clover.
GREEN SPACE

PBCC - Plymouth Brethren Christian Church
224 Bald Hills Road, Mount Barker
Visual Impact Assessment

Clover acknowledges the Peramangk people as the traditional owners of the lands on which this project is situated and offer our respect to elders past, present and, emerging.

LOCATION PLAN

STREET CHARACTER



Figure 1:
Looking SW into site from Bald Hills Road, looking through existing significant trees.



Figure 2:
Looking west from Bald Hills Road directly into the site.



Figure 3:
Looking NW from Bald Hills Road through existing significant trees.



Figure 4:
Looking east from Lady Bute Drive, elevated above site looking between existing residential allotments and existing trees.



VISUAL IMPACT ASSESSMENT

This study has been prepared to review and assess the anticipated visual impacts of the proposal on the adjacent rural residential and agricultural properties adjacent to the site.

STREET CHARACTER

Bald Hills Road is a straight north-south carriageway on the eastern boundary of Mount Barker. It provides access to the south eastern freeway from Mount Barker and Nairne townships. It also connects to residential streets and large agricultural land uses for small to large vehicles.

The adjacent rural - residential land uses consist of medium to large blocks north and south with access from Bald Hills Road and smaller residential blocks to the west on a higher elevation on Lady Bute Drive.

Each property has a driveway crossover (generally asphalt or rubble) connecting to Bald Hills Road with associated timber rural / country fencing with some stone feature pillars or entry walls. These properties consist of layered planting behind the large significant gum trees adjacent to the road.

Bald Hills Road has a defined continuous avenue of tall Eucalypts which create a strong rural aesthetic and visual corridor. This corridor creates filtered views into adjacent properties which are generally setback from the road. This foreground area to the road typically contains informal native trees and understorey consistent with the surrounding rural character.

VEGETATION

The internal areas of the site is clear of major vegetation (refer to native vegetation report) with large trees to the eastern boundary along Bald Hills Road and the southern and western property boundaries.

LEGEND

- Boundary line
- Roadway
- Easement
- View angle
- Location

PROJECT PROPOSAL









Figure 7: Proposed site plan

EXISTING SITE APPROACH

Views into the site from north and south are obscured by existing roadside vegetation

Location 5: Bald Hills Road (Looking North)

Large Eucalypts and dense roadside vegetation filters views into the site while traveling northwards along Bald Hills Road.

Location 6: Bald Hills Road (Looking South)

Large Eucalypts and dense roadside vegetation filters views into the site while traveling southwards along Bald Hills Road.

Location 7: Neighbours perspective (Looking South)

Looking over existing building with views into site.

BALD HILLS ROAD - VIEW 01



Figure 8: Existing site photo from Bald Hills Road (view 1)



Figure 9: Artists impression showing the proposed site entry along Bald Hills Road (View 1)

BALD HILLS ROAD - VIEW 02



Figure 10: Existing site photo from Bald Hills Road (view 2)



Figure 11: Artists impression showing the proposed site entry along Bald Hills Road (View 2)

BALD HILLS ROAD - VIEW 03



Figure 12: Existing site photo from Bald Hills Road (view 3)



Figure 13: Artists impression showing the proposed site along Bald Hills Road (View 3)

LADY BUTE DRIVE - VIEW 04



Figure 14: Existing site photo from Lady Bute Drive (view 4)

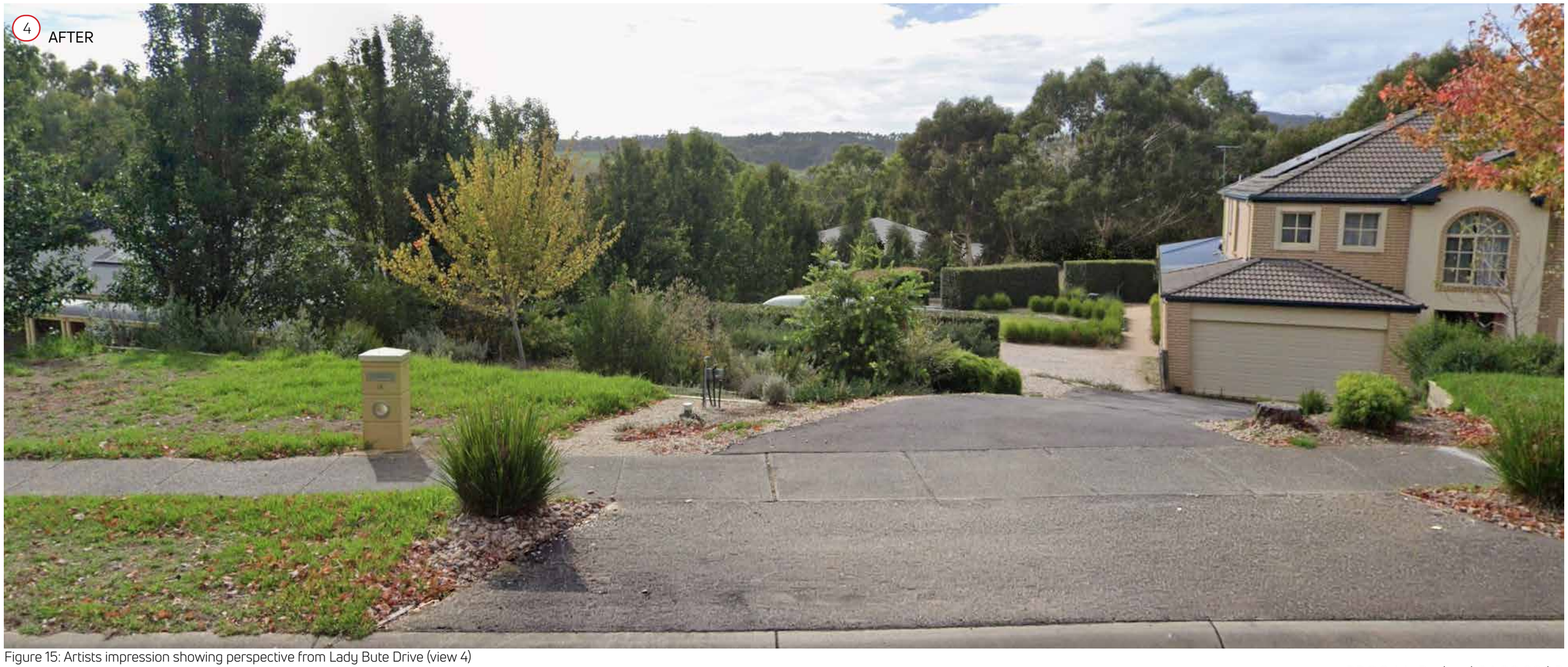


Figure 15: Artists impression showing perspective from Lady Bute Drive (view 4)

BALD HILLS ROAD - VIEW 05



Figure 16: Existing site photo from Bald Hills Road looking north (view 5)

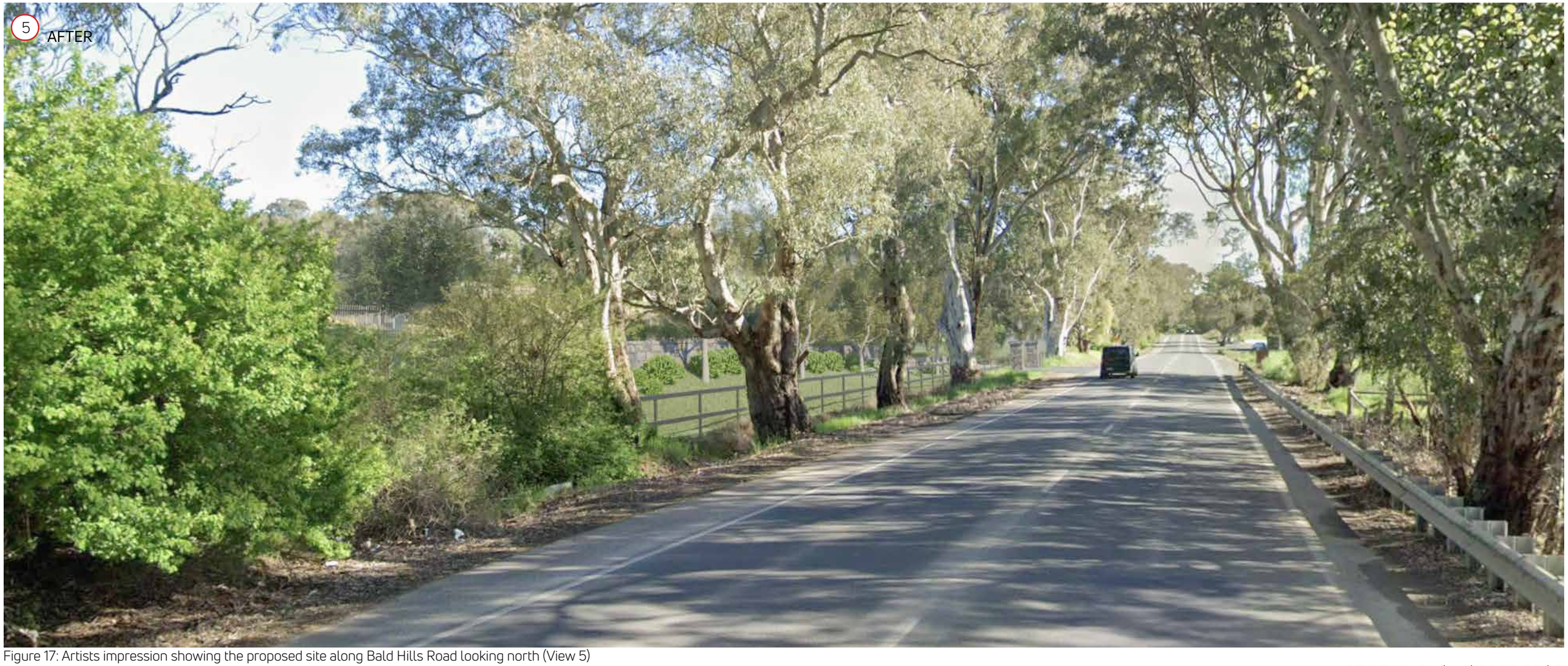


Figure 17: Artists impression showing the proposed site along Bald Hills Road looking north (View 5)

BALD HILLS ROAD - VIEW 06



Figure 18: Existing site photo from Bald Hills Road of driveway north of proposed (view 6)



Figure 19: Artists impression showing the view looking south along Bald Hills Road with new entry statement for north driveway matching new entry for consistency (View 6)

BALD HILLS ROAD - VIEW 07



Figure 20: Existing site photo neighbouring driveway (view 7)



Figure 21: Artists impression looking south over proposed site (View 7)

OVERHEAD VIEW





Figure 22: Artists impression looking south overheadof the proposed site