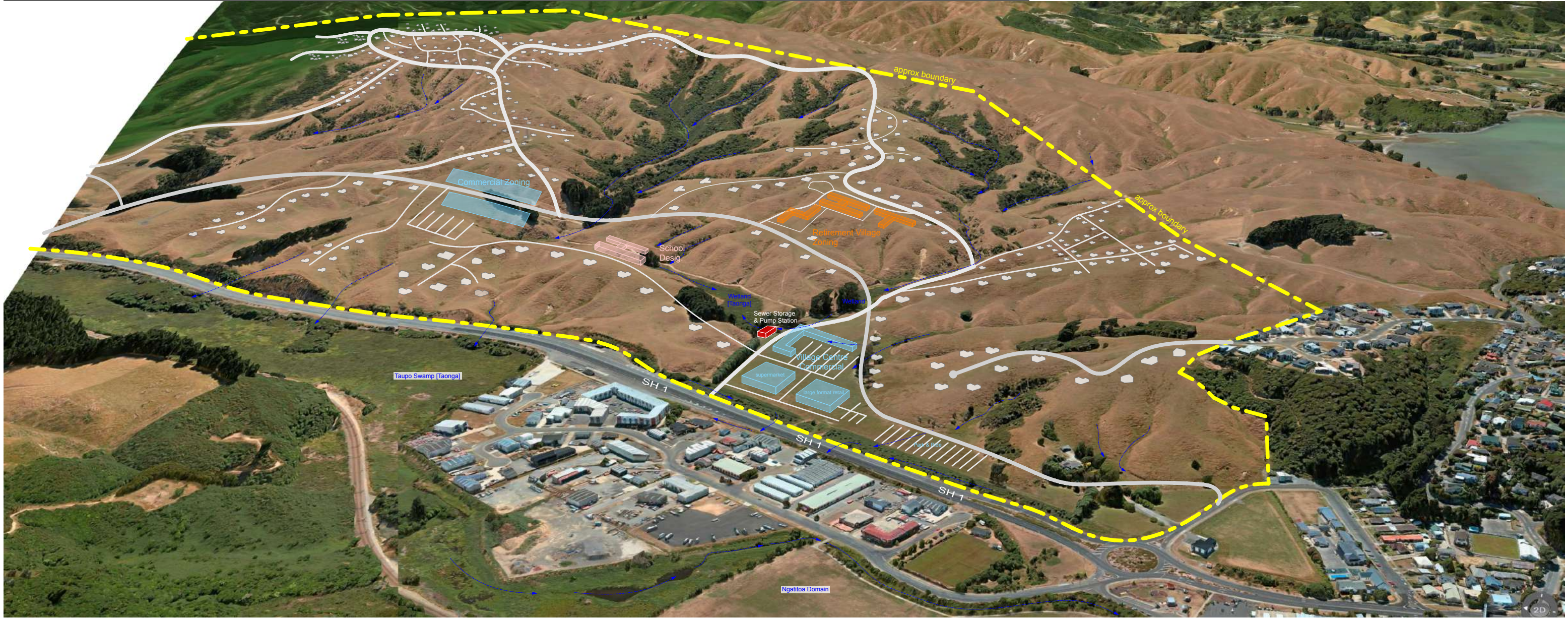


VISUAL AMENITY IMPACT OF PLIMMERTON FARM PROPOSAL



Plimmerton Farm Masterplan Overlay
Scale NTS

The Overlay simulation above is based on Masterplanning documents Attachment 10 Landscape & Visual Assessment provided for the purposes of Public Notification.

- The site overlay is of the partial site only, the northern most boundary is cropped
- The Plimmerton Farm proposal is for 1,550 house Lots.
- The overlay visualisation shows 340 house Lots far less than the proposed 1,550 Lots.
- Building shape & typology is indicative
- Conflicting information between Urban Design & Traffic Report with regards to road configuration.

Ecology - Plimmerton Farm existing wetlands & tributary streams
- streams at risk from pollution and run-off from roads

A typical proposal below from the Urban Design Assessment of an indicative road layout for the area noted as Precinct B

The Urban design masterplan is based on flat topography. In order to achieve this proposal at Plimmerton Farm it will involve extensive "flattening/benching" of farm land to create flat building platforms and roads.

Potential Impacts:

- Extensive cut & fill earthworks required to build over streams & gullies
- Visual amenity impact of extensive retaining walls and benching
- Significant ridge lines would require cutting resulting in visual impact [suggest implementing a rule similar to WCC Coastal Escarpment rule with a no build RL level]



Similar Gillies Group Developments

