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PHOTO MONTAGES - STEEL RIVER BATTERY STORAGE FACILITY
prepared for:

EDIFY ENERGY & PRECINCT CAPITAL

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Methodology

Visual impact assessment is concerned with changes to the physical landscape in terms of features/ elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement.

A number of potential viewpoints were assessed for inclusion. Due to local topography, existing vegetation and existing road alignment the proposal would only have visual effect upon those areas within or immediately adjacent to the site, and only experienced by road users for a very short period of time as they drive south east along Maitland Rd.

Viewpoint – Maitland Rd

The impact on road users travelling south east on Maitland Rd is minimal due to the following:

- Visual access into the site is minimal due to the limited extent and short exposure of the site
- The site is part of a larger industrial subdivision which has been partially developed with large warehouses, workshops and office buildings. When considering the scale of the existing development this proposal presents as a non intrusive, low scale development in keeping with the industrial precinct.
- While there are some limitations to the amount of screening vegetation provided due to a fire safety risk assessment, a number of trees have been proposed along the southern and eastern boundaries to effectively screen where possible.

NOTE:

The site will not be visible to motorists travelling north west due to the topography of Maitland Rd and major transmission towers frosting Maitland Rd.

Viewpoint – Riverside Drive (Within development)

The impact on users within the subdivision will be limited due to the relatively low scale of development when comparing it to the existing development. Refer to perspective views prepared by GCA as part of their DA submission.

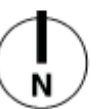




VIEWPOINT 1 - Highlighted in red to identify the extent of the proposed development with no visual screening



VIEWPOINT 1 - Proposed development with accurate colour scheme and new planting





VIEWPOINT 1 - Proposed development with accurate colour scheme and mature planting



VIEWPOINT 2 - Highlighted in red to identify the extent of the proposed development with no visual screening



VIEWPOINT 2 - Proposed development with accurate colour scheme and new planting



VIEWPOINT 2 - Proposed development with accurate colour scheme and mature planting