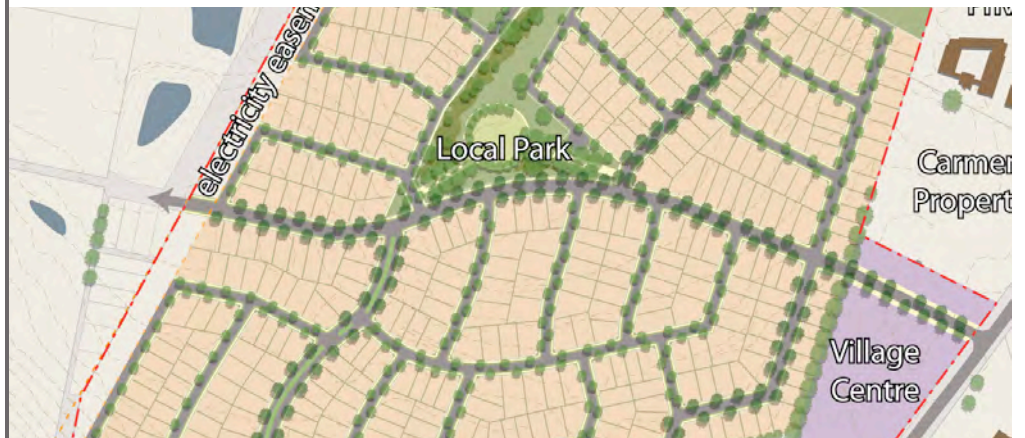




Appendix 3 View Analysis

Annand Alcock

Appendix 3 - View Analysis

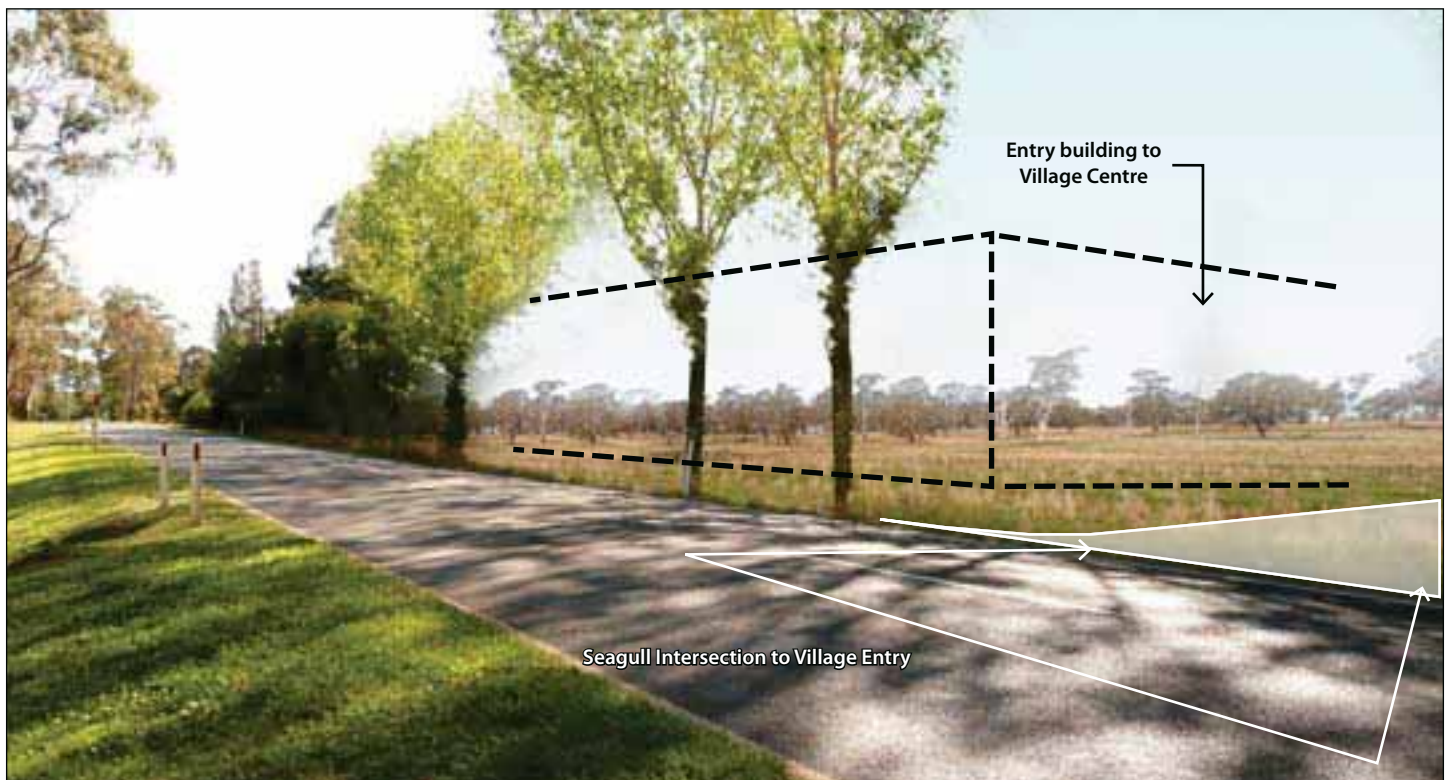
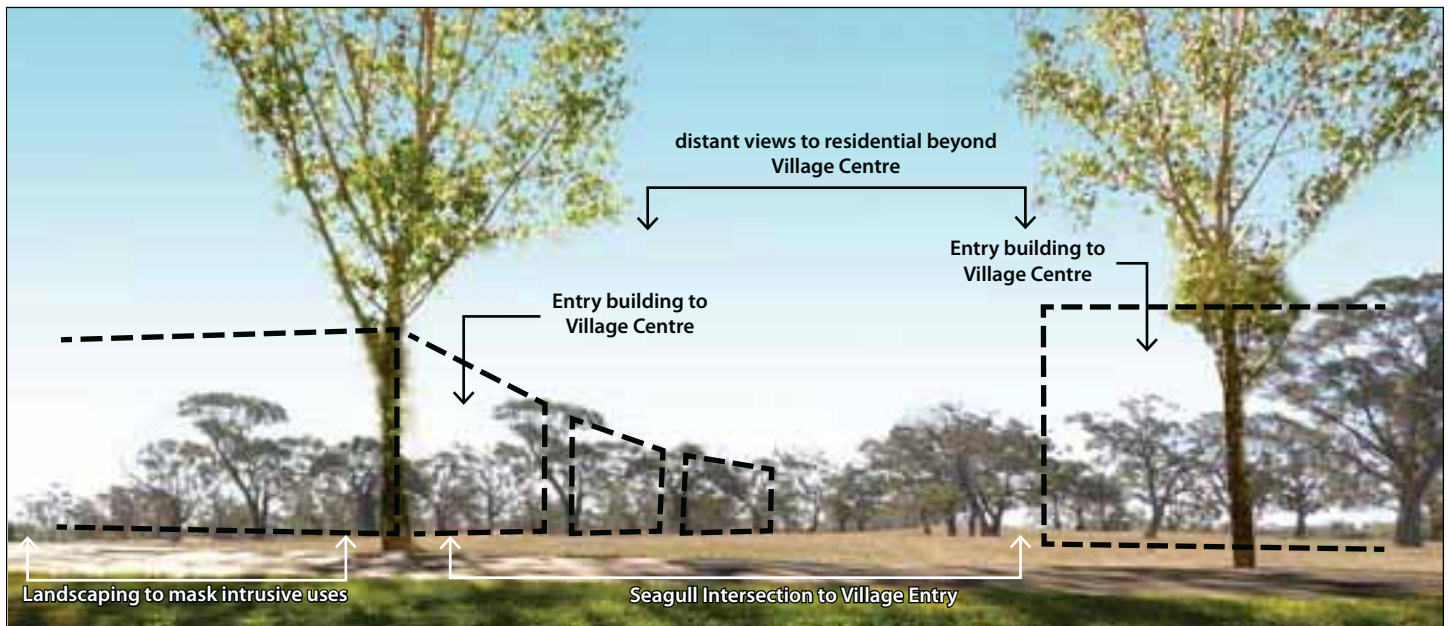
The following appendix contains further analysis in relation to views within and to the proposed DII site.



Forest Road Entry

The entry to the site will be via a new junction onto Forest Road (Seagull Intersection). Where appropriate the existing trees could be kept to screen loading docks and back of house uses to the Village Centre. Formal landscape treatment at the intersection with Forest Road to be used to promote the intersection as a focal point.

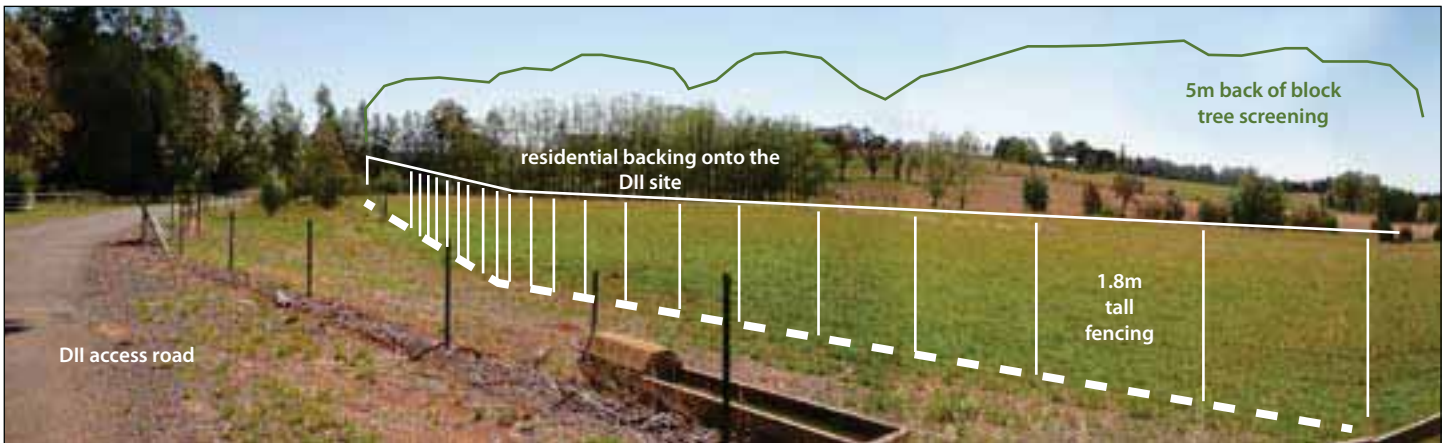
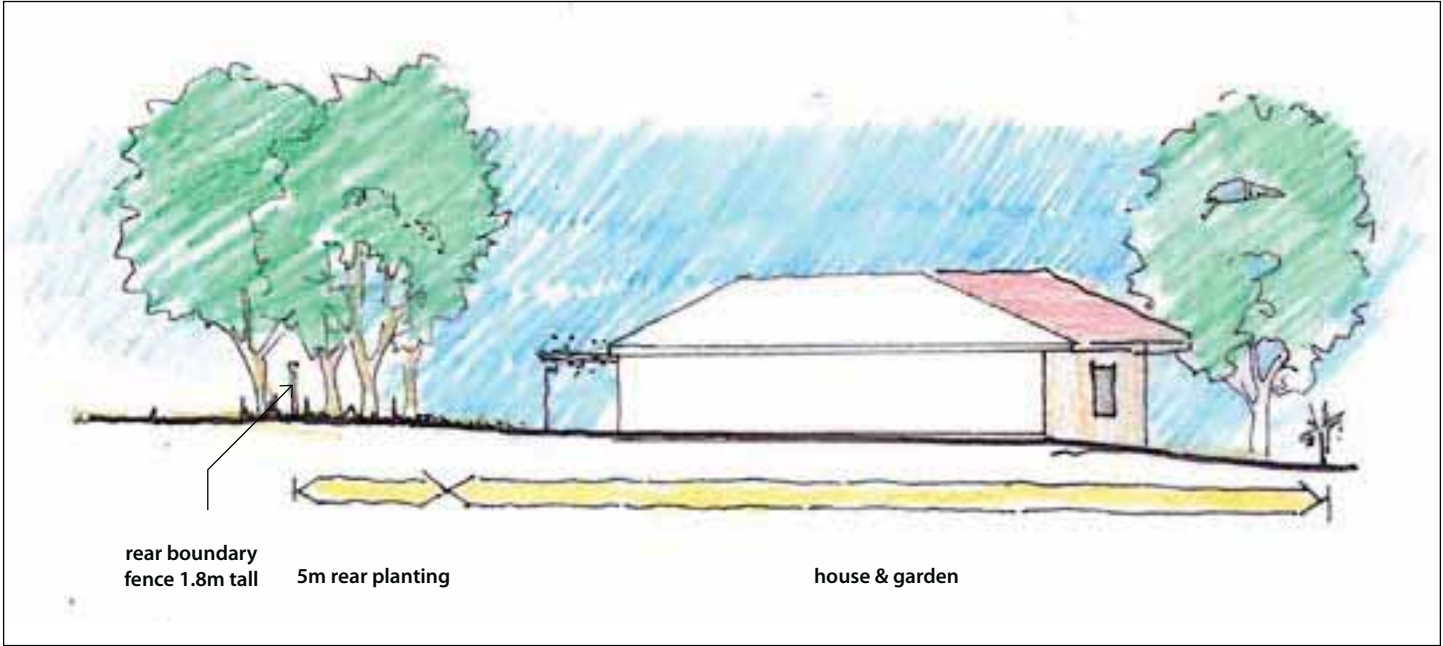
Buildings within the site are likely to be 1 to 2 storeys. Representations of possible building volumes are shown below.





DII Research Facility Boundary

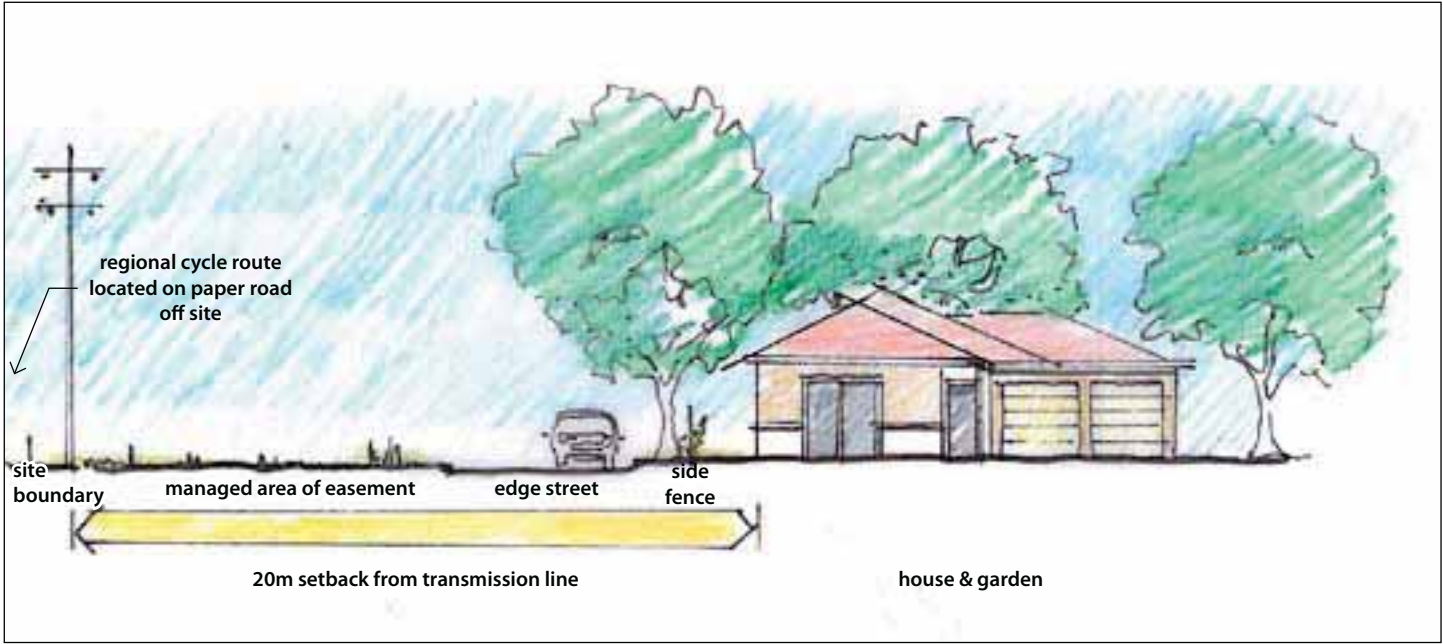
Residential lots are intended to have rear boundaries to the retained DII research facility, with the incorporation of a 5 metre planted buffer at the rear of properties, as well as a typical 1.8m high rear fence.

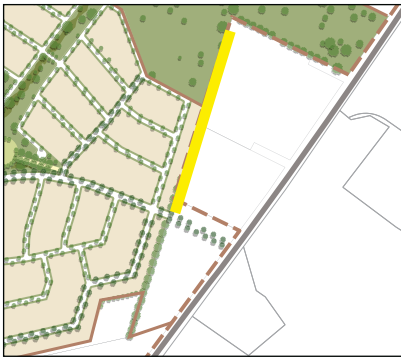




Western Boundary

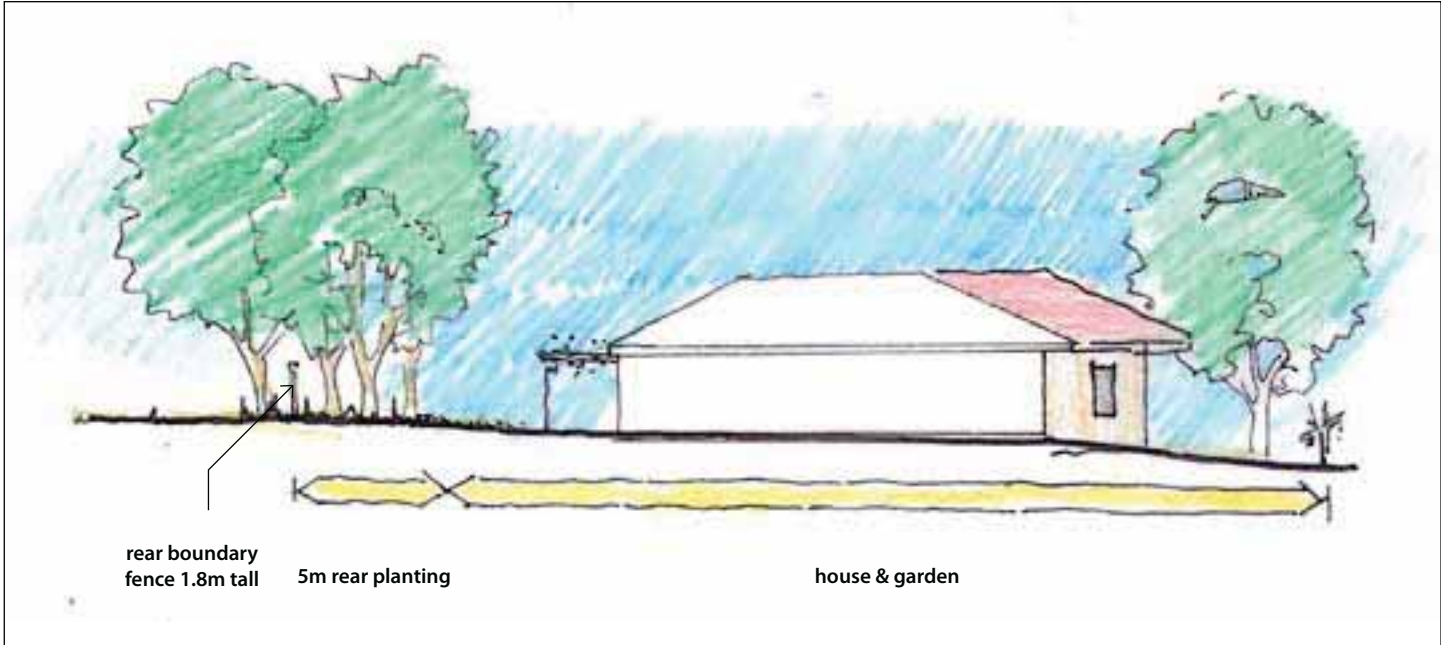
There will be a 20m setback between the transmission line and built form, as shown on the section below. This will be composed of the managed area below the transmission line, edge streets, side or front gardens and the regional cycle route.





Carmen Property / Private Hospital Interface

New residential development will extend to the right hand edge of this image, and will interface primarily with the Carmen land. The rear boundary of residential lots will be fenced and tree screened to create a defined edge to the Carmen Property.

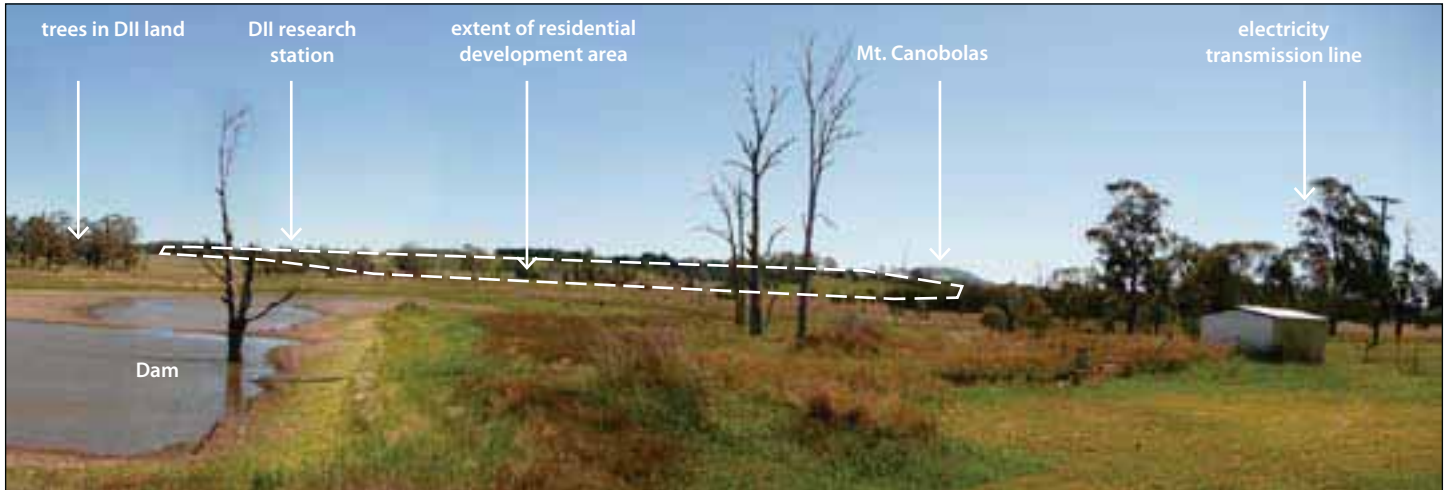




DII Dam

The development will be visible from the northern area of the dam and associated lands, however this land will be retained by DII. There are no existing dwellings in this area.

The visual impact will be that of predominately single storey residential and associated planting up to the ridgeline on the DII research station. Views to Mt. Canobolas to the West will not be affected.



Northern Land Parcel

Views of the development on the Northern land parcel (zoned B4) will be primarily from Forest Road, and will be of typical commercial or residential frontage character.



View from within Northern DII land