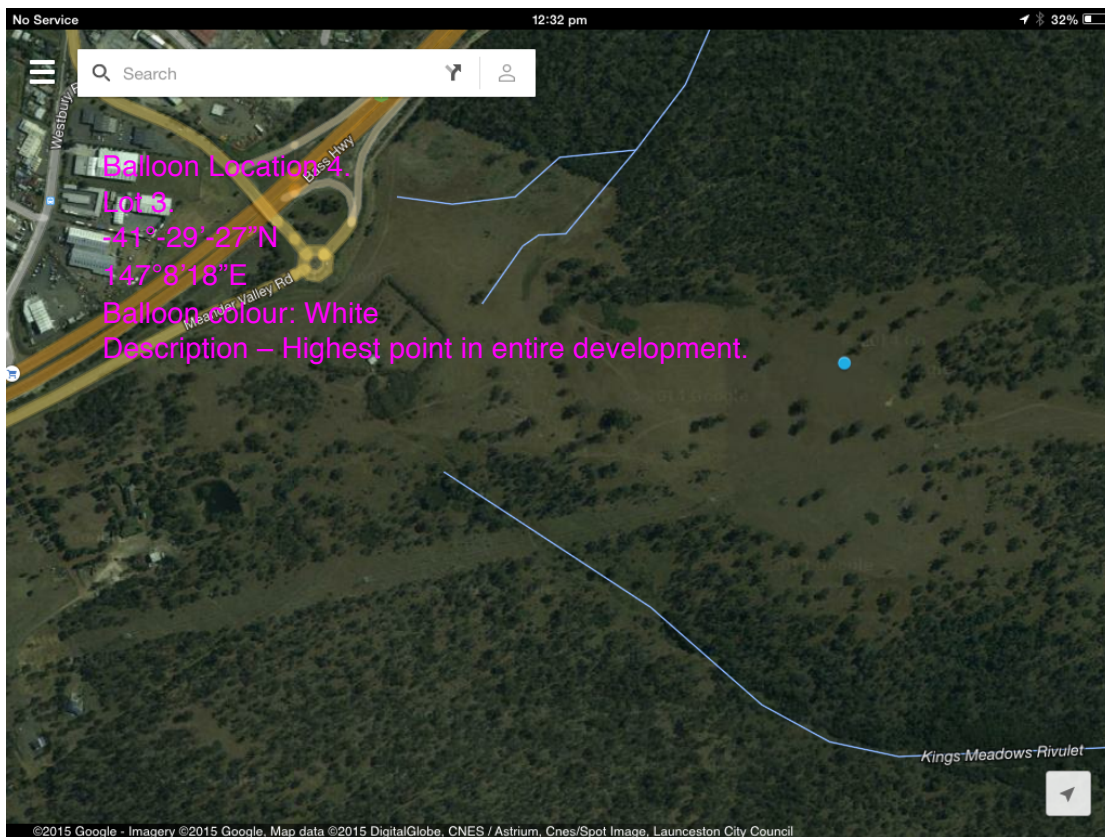
Balloon Locations 1 & 2 were visible from Hudson Civil and Roberts Irrigation.

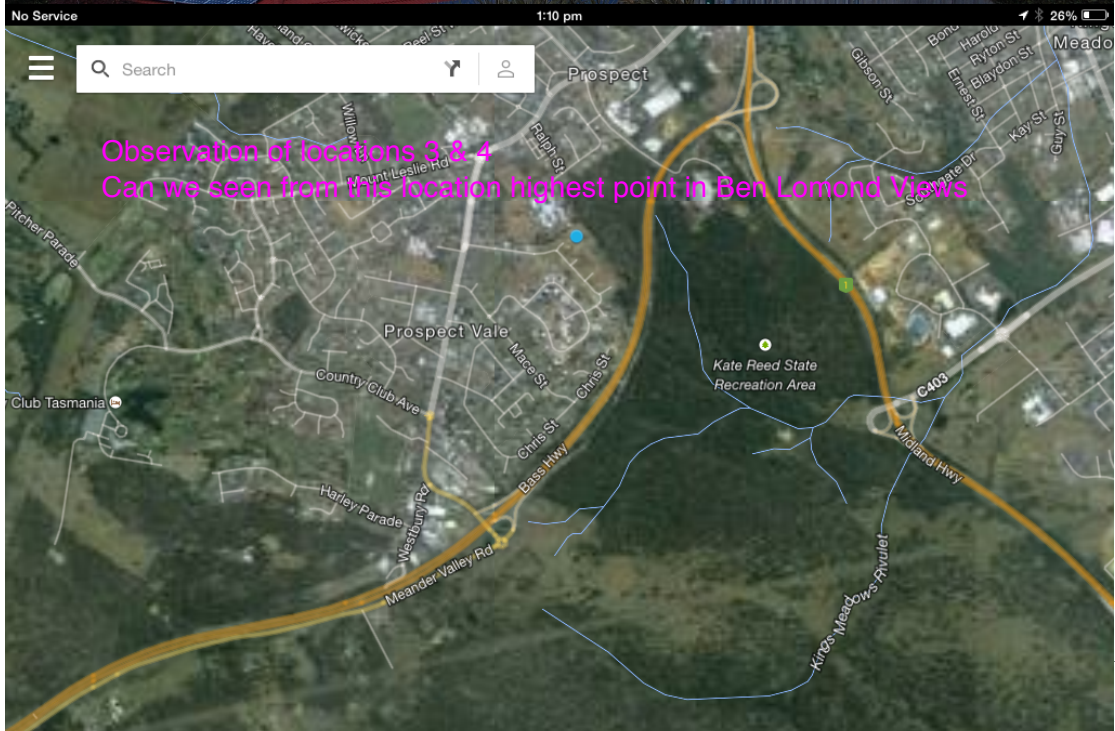


The vegetation on the northern side of the highway, adjacent to the dwellings in Arkuna Court, has not grown to the same degree as the vegetation either side to the east and west, rather there is a low story vegetation canopy to the highway with minimal high level trees. The residences to the east of these houses are at a higher vantage point than the other residences, should the vegetation grow and become denser and more developed, there would be no impact from any proposed development. Re-vegetating the scenic corridor above the highway

located adjacent to these residences would minimise any visual impact as a result of any future development.







Observation of locations 3 & 4
Can we see from this location highest point in Ben Lomond Views





Observation discussion

Site lines or Locations 3 & 4 were taken from:

- Arkuna Court
- High point in Mace Street
- High point in Ben Lomond Views Estate.

As discussed for positions 1 & 2, the potential invigoration of the Bass Highway vegetation would most likely remove any visual impact to position 3 & 4 from Arkuna Court.

The locations of Mace Street and within Ben Lomond Views Estate are a considerable distance away from lot 3, the current sight line towards lot 3 is impeded by high voltage power lines. It is also of note that many residences have their aspect orientated towards the primary view of Ben Lomond to the east.





As the sites are a long distance away from the development, the visual impact from this vantage point would be low.

Summary

Of the eight positions sampled, four locations could be viewed from residential areas in Prospect Vale and Ben Lomond Views Estate. The observations were as follows:

- Arkuna Court – sites 1,2,3 &4. Lots 1 & 3
- Mace Street – sites 3 & 4. Lot 3.
- High point in Ben Lomond Views Estate – sites 3 & 4. Lot 3.

Lots 2 & 4 due to the topography of the proposed development had no change to the current visual amenity. However it may be possible that different points away from the highest point could be visible from the front of Arkuna Court. As discussed earlier, additional planting in this area would alleviate any visual impact to the existing residential area.

The re-vegetation along the Bass Highway scenic corridor would alleviate visual impact from Arkuna Court.

It is suggested a landscape plan be prepared as a condition to any built form development on any/each of the proposed 4 lots.

The landscape plan would have regard to the existing landscape character of the area as well as have regard to the Bass Highway scenic corridor thereby minimizing any visual impact to the amenity of the area.