

**Appendix 3:**

Response from Conybeare Morrison (CM+) on issues raised in DoPI's submission  
(1 December 2013)



## Visual Impact Assessment Report ADDENDUM

The Visual Impact Report's Summary (Part 4.4) has been amended as follows:

	Character Precinct	Visual Sensitivity	Visual Effect	Potential Visual Impact
<b>Views within the site</b>				
View 2	From Hayshed: to unsealed Comberton Grange Road and Farmland Sub-precinct	Very High	Very High	Very High
	From Hayshed: to the Pine Forest and Forest Sub-precincts	Very Low/ Nil	Very Low/ Nil	Very Low/ Nil
View 3	From unsealed Comberton Grange Road: to Farmland Sub-precinct	High	High	High
View 4	From former Comberton Grange Homestead: to Habitat Corridor Sub-precinct	Very High	Very High	Very High
Views 8 & 9	From Coondon Road: to Pine Forest Sub-precinct	Low	Low	Low
<b>Views beyond site boundaries</b>				
View 1	From Farm House West of the site: to the Farmland Sub-precinct	Very High	Very High	Very High
	From Farm House West of the site: to the Pine Forest and Forest Sub-precincts	Very Low/ Nil	Very Low/ Nil	Very Low/ Nil
View 5	From Woollamia Road: to the Farmland Sub-precinct	Very High	High	Very High
	From Woollamia Road: to the Forest and Pine Forest Sub-precincts	Very Low/ Nil	Very Low/ Nil	Very Low/ Nil
View 6	From Falls Road South: to the Farmland Sub-precinct	Very High	High	Very High
	From Falls Road South: to the Forest and Pine Forest Sub-precincts	Very Low/ Nil	Very Low/ Nil	Very Low/ Nil
View 7	From Falls Road North: to the Farmland Sub-precinct	Very High	High	Very High
	From Falls Road North: to the Forest and Pine Forest Sub-precincts	Very Low/ Nil	Very Low/ Nil	Very Low/ Nil

For viewpoints, refer to Figure 1 (below).

For Landscape Character Precincts, refer to Figure 2 (below).

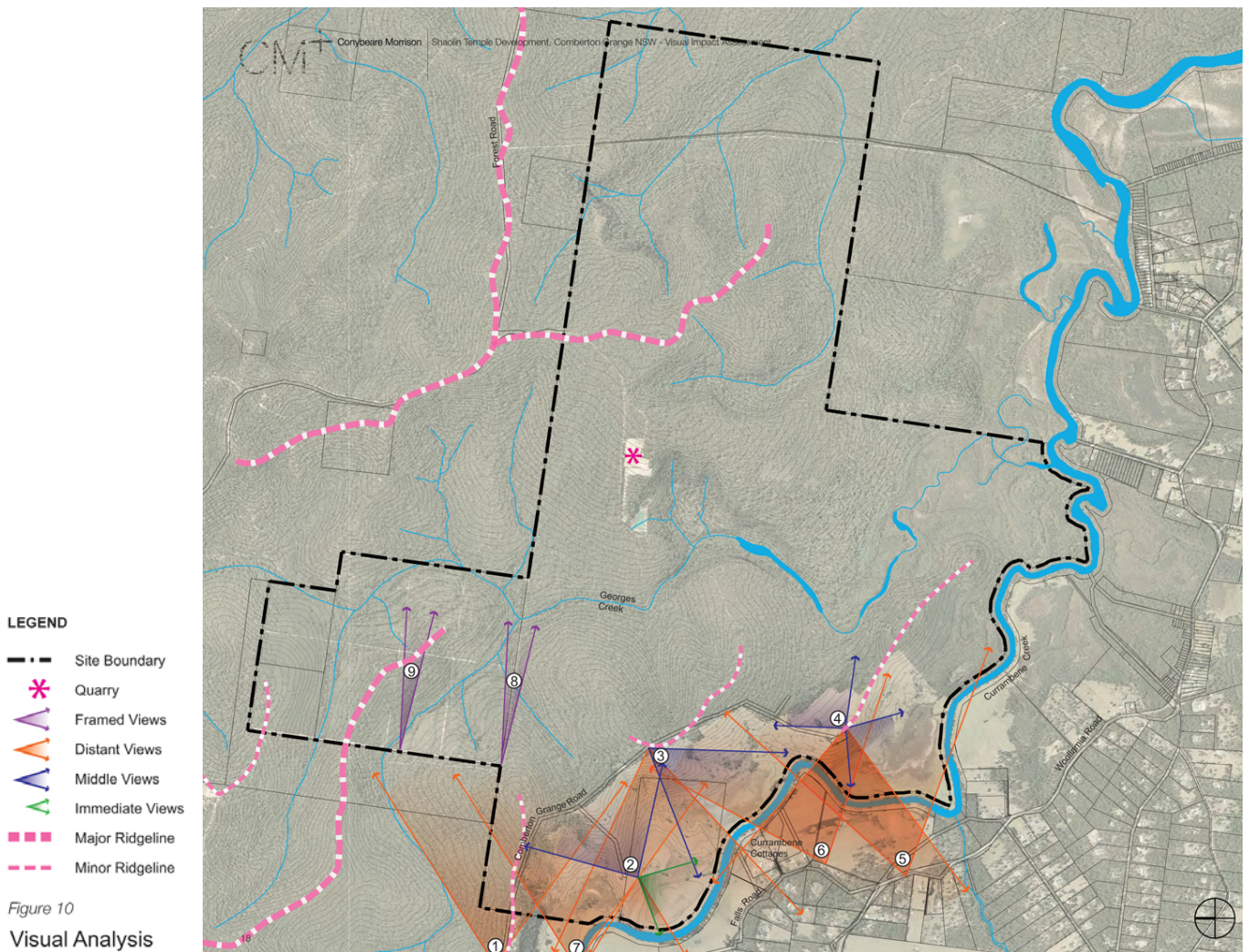


Figure 1: Visual Analysis



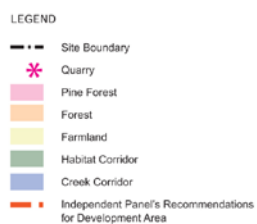


Figure 8  
Landscape Character Precincts

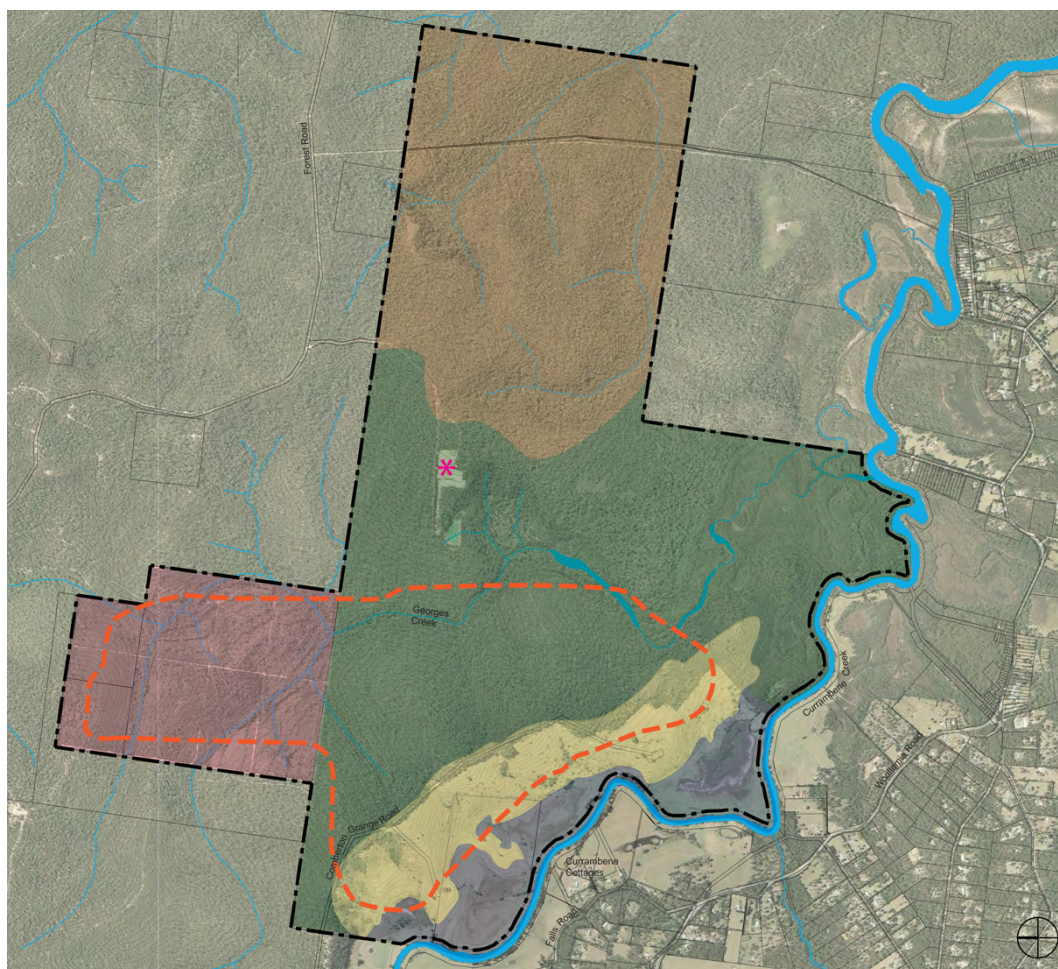


Figure 2: Landscape Character Precincts